

**11A DCSE2005/1030/F - BARN CONVERSION TO RESIDENTIAL USE AT THE OLD STABLES, UPPER FOXHALL FARM, PHOCLE GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TN**

**11B DCSE2005/3468/F - BARN CONVERSION TO RESIDENTIAL USE AT STONE BARN, UPPER FOXHALL FARM, PHOCLE GREEN, NR. ROSS ON WYE, HEREFORDSHIRE**

**11C DCSE2005/3469/F - BARN CONVERSION TO RESIDENTIAL USE AT BRICK BARN, UPPER FOXHALL FARM, PHOCLE GREEN, NR. ROSS ON WYE, HEREFORDSHIRE**

**For: REP & ARF Vines per B S Technical Services,  
The Granary Studio, Lower House, Bryngwyn, Raglan  
NP15 2BL**

**Date Received: 31st March 2005 Ward: Old Gore**

**Grid Ref: 63118, 25890**

**Expiry Date: 26th May 2005**

Local Member: Councillor J W Edwards

## **1. Site Description and Proposal**

- 1.1 Upper Foxhall comprises a farmhouse and associated farm buildings, one of which has been converted into a residential unit. The various buildings are well separated and form an extensive (in area) farm complex. The main farm building is about 40 m to the east of the farmhouse, which occupies the north-western corner of the site. The building is in two distinct sections: The northern part is a typical stone barn; the southern part is partially of brick construction with 4 large arched openings with brick infilling leaving gaps for ventilation. Because of the fall in ground level the brick barn is at a lower level than the stone barn. The stables are nearer to the farmhouse and of stone construction with an extension to the north with a catslide roof. The whole complex is situated about 400 m from the unclassified road leading from Phocle Green to Rudhall. The long access track meets this road just to the south of the M50 which bridges over the minor road. The M50 is about 80 m to the south of Upper Foxhall.
- 1.2 It is proposed to convert these buildings into residential units. The stables would form a 3-bedroom house on 2 floors. Existing openings would be re-used but some windows would need to be enlarged and one new window formed in the east and west elevations plus 4 small rooflights.

- 1.3 The two schemes for the stone and brick barn takes advantage of the height of these buildings for a second floor within the roof spaces. These would provide 2 additional bedrooms and bathroom in the stone barn and extra bathrooms plus attic storage in the brick barn. These would be lit by rooflights. In addition to existing openings additional windows would need to be formed to provide sufficient light and ventilation. The existing roof structures would be retained without the need to cut trusses.

## 2. Policies

### 2.1 Planning Policy Guidance

PPS7 - Sustainable Development in Rural Areas

### 2.2 Hereford and Worcester County Structure Plan

Policy CTC13 - Buildings of Special Architectural or Historic Interest  
 Policy CTC14 - Criteria for the Conversion of Buildings in Rural Areas  
 Policy H20 - Residential Development in Open Countryside

### 2.3 South Herefordshire District Local Plan

Policy C1 - Development Within Open Countryside  
 Policy C36 - Re-Use and Adaptation of Rural Buildings  
 Policy C37 - Conversion of Rural Buildings to Residential Use  
 Policy SH11 - Housing in the Open Countryside  
 Policy SH24 - Demolition in Conservation Areas  
 Policy GD1 - General Development Criteria  
 Policy T3 - Highway Safety Requirements

### 2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H7 - Housing in the Countryside outside Settlements  
 Policy HBA12 - Re-Use of Traditional Rural Buildings  
 Policy HBA13 - Re-Use of Traditional Rural Buildings for Residential Purposes

### 2.5 Supplementary Planning Guidance

Re-Use and Adaptation of Traditional Rural Buildings

## 3. Planning History

- |     |                 |                                  |   |                       |
|-----|-----------------|----------------------------------|---|-----------------------|
| 3.1 | DCSE2005/1006/F | Barn conversion (Implement Shed) | - | Not determined        |
|     | DCSE2005/1031/F | Barn conversion (Paddock Barn)   | - | Not determined        |
|     | DCSE2005/1735/F | Barn conversion                  | - | Withdrawn<br>28.07.05 |
|     | DCSE2005/1737/F | Barn conversion                  | - | Withdrawn<br>28.07.05 |

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Environment Agency has no objections in principle to the proposed development but recommends that a condition regarding foul drainage be imposed.

