

15 DCNW2006/1473/RM - PROPOSED AGRICULTURAL DWELLING LAND AT STOWE FARM, AT WHITNEY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 6EL**For: L Price per Mr E Price Moorcourt Lyonshall
Kington Herefordshire HR5 3JZ****Date Received:**
11th May 2006**Ward: Castle****Grid Ref:**
28467, 47044**Expiry Date:**
6th July 2006

Local Member: Councillor J Hope

1. Site Description and Proposal

- 1.1 The site for the proposed development is a rural location, lying to the west of the hamlet known as Winforton, alongside the A438 public highway.
- 1.2 The site is located alongside the eastern side of a property known as 'Greenacres', this property is outside the control of the applicant. The proposed development site forms part of the agricultural unit known as Stowe Farm.
- 1.3 The application is 'reserved matters' in relationship to 'outline planning' permission ref. DCNW2004//3697/O dated 18th January 2005 and therefore the principal of the development is accepted.
- 1.4 The application proposes an agricultural dwelling of two storey construction consisting of a lounge, kitchen/dining and utility room on the ground floor and two bedrooms and a bathroom on the first floor.

2. Policies**2.1 Leominster and District Local Plan**

A1 - Managing the District's Assets and Resources
A2(b) - Settlement Hierarchy
A6 - Sites of Local Importance for Nature Conservation
A9 - Safeguarding the Rural Landscape
A24 - Scale and Character of Development
A41 - Protection of Agricultural Land
A43 - Agricultural Dwellings

2.2 Herefordshire Unitary Development Plan (Revised Draft Deposit)

S1 - Sustainable Development
S2 - Development Requirements
S7 - Natural and Historic Heritage
DR1 - Design
DR2 - Land Use and Activity
DR3 - Movement

DR4 - Environment
DR7 - Flood Risk
H8 - Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
H16 - Car Parking

2.3 National Planning Policy

Statement 7: Sustainable Development in Rural Areas

3. Planning History

- 3.1 DCNW2006/0265/RM - Proposed dairy manager's dwelling - Refused 7th March 2006.
- 3.2 DCNW/2004/3697/O - Erection of dairy manager's dwelling - Approved 10th January 2005.
- 3.3 DCNW/2004/2074/F - Site for agricultural worker's dwelling - withdrawn - 26th July 2004.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency raises no objections to the proposed development.

Internal Council Advice

- 4.2 The Transportation Manager raises no objection to the granting of permission.

5. Representations

- 5.1 Willersley and Winforton Parish Council raise no objections to the proposed development.
- 5.2 Whitney-on-Wye Parish Council raise no objections to the proposed development.
- 5.3 One letter of objection has been received from the occupants of the adjoining dwelling to the application site.

RF & VM Pennington, Greenacre, Whitney-on-Wye.

The letter states:

"We have seen the plans and supporting documents for the above planning application, which is adjacent to our property. We are objecting to the proposal on two counts.

Firstly we can see no need for a new agricultural dwelling to be build on prime agricultural land when the applicant (or immediate family) already has two houses nearby: Yew Tree Cottage (this property is not owned by Beatty as indicated on Planning Documentation) and The Old Stowe Inn. Yew Tree Cottage is much closer to the Dairy than the proposed site and has good road access, consequently it would be more suitable for agricultural workers. In addition Stowe Farm has three more

dwellings; Stowe Farmhouse (with self contained flat) and two three bedroomed farm cottages which we believe are occupied by farm workers.

Secondly, the proposed new track bordering the south and west of our property would bring additional noise to our home and is an invasion of our privacy. The road would only be 13 metres away from the house. Milking starts at a very early hour and cars and farm vehicles passing at that time would be most disruptive. The roadway may be intended only for access to the house but once it is there what is to stop it being used for heavy farm machinery and tanker lorries.

Furthermore, the previous application (No DCNW2006/0265/RM) was refused on the grounds of poor access emerging as it did onto the A438 a busy main road. The access in this application is even worse emerging onto a more dangerous section with double bends, where the accident rate is known to be high."

- 5.4 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 key issue of concern with regards to this application is the positioning of the access road to this proposed development which adjoins the objectors dwelling known as Green Acres alongside its entire southern boundary to the eastern side where the proposed development site is located and whether it has a detrimental impact on the amenity and privacy of the property.
- 6.2 Adjacent to the northern side of the objectors property is the A438 public highway.
- 6.3 The proposed new access will only serve one dwelling to which it is proposed to house an agricultural worker who in accordance with information provided to the Local Planning Authority will work at the adjacent 'Stowe Farm', part of his work involves the milking of cows at what most people may well consider antisocial hours.
- 6.4 Taking into account the amount of vehicle movements along the proposed new roadway to serve the proposed dwelling and the land being in the ownership of the applicant and therefore having the option to landscape, it is considered that on balance this application is acceptable on amenity terms.
- 6.5 The proposed new roadway will have minimal impact on the agricultural land, as the proposed new roadway is alongside the field boundary and therefore landscape impact will also be minimal.

