

16 DCNC2005/0529/F - CONVERSION OF FARM BUILDINGS TO 6 DWELLINGS AT THORNBURY COURT, THORNBURY, BROMYARD, HEREFORDSHIRE, HR7 4NJ

For: N. Wildig & Sons per Amber Project Management Ltd The Lynch Little Hereford Ludlow Shropshire SY8 4AX

Date Received: 21st February 2005

Ward: Bringsty

Grid Ref: 61786, 60143

Expiry Date: 18th April, 2005

Local Member: Councillor T.W. Hunt

1. Site Description and Proposal

- 1.1 Thornbury Court is located at the end of a narrow drive that exits onto the C1061 road. The site is located in open countryside designated as being of Great Landscape Value.
- 1.2 This application proposes the residential conversion of a range of farm buildings that form a courtyard on the north side of Thornbury Court to 6 dwellings.

2. Policies

2.1 Malvern Hills District Local Plan

Landscape Policy 1 – Development outside settlements
Landscape Policy 3 – Development in Areas of Great Landscape Value
Conservation Policy 12 – Residential conversion of agricultural and other rural buildings

2.2 Hereford and Worcester County Structure Plan

CTC2 – Development in Areas of Great Landscape Value
CTC9 – Development Criteria
CTC14 – Criteria for the conversion of buildings in rural areas

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA12 – The re-use of rural buildings
HBA13 – The re-use of rural buildings for residential purposes
LA2 – Landscape character and areas least resilient to change

- 2.3 PPS1 – Delivering sustainable development
PPS7 – Sustainable development in rural areas
SPG – Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Environmental Agency: No in principle objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Conservation Manager: No objection.

5. Representations

5.1 Thornbury Parish Council resolved to support the application.

5.2 Letter of objection received from S.C. Brown, Upper House, Thornbury, Bromyard:

- a) The proposal will detract from the amenity of the area.
- b) It will create a precedent for other similar applications which will be difficult to resist.
- c) The road network is inadequate to serve the development.

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 This application proposes the residential re-use of a traditional range of farm buildings that resemble a model farm and layout. The buildings are considered suitable for alternative re-use and have been marketed as potential employment opportunities in accordance with the Council's Supplementary Planning Guidance: Re-use and Adaptation of Traditional Rural Buildings. The marketing has shown no interest. Therefore, residential re-use of these buildings is considered acceptable.

6.2 The Traffic Manager does not consider traffic generation by the proposal would compromise matters of highway safety on the adjoining road network and accordingly has no objection to this proposal.

6.3 While the site is located within an Area of Great Landscape Value, the conversion of these buildings, together with the residential paraphernalia, will not cause harm to the acknowledged visual qualities of the surrounding area.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - A06 (Development in accordance with approved plans) (received and date stamped 21 February 2005)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 - E16 (Removal of permitted development rights)

Reason: [Special Reason].

- 4 - F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 5 - G08 (Retention of trees/hedgerows (outline applications))

Reason: To safeguard the amenity of the area.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.