

11 DCSE2006/1136/F - CHANGE OF USE OF TRADITIONAL BUILDINGS TO RESIDENTIAL USE AT ARBOUR HILL FARM, ARBOUR HILL, LINCOLN HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TH.

For: D. Boynton & Son per Bruton Knowles, Bisley House, Green Farm Business Park, Bristol Road, Gloucester, GL2 4LY.

**Date Received: 12th April, 2006 Ward: Kerne Bridge Grid Ref: 58828, 22652
Expiry Date: 7th June, 2006**

1. Site Description and Proposal

- 1.1 Arbour Hill is a small farm complex and adjoining cottages situated on the road leading south-westwards from Lincoln's Hill towards Walford. This application relates to the traditional farm buildings which are located between the farmhouse and cottages. The main two-storey stone barn is close to the highway with the ridge extending to the south-east. Attached to the south-eastern end of the barn are two single-storey buildings, with a small Dutch-style barn at the north-western end. There are also a number of modern farm buildings.
- 1.2 It is proposed to convert the complex into 3 units: two with one bedroom and one with 3 bedrooms. The latter would comprise to south-eastern section of the two-storey barn plus the two single-storey wings. The Dutch barn would be reclad (brick and shiplap boarding) and retained as a store. The original openings in the main barn have been infilled with stone, in the main, and a number of these would be re-opened with new windows and doors fitted. This has kept to a minimum the number of new openings and roof lights that are necessary. The brick single-storey buildings would be rendered; the open sided building would be infilled with shiplap boarding above a brick plinth. The modern buildings would be demolished.
- 1.3 Gardens would be formed on either side of the barn, with vehicular access to the north-east of the barn. A three-bay open car port would be constructed at the south-eastern end of the drive. The other existing access adjoining the farmhouse would be closed.

2. Policies

2.1 Planning Policy Guidance

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty
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 C4	-	AONB Landscape Protection
Policy C5	-	Development within AONB
Policy C16	-	Protection of Species
Policy C36	-	Re-Use and Adaptation of Rural Buildings
Policy C37	-	Conversion of Rural Buildings to Residential Use
Policy SH16	-	Housing and Livestock Units
Policy SH24	-	Conversion of Rural Buildings
Policy GD1	-	General Development Criteria

2.4 Herefordshire UDP (Revised Deposit Draft)

Policy LA1	-	Areas of Outstanding Natural Beauty
Policy HBA12	-	Re-Use of Rural Buildings
Policy HBA13	-	Re-Use of Rural Buildings for Residential Purposes
Policy H7	-	Housing in the Countryside outside Settlements

2.5 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

- | | | | | |
|-----|-----------------|--|---|----------------------|
| 3.1 | DCSE2004/3937/F | Change of use of traditional buildings to residential use. | - | Withdrawn
10.1.05 |
|-----|-----------------|--|---|----------------------|

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager required 6 parking spaces for 3 units but only 4 spaces are indicated. The visibility indicated on the block plan is considered adequate at this quiet rural location. However the proposed car parking spaces and boundary treatment will obstruct the public footpath.
- 4.3 Head of Environmental Health comments that:

“Whilst there are obvious environmental concerns regarding the proximity of the proposed development to buildings used for intensive animal rearing, there are existing dwellings closer to the farm than the application site. There is no complaint history regarding normal operation of the farm and I have not noted any problems by personal observation.

In my view there is no substantive environmental reasons to object to the application proceeding.”

- 4.4 Conservation Manager notes that 3 species of bat were found to be using the barn as well as nesting birds and recommends that conditions be included regarding mitigation, habitat enhancement and monitoring. In principle there are no objections to the design but a number of points of detail are raised including the design of infilling, position of one window and roofing material.

5. Representations

- 5.1 The applicants agent points out that this revised scheme takes into account comments by the Planning and Conservation Officers. A report of a survey of bats and birds has been submitted plus details of marketing.

- 5.2 Parish Council's observations are as follows:

"The majority of Councillors objected to this application because of

- (1) the close proximity of a large poultry unit,
- (2) the further blurring of the boundary between town and country that will occur,
- (3) the increase of traffic on a substandard road,
- (4) the PC trusts that the barns were well advertised for business use since details were not given to enquirers by the agent on the previous application, SE2004/3937/F."

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. Officer's Appraisal

- 6.1 There are three main issues to be considered. Firstly whether policies for barn conversions have been complied with, secondly whether there would be acceptable living conditions in view of the nearby intensive poultry farm and thirdly parking and the public footpath.

- 6.2 The main building is a traditional stone barn which is structurally sound and would not require extensive re-construction. In terms of design the Conservation Architect is generally satisfied that the scheme complies with policies and guidelines. The detailed design concerns have been raised with the agent and revised drawings will be submitted. The Ecological Report has identified appropriate mitigation and enhancement measures to ensure that bats and nesting birds are protected. An extensive marketing campaign has been undertaken and the estate agent has confirmed that there has been no serious interest expressed for commercial use. Subject therefore to revised drawings I consider the proposal to comply with the Council's policies and guidelines.

- 6.3 The large poultry farm at Arbour Hill Farm is in separate ownership from the application site. As noted above it is about 2 m to the south-west. The prevailing wind would blow odours towards the new residential units and noise would be more likely to carry. However an environmental impact analysis was undertaken in the 1990s in connexion with a proposal to replace an intensive pig farm with 3 additional poultry units concluded that Arbour Hill farmhouse, which is closer to the poultry units would not be unacceptably affected by noise and odours from the poultry units. Since then no complaints have been made to the Environmental Health Service and no noise/odour has been detected on various visits to the application and adjoining sites over the past

couple of years. In these circumstances it is considered that the living conditions of occupiers would be acceptable.

