

8 DCCE2005/2884/F - SITING OF TEMPORARY STAFF ACCOMMODATION SHIPLEY, HOLME LACY, HEREFORD, HR2 6LS**For: Mr. R. Macadie, Shipley, Holme Lacy, Hereford, HR2 6LS****Date Received: 31st August, 2005 Ward: Hollington Grid Ref: 56104, 35836****Expiry Date: 26th October, 2005**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The application effectively relates to two separate parcels of land. The first being the location of the existing portacabins which are sited within the historic walled garden west of the Grade I Listed Holme Lacy House Hotel, just south of Holme Lacy. The second parcel of land lies south east of the B4399, immediately north of Shipley and south east of Holme Lacy and is the proposed site for portacabins. A polytunnel presently occupies the site.
- 1.2 The site is largely surrounded by agricultural land with the exception of a range of buildings immediately to the south including the farmhouse forming Shipley Gardens. The site is enclosed to the east and west by mature and semi-mature trees with a hedge and smaller trees enclosing the northern boundary. Access is via a gravel track. The site and surrounding landscape is designated as an Area of Outstanding Natural Beauty, an Area of Great Landscape Value and land to the east but outside of the site also falls within the Flood Plain, Flood Zone Category 2.
- 1.3 Planning permission is sought for the re-siting of two portacabins used as staff accommodation in association with Holme Lacy House Hotel from within the grounds of the Hotel to land at Shipley, approximately 1 mile away.

2. Policies**2.1 South Herefordshire District Local Plan:**

GD1	-	General development criteria
C1	-	Development within open countryside
C4	-	AONB landscape protection
C5	-	Development within AONB
C6	-	Landscape and AONB
C8	-	Development within AGLV
C29	-	Setting of listed buildings
C40	-	Essential services
C43	-	Foul sewerage
SH11	-	Housing in the countryside
SH26	-	Residential caravans, mobile homes
T1A	-	Environmental sustainability and transport

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft);

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
H7	-	Housing in the countryside outside settlements
T6	-	Walking
T7	-	Cycling
LA1	-	Areas of Outstanding Natural Beauty
LA2	-	Landscape character and areas least resilient to change
HBA4	-	Setting of listed buildings
S8	-	Recreation, sport and tourism

3. Relevant Planning History

- 3.1 CE2002/0005/F - Change of use of agricultural land and buildings to rural visitor attraction with alterations to vehicular access (including gardens and woodland walks, sale of plants, trees and garden bric-a-brac) at Shipley Farm, Holme Lacy. Approved 22nd February, 2002.
- 3.2 SH941560PF - Temporary building for staff accommodation associated with the proposed hotel, Holme Lacy House, Holme Lacy. Ten year temporary permission granted 27th February, 1995.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: The development falls outside of the Flood Risk Standing Advice Area.

Internal Council Advice

- 4.2 Traffic Manager: No objections.

5. Representations

- 5.1 Holme Lacy Parish Council: We are very unhappy with this application. The application is very vague, eg no length of time that temporary permission is required for, no details of disposal of foul water. Proposed buildings are large, ugly and intrusive. This is an AONB. These buildings will be visible from footpaths, residential properties across the river and from the village of Fownhope. The application should be brought to the attention of Fownhope Parish Council.
- 5.2 Supporting information has been provided by the applicant which will be referred to in the Officer's Appraisal.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 Planning permission was approved on 27th February, 1995 for the temporary siting of portacabins for staff accommodation in association with Holme Lacy Hotel. This planning permission was subject to condition that the accommodation had to be removed on or before the 31st March, 2005. As this permission has now elapsed, the portacabins are unauthorised. Furthermore, a lease agreement between the adjacent landowner and Holme Lacy House Hotel requires the removal of the portacabin by the end of October 2005. Whilst this is not, in itself a material planning consideration, it is nevertheless considered to be of relevance in the determination of the application.
- 6.2 Holme Lacy House Hotel is a Grade I Listed country house and permission was approved in the mid-90's for its conversion and use as a hotel, which is now run and managed by the Warner Group. The hotel has 181 double guest rooms with an occupancy rate of 95%. It is estimated that there is an annual turnover of in excess of 30,000 guests and the hotel employs a total of 160 staff. Accommodation for 22 administrative and entertainment staff is provided within the hotel building with the portacabins providing accommodation for 30 restaurant and bar staff. The remaining staff commute to the hotel from the locality. The restaurant and bar staff who would occupy the portacabins often work long and unsociable hours and there is a need for the accommodation to be on or close to the hotel. Based on this information, it is clear that there is continuing need for additional staff accommodation to ensure the successful operation and management of the hotel.
- 6.3 The selected site lies approximately 1 mile north east of the hotel. This location is not ideal as it is desirable for staff accommodation to be sited within the grounds of the business that they serve in order to ensure there is a functional relationship and link with the business and also avoid the need for staff to commute to work. Therefore, if assessed under this criteria the proposed location would be unacceptable in principle.
- 6.4 However, the hotel operates a minibus service, which would transfer staff from the hotel to their accommodation at the start and end of each working day. Furthermore, the current site for the portacabins detracts from the setting of the hotel and its curtilage and therefore there is a conservation benefit in securing their removal. Therefore, in light of these factors and the relatively urgent need for the retention of the accommodation, the alternative site is considered acceptable but only on the basis of a short term permission. A more permanent solution to the problem has been discussed with the hotel manager and a site for permanent staff accommodation within the grounds of the hotel has been identified.
- 6.5 The Parish Council has expressed concerns about the new site in terms of its impact on the landscape, which is designated as an Area of Outstanding Natural Beauty and Area of Great Landscape Value. Whilst acknowledging these concerns the site is very well screened and as a result, only glimpse views of the portacabins would be visible from the wider landscape particularly if they are painted a matt dark colour. A new foul drainage system is proposed and details of which can be conditioned for the approval of the local planning authority.
- 6.6 The hotel is an important local employer as well as being a significant source of tourism income for Herefordshire and therefore although the proposed site is not ideal, given their immediate accommodation needs, a three-year temporary permission is considered justified. This will also enable permanent staff accommodation to be established in a more appropriate location.

