

**DCSW2006/0440/F – SAFETY FENCE AND
ADDITIONAL PARKING AT DORSTONE PLAYING
FIELDS, DORSTONE, HEREFORD****For: R J Garrard, Upper Crossway, Dorstone, Hereford,
HR3 6AU****Date Received: 8th February 2006 Ward: Golden Valley North Grid Ref: 31408, 41989
Expiry Date: 5th April 2006**

Local Member: Councillor N. J. J. Davies

1. Site Description and Proposal

- 1.1 Dorstone playing fields lies within an Area of Great Landscape Value and adjacent to the Conservation Area of Dorstone. The field lies to the north of the B4348 Dorstone to Hay-on-Wye road. It is 2.8 hectares in area and provides screening to its boundaries in the form of hedging and trees. Part of the eastern boundary visually screens the neighbouring property known as Dorstone House and the Public Rights of Way, D02 also lies to the east. The southern boundary to the roadside provides low hedging. Church of St. Faiths Grade II* listed building is to the south on the opposite side of the B4348. The field lies outside the settlement boundary of Dorstone and is considered to be within open countryside.
- 1.2 The proposal seeks protective safety fencing measuring 125m in length to the eastern boundary of the football pitch. The design of the safety fence will form 13 recycled telegraph poles measuring 4m in height and the netting to be of one inch square polypropylene. An extension of parking is also proposed to the existing car park measuring 25m (L) x 4m (W), this being east of the existing buildings.
- 1.3 The application also sought to site a self-standing steel storage (shipping) container, north of the existing buildings. However concerns were raised regarding its presence within an AGLV and adjacent to the Conservation Area. Subsequently, the applicant has agreed to withdraw the steel container from the application and requested to consider the safety fence and additional parking.

2. Policies**2.1 Planning Policy Guidance**

- | | | |
|-------|---|--|
| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |

2.2 Hereford and Worcester County Structure Plan

- | | | |
|--------------|---|---|
| Policy LR.1 | - | Enjoyment of the Countryside |
| Policy CTC.2 | - | Development in Areas of Great Landscape Value |
| Policy CTC.9 | - | Development Criteria |

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Areas of Great Landscape Value
Policy C.22	-	Maintain Character of Conservation Areas
Policy C.23	-	New Development affecting Conservation Areas

2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy S.7	-	Natural and Historic Heritage
Policy LA.2	-	Landscape Character and Areas Least Resilient to Change

3. Planning History

3.1	SH931321PF	Construction of club room	-	Approved 29.11.93
	SH941493PF	Proposed new changing rooms, retention of meeting room and relocation of tool shed	-	Approved 18.01.95
	SH970016PF	Renewal of SH931321PF	-	Approved 05.03.97
	SW2003/3801/F	Extension of protective safety netting between the cricket square and the bowling green	-	Approved 31.03.04
	DCSW2005/0282/F	Safety fence	-	Approved 22.04.05

4. Consultation SummaryStatutory Consultations

- 4.1 Ramblers Association observe: No objections provided that the Public Right of Way D02 is maintained and kept clear at all times.
- 4.2 Open Spaces Society: Awaiting comments.

Internal Council Advice

- 4.3 The Traffic Manager has no objections and states that the development would not appear to affect public footpath D02.
- 4.4 The Conservation Manager has no objection to the proposal, however suggests that new planting along the western side of the playing fields would enhance the appearance of the whole site and break up views of the buildings and safety fencing from the countryside.

5. Representations

- 5.1 Dorstone Parish Council supports the application.

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are the effect upon landscape qualities, conservation issues, impact upon public right of way and residential amenity.
- 6.2 Dorstone playing fields lies within an Area of Great Landscape Value and adjacent to the Conservation Area. The area has been the subject of planning applications relating to protective fencing for the users of the bowling green and cricket pitch. The proposed safety fencing will continue along the same eastern boundary, albeit at a lower height of 4 metres. The choice of materials of recycled telegraph poles and polypropylene will replicate that currently being used. Whilst this fencing is to be permanently in situ, rather than being removed at the end of the cricket season, in the officer's opinion, using appropriate conditions to control use of materials and additional planting, the proposed fencing would not have a detrimental impact upon landscape qualities.
- 6.3 The Traffic Manager has no objection to the erection of the safety fence nor to the increase of car parking area. This would utilise an area which is difficult to maintain.
- 6.4 The neighbouring property known as 'Dorstone House' to the eastern boundary would not be adversely affected by the proposal, which provides protective fencing to its boundary.
- 6.5 The proposal for the safety fence and additional parking is considered to be in accordance with the relevant local plan and Unitary Development Plan policies.

