

**18 DCNC2005/2702/F – STATIC CARAVAN FOR HOLIDAY
LET AT THE LARCHES, MIDDLETON, LITTLE
HEREFORD, LUDLOW, SY8 4LF****For: Ms S Breakwell, 2 Ashgrove, Cynham, Ludlow,
Shropshire, SY8 4LF****Date Received:**
16 August 2005**Ward: Upton****Grid Ref:**
5452,7012**Expiry Date:**

Local Member: Councillor J Stone

1. Site Description and Proposal

- 1.1 The Larches is an agricultural small-holding located in open countryside, and on the west side of the C1053. Access to the site is off a long narrow gravel surface track that also accesses a touring caravan site that is supervised by and available for use by members of The Caravan Club and Camping Club.
- 1.2 This application proposes to locate a mobile home to be used for holiday purposes adjacent to a recently constructed farm building that is used as a machinery store and housing of livestock.

2. Policies**2.1 Leominster District Local Plan**

A1 – Managing the District's assets and resources
A9 – Safeguarding the rural landscape
A12 – New development and landscape schemes
A39 – Holiday chalet, caravan and camping sites

2.2 Hereford and Worcester County Structure Plan

TSM1 – Criteria for tourism related development
TSM7 – New static holiday caravan sites

2.3 Herefordshire Unitary Development Plan

RST1 – Criteria for recreation, sport and tourism development
RST14 – Static caravans, chalets, camping and touring caravan sites

PPS1 – Deliverance Sustainable Development
PPS7 – Sustainable Development in Rural Areas
PPG21 - Tourism

3. Planning History

95/0216/N - Building for farm machinery and livestock - Approved 20 April 1995

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - Recommends condition.

4.3 Conservation Manager - No objection to this proposal because the site is closely related to an existing caravan site and it is well screened by an existing conifer hedge.

5. Representations

5.1 Little Hereford Parish Council - Objection - Inappropriate location for this development - increased traffic concerns and excess regarding road safety.

5.2 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 The site is located in open countryside. Policy A9 of the Leominster District Local Plan (Herefordshire) seeks to conserve and enhance the beauty and amenity of the rural landscape by, among other matters, paying particular regard to the design, scale, character and location of development so as to ensure that it does not detract from the quality and visual appearance of the landscape within which it sits.

6.2 The main matter at issue in this application is whether or not the proposal would constitute a justifiable and acceptable form of new development in the open countryside.

6.3 It is clear that the site is located in open countryside, with only a sparse scattering of development (a few houses and farms) in the vicinity. The area has a remote quality. In this case the Conservation Manager raises no objection in terms of landscape impact to the siting of the mobile home for holiday purposes as it is closely related to an existing touring caravan site and is well screened by an existing conifer hedge.

6.4 Access to the site is off a long narrow gravel surface track that exits onto the C1053. In terms of road safety the Traffic Manager considers there is adequate visibility for vehicles exiting on to the C1053, visibility sight lines approximately 85 metres to the left and some 120 metres to the right. The adjacent touring caravan site also uses this entrance. Given the use of the existing entrance the Traffic Manager does not consider the traffic generated by this proposal would compromise matters of highway safety.

6.5 Accordingly it is considered the proposal complies with policy A.39 of the Leominster District Local Plan (Herefordshire).

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 - E31 (Use as holiday accommodation)

Reason: The local planning authority is not prepared to allow the introduction of a separate unit of residential accommodation.

- 3 - H14 (Turning and parking: change of use - domestic) (2 cars)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

Informatives:

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

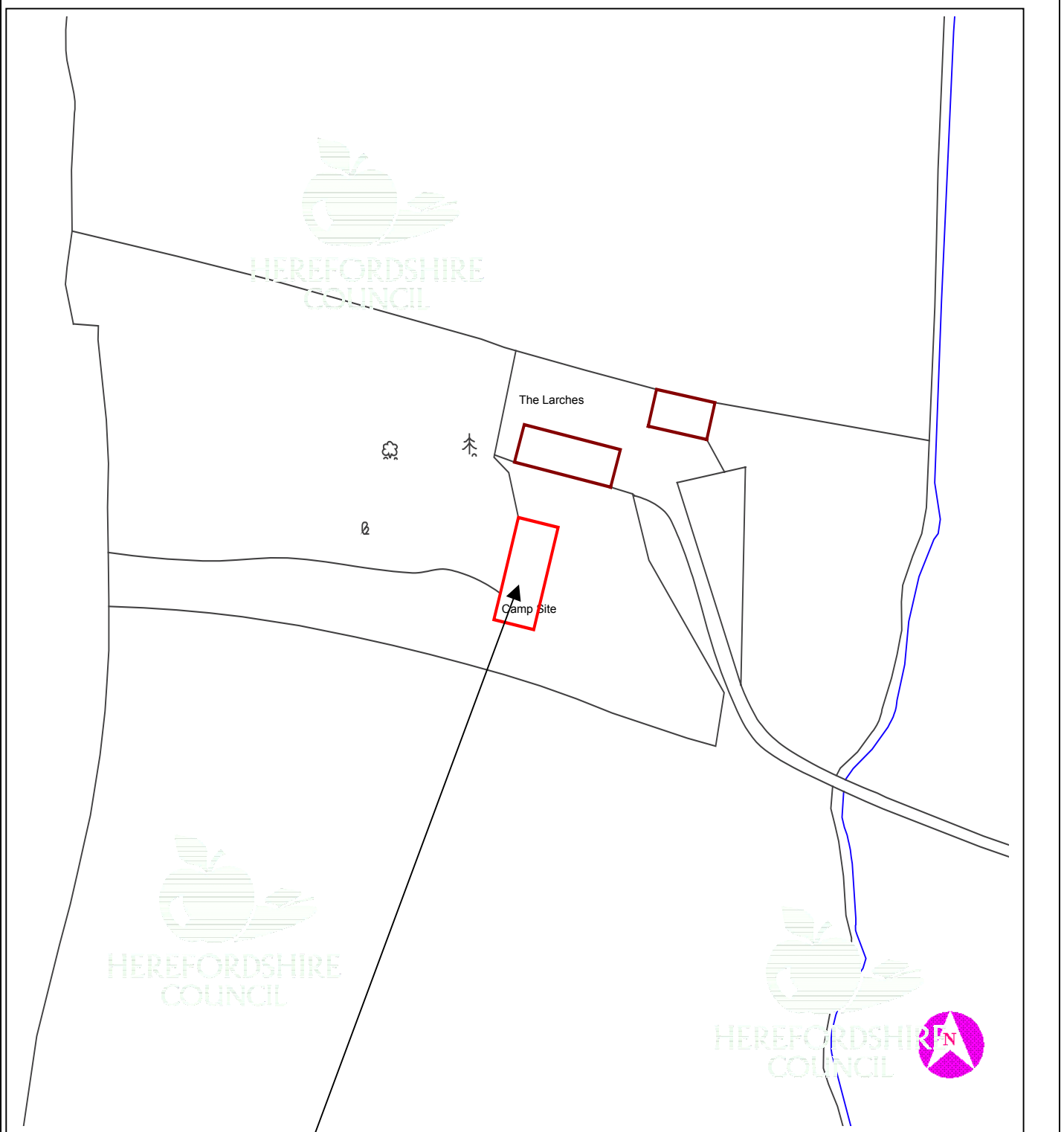
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2702/F

SCALE : 1 : 1250

SITE ADDRESS : The Larches, Middleton, Little Hereford, Ludlow, Shropshire, SY8 4LF

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