RECOMMENDATION

That planning permission be approved subject to the following conditions:

- 1 The staff accommodation hereby permitted shall be removed permanently from the site on or before 16th November, 2008 or when permanent staff accommodation has been completed, whichever is the shorter period. The land shall be reinstated on or before 16th November, 2008 in accordance with details which shall be submitted to and approved in writing by the local planning authority prior to this date.

Reason: The development is only considered acceptable having regard to the specific and urgent need for the accommodation and is designed to enable a permanent solution to be progressed.

- 2 A06 (Development in accordance with approved plans)

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

- 3 B09 (External Finish)

Reason: To protect the visual amenities of the area.

- 4 F18 (Scheme of foul drainage disposal)

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

- 5 The occupation of the accommodation hereby permitted shall be limited to persons solely employed at Holme Lacy House Hotel.

Reason: The accommodation is required to meet the operational needs of the hotel and it would be contrary to policy of the local planning authority to grant planning permission in this location without the special need to provide staff accommodation.

Note to applicant:

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

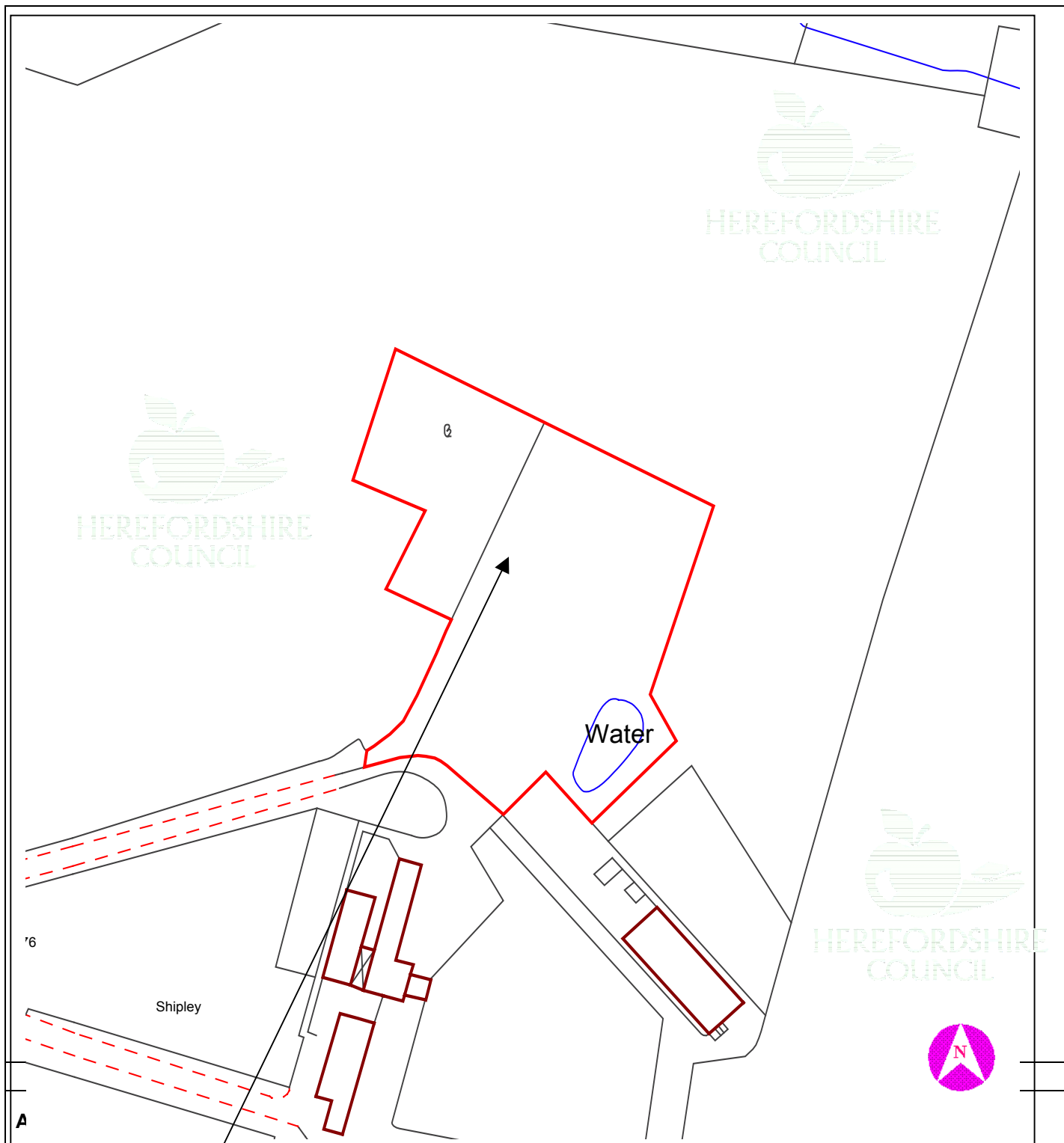
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



SITE ADDRESS : Shipleigh, Holme Lacy, Hereford, Herefordshire, HR2 6LS

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