Internal Council Advice

- 4.2 The Traffic Manager has no objection providing no more than 5 dwellings on the site. Any further increase would require highway improvements such as passing bays.
- 4.3 The Conservation Manager has not found evidence of bats although the stable barn in particular is considered to be of value to bats as a roost site.

**5. Representations**

- 5.1 The applicants' agent has submitted a structural appraisal for each building and details of marketing by an estate agent.
- 5.2 The Parish Council requests in depth report from Highways as Parish Council has serious concerns about road safety of access at both access points on to 'rat run' single track lane used by commuters and farm traffic.
- 5.3 Four letters have been received objecting to the Old Stables. In summary the reasons given are:
- (i) Increased traffic on this section of single track land between motorway bridge and Phocle Green (already very dangerous) would increase risk of accidents - road is too narrow and does not have capacity for volume of traffic resulting from this development. Alternative access routes are practicable.
  - (ii) Phocle Green is a rural hamlet of outstanding natural beauty which already has excessive traffic - any additional traffic would have severe adverse impact.
  - (iii) Phocle Green has a lot of wildlife - any construction and further damage to woodland would result in these birds of prey (buzzards, owls, even a pair of red kites) dying out.

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

**6. Officers Appraisal**

- 6.1 There are two main issues: whether the proposals comply with policies for barn conversions and the effect on highway safety and congestion on the local highway network. The three buildings which are the subject of these applications are traditional in both design and materials and with the farmhouse and other buildings form an attractive group, worthy of retention. Some marketing has been undertaken and initial interest was shown by a potential industrial user. However in this instance the proximity of the barns to existing residential properties (the farmhouse and previously converted far buildings) would be likely to result in conflict between these uses and residential conversion is considered to be the appropriate use.
- 6.2 The design of the conversion schemes, which have been amended since first submitted, retain the character and appearance of these traditional farm buildings as far as is practicable. The new garages would be sited inappropriately towards the centre of the farmyard and alternative provision for cars could be made available within an existing open fronted shed, although currently the latter building is subject of an

application for residential conversion (SE2005/1006/F). The applicants have agreed to omit the garages from the scheme. The proposed conversion schemes are therefore in accordance with the Council's policies and guidance.

- 6.3 The proposals would result in two large and one modest dwellinghouses. In this rural location, with no public transport links most journeys would be by car and several cars per household would be expected. The long access track accesses an unclassified road linking Phocle Green and Rudhall. As noted in the representations this is a narrow rural lane which has seen an increase in traffic. Nevertheless the traffic generated by the proposed houses is unlikely to be significant in proportion to current flows. It is noted that the Traffic Manager has no objections to the proposals.
- 6.4 Two earlier applications (SE2005/1006/F and SE2005/1031/F have not been determined. As noted above the open fronted shed could be used as garaging, in accordance with advice in the Supplementary Planning Guidance and is not acceptable as a separate dwelling. The paddock barn is in poor condition and I am not satisfied that it is capable of being converted. Advice is awaited from the applicant on whether these applications are to be withdrawn.

## **RECOMMENDATION**

**In respect of DCSE2005/1030/F**

**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 A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**3 C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

**4 Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 and of Schedule 2, shall be carried out without the prior written consent of the local planning authority.**

**Reason: To ensure the character of the original conversion scheme is maintained.**

**5 F18 (Scheme of foul drainage disposal )**

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

**6 G04 (Landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**7 G05 (Implementation of landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**8 G01 (Details of boundary treatments )**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**9 H12 (Parking and turning - single house )**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informatives:**

**1 N15 - Reason(s) for the Grant of Planning Permission**

**2 The Environment Agency recommends that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS).**

**3 The Traffic Manager advises that the public right of way (UB23) should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for from the Public Rights of Way Department, preferably 6 weeks in advance of work starting. The applicants should ensure that the residents of any new dwelling will have lawful authority to drive over the public footpath.**

**4 The developer is advised that all species of bat and their roosts are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and if during construction works evidence of bats or bat roosts are found all works must stop. English Nature should be contacted with regard to the need for a DEFRA licence before work is resumed.**

Decision: .....

Notes: .....

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**In respect of DCSE2005/3468/F:**

**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 C02 (Approval of details )**

**Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.**

**3 Notwithstanding the submitted Structural Appraisal the existing rafter of the building shall be retained unless approval in writing has been granted by the local planning authority.**

**Reason: To protect the character of this traditional rural building.**

**4 Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 and of Schedule 2, shall be carried out without the prior written consent of the local planning authority.**

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Decision: .....

Notes: .....

.....