- 6.4 The applicants agent has queried whether the public footpath would be obstructed by the proposed parking arrangements. Nevertheless there is clearly space within the area allocated for parking and turning to provide 6 parking spaces and which would not occupy land over which there is a public right of way. Revised proposals, which may mean that the car port is not included, have been requested.

RECOMMENDATION

That subject to the submission of acceptable revised drawings with regard to design, car parking and the effect on the public footpath the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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 G01 (Details of boundary treatments)

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

4 G04 (Landscaping scheme (general))

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

5 G05 (Implementation of landscaping scheme (general))

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

6 RB1 (No Permitted Development)

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

7 H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

- 8 No development shall take place until details of the mitigation, habitat enhancement and monitoring of bats and birds outlined in sections 4.9 to 4.21 of the Ecological Survey dated July 2005 by Rebecca Collins have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of protected species.

- 9 No development shall take place until details of a works programme which shall include the timing of development to minimise disturbance to bats and nesting birds have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved works programme.**

Reason: In the interests of protected species.

Informative:

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

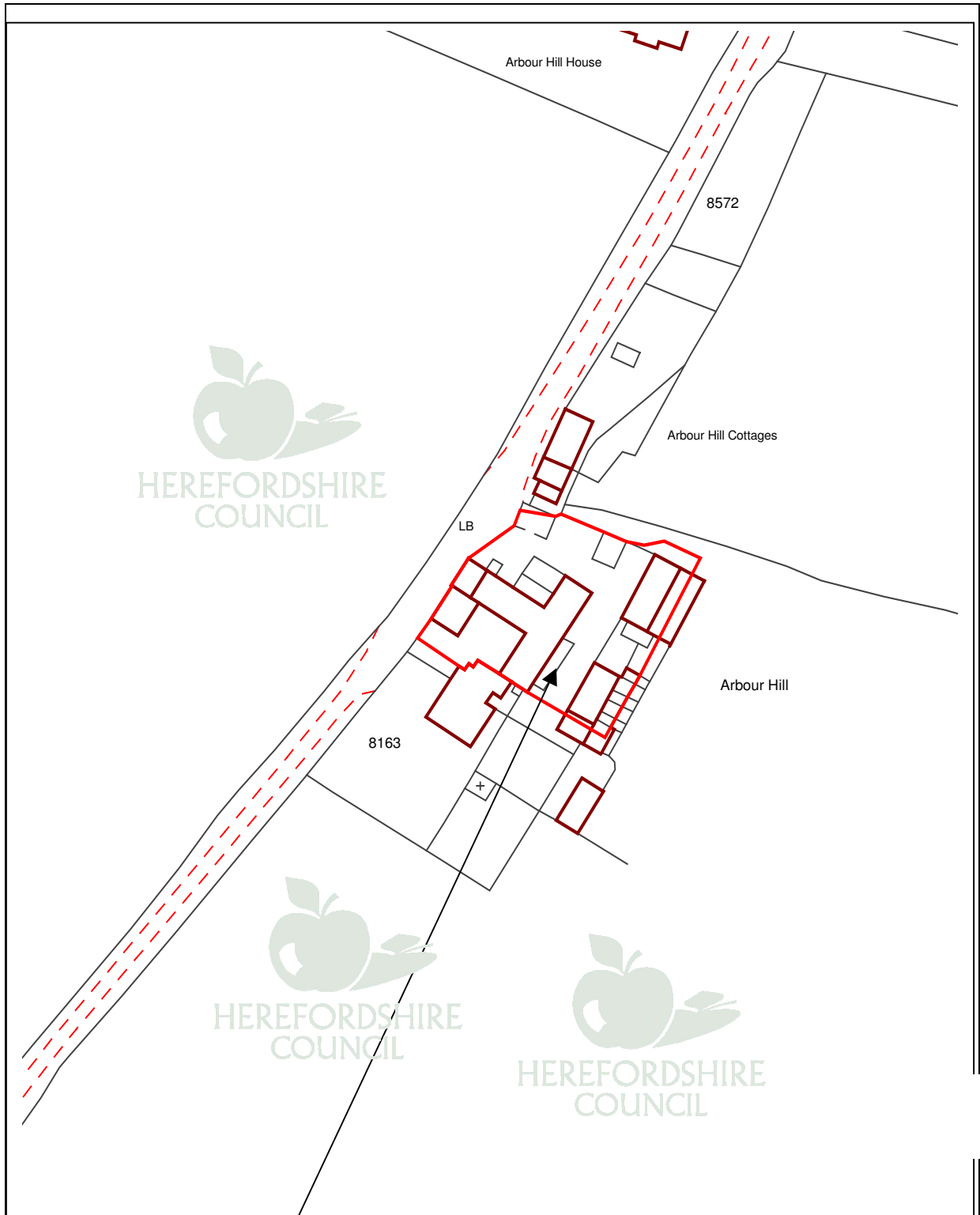
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1136/F

SCALE : 1 : 1250

SITE ADDRESS : Arbour Hill Farm, Arbour Hill, Lincoln Hill, Ross-on-Wye, Herefordshire, HR9 7TH

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