

9 DCNC2006/1266/F - ERECTION OF STEEL FRAMED BUILDING FOR THE STORAGE OF ANIMAL FOOD AND STORAGE OF MACHINERY AT THE PRIORY, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE.

For: Mr P Hunt per John Ruck Construction Elms Green Leominster Herefordshire HR6 0NS

Date Received:
21st April 2006

Ward: Hampton Court **Grid Ref:**
52241, 56570

Expiry Date:
16th June 2006

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 The Priory is located centrally within the village of Stoke Prior. It is an imposing part timber framed house with various historic additions, and is Grade II listed. Two small stone barns lie in the south of the dwelling and lie gable end on to the road. A new stable building has been erected with the benefit of planning permission between the two and is to be used in conjunction with the applicant's intention to re-home horses.
- 1.2 The application is for the erection of a building to store equipment and animal feed in connection with the re-homed horses. It has been amended since its original submission following concerns over its location. It is now to be sited to the west of the Priory as opposed to the south, immediately adjacent to the existing outbuildings.
- 1.3 The proposed building has a footprint of 185m² and a height to its ridge of 5 metres and is a steel framed construction clad with feather edged weatherboards and a mid-grey profiled sheet roof.

2. Policies

Leominster District Local Plan

A18 - Listed buildings and their settings
A24 - Scale and character of development

Herefordshire Unitary Development Plan (Revised Deposit Draft)

E13 - Agricultural and forestry development
HBA4 - Setting of listed buildings

3. Planning History

- 3.1 DCNC2005/0734/F - Erection of stables - Approved 28th April 2005

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Traffic Manager - No objection.

4.3 Conservation Manager - amended location is more acceptable than previous submission and will not affect the setting of The Priory so much. Request the inclusion of landscaping/tree planting condition.

5. Representations

5.1 Ford and Stoke Prior Parish Council, maintain a concern that even with the amended location, the proposed building will be obtrusive and out of keeping with the neighbouring listed buildings and other buildings on site.

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 principal consideration of this application is the potential impact of the building on the setting of The Priory on a listed building and on surrounding dwellings.

6.2 In its original roadside location, the building was considered by officers to be unduly dominant in the street scene and to have an unacceptable impact on the setting of The Priory. An amended position is proposed to the west on level ground and bounded by mature trees and shrubs. This is considered to address the previous concerns and is sufficiently distant from neighbouring properties to ensure that they will not suffer any detriment to amenity. This is reflected in the absence of any neighbour objection following specific consultation.

6.3 The amended location gives the opportunity to secure additional planting to soften any perceived visual impact. The choice of feather-edged weatherboards as external cladding will further aid in terms of visual appearance. At 185m² and 5 metres to the ridge, the building is not unduly large and appears to be commensurate with its intended use.

6.4 It is therefore concluded that the proposal accords with the redundant policies and it is recommended for approval.

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 - A09 (Amended plans) (19th May 2006)

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

3 - B09 (Colour of cladding (stables))

Reason: To protect the visual amenities of the area.

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.

Informative:

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

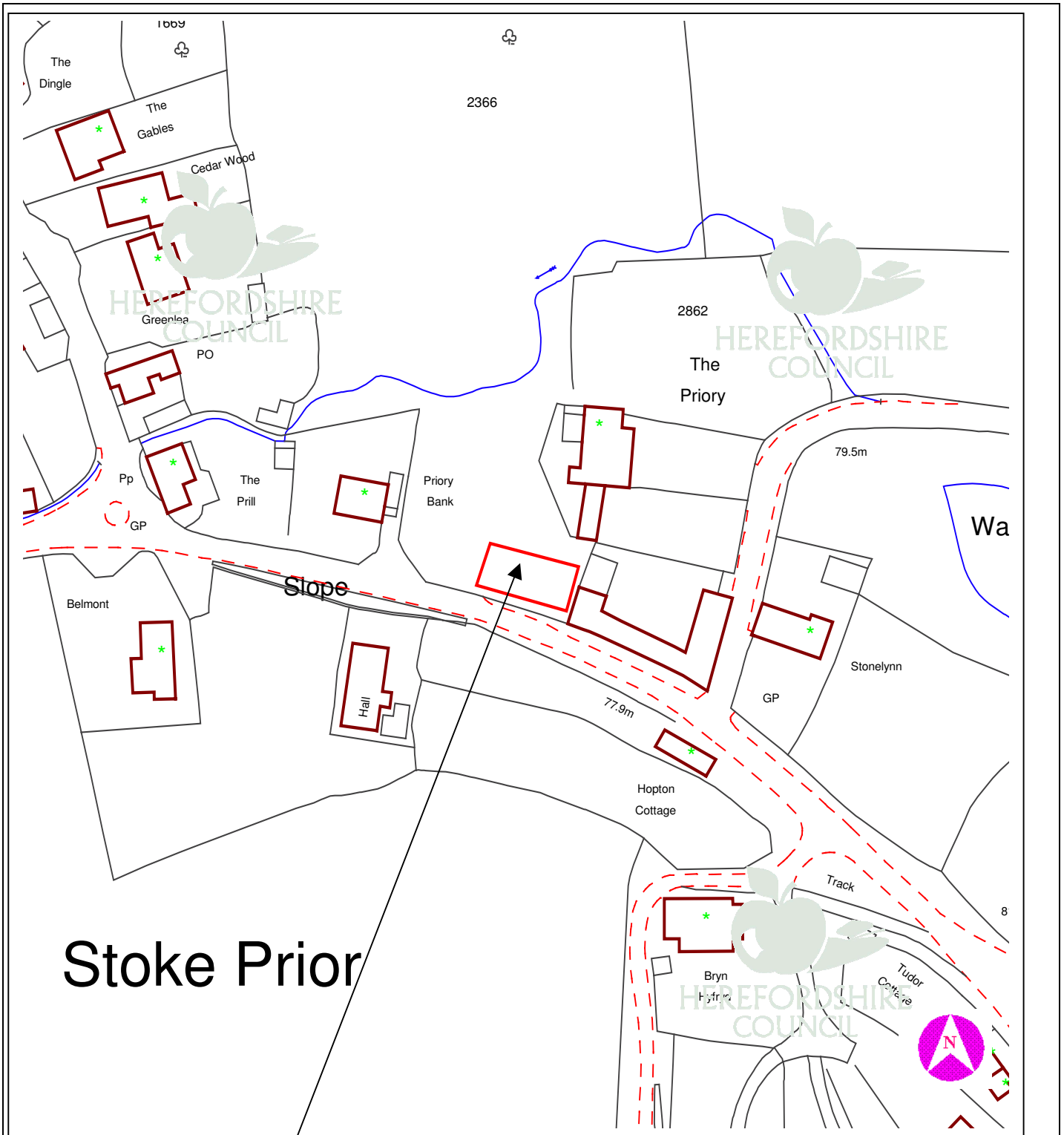
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/1266/F

SCALE : 1 : 1250

SITE ADDRESS : The Priory, Stoke Prior, Leominster, Herefordshire.

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