In respect of DCSE2005/3469/F

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 C02 (Approval of details )

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 3 Notwithstanding the submitted Structural Appraisal the existing rafter of the building shall be retained unless approval in writing has been granted by the local planning authority.

Reason: To protect the character of this traditional rural building.

- 4 Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 and of Schedule 2, shall be carried out without the prior written consent of the local planning authority.

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Decision: .....

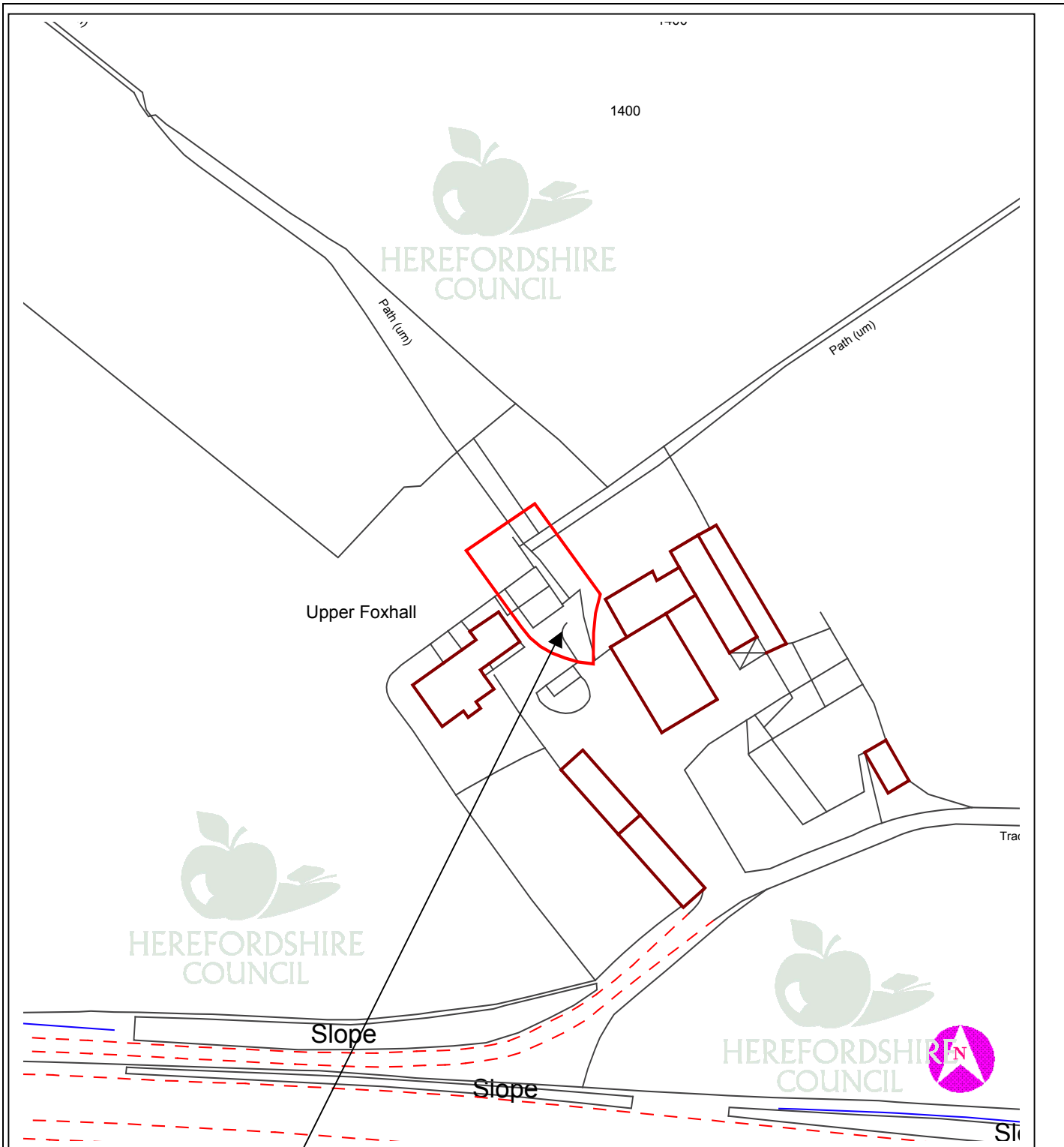
Notes: .....

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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCSE2005/1030/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Old Stables, Upper Foxhall Farm, Phocle Green, Ross-on-Wye, Herefordshire, HR9 7TN

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