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)

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

3. Notwithstanding the approved drawings, details of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement of work. The development shall be carried out in accordance with the approved details:

- (a) surface materials for car park**
- (b) treatment of poles**
- (c) sample of netting**

Reason: To ensure the satisfactory appearance of the development.

4. G22 (Tree Planting)

Reason: To ensure the environment of the development is improved and enhanced.

Informative(s):

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

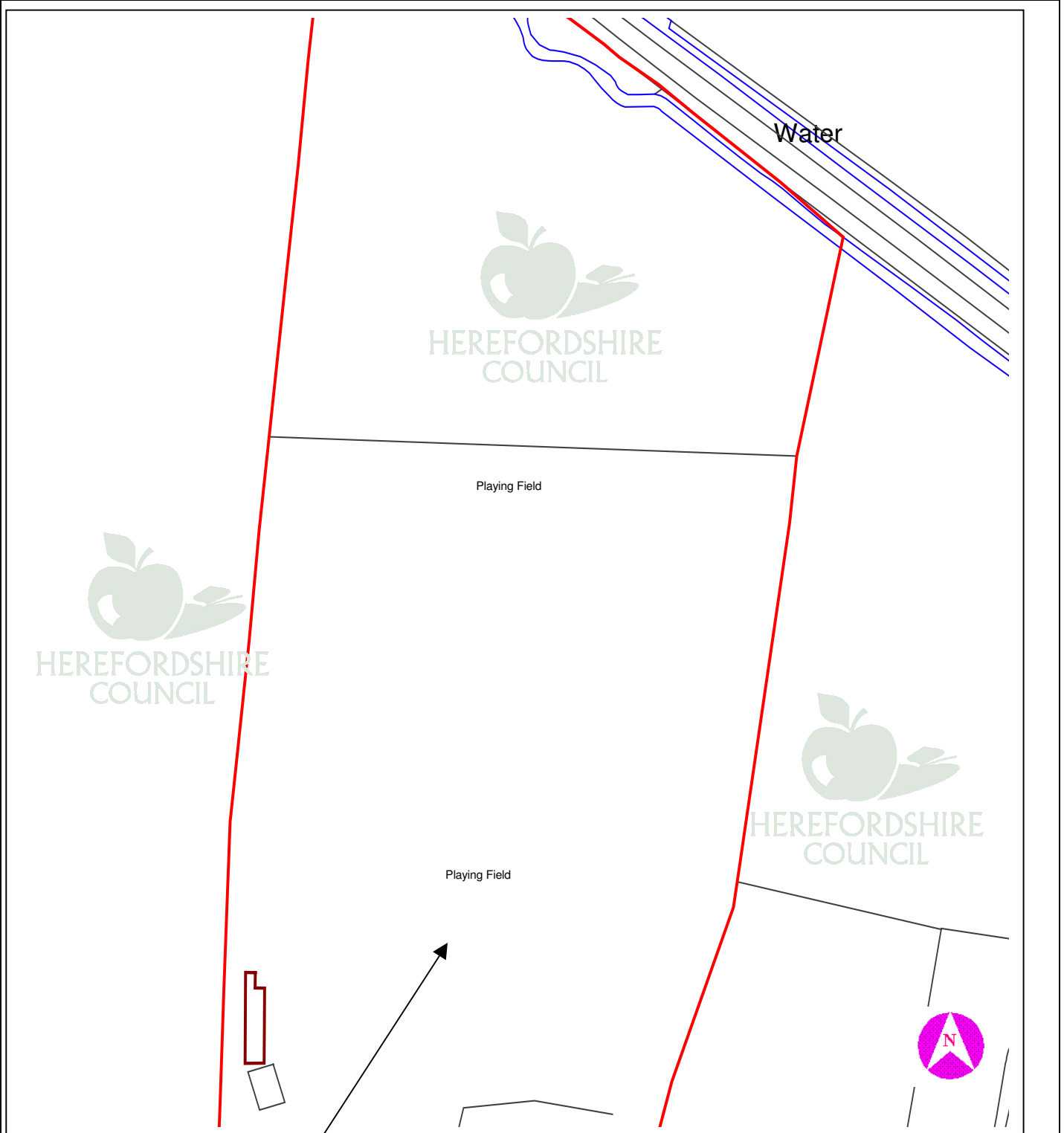
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCSW2006/0440/F

SCALE : 1 : 1250

SITE ADDRESS : Dorstone Playing Fields, Dorstone, Hereford

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005