RECOMMENDATION

That planning permission be granted subject to the following conditions

- 1 - A06 (Development in accordance with approved plans)**

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

- 2 - No work shall commence in respect of the access to the site until a scheme for landscaping of this feature has been submitted to and approved in writing by the local planning authority.

Reason: In the interest of the visual amenity of the surrounding landscape.

- 3 - G06 (Scope of landscaping scheme)
The landscaping scheme required by condition no. 2 above shall include the following:

- (a) Full details of all existing physical and landscape features on the site including the position, species, height, girth, spread and condition of all trees, clearly distinguishing between those features to be retained and those to be removed.
- (b) Full details of all proposed fencing, screen walls, hedges, floorspace, earth moulding, tree and shrub planting.
- (c) Full details of all protective measures to prevent damage during the course of development to trees and other features to be retained.

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

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

Informative:

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

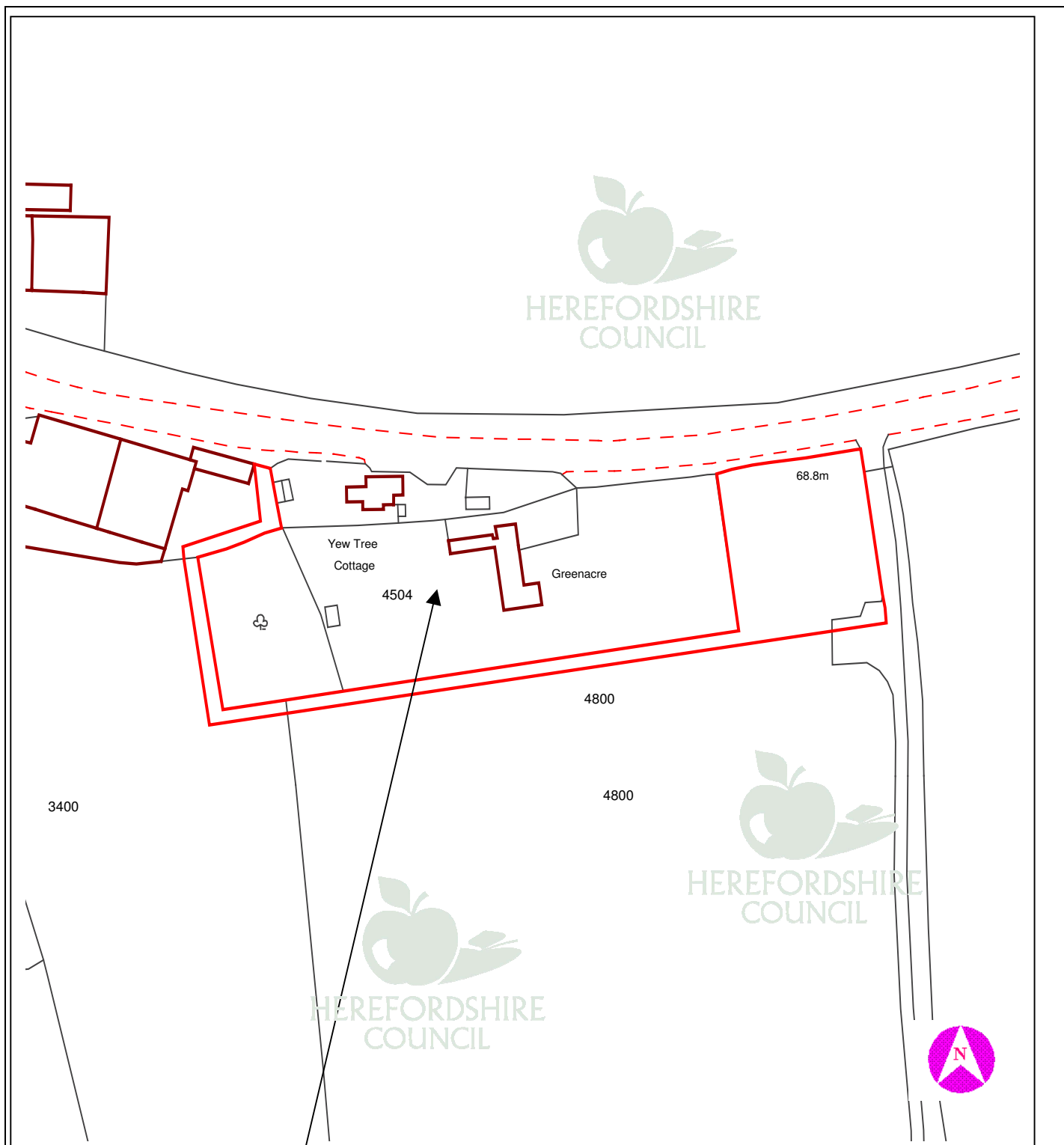
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/1473/RM

SCALE : 1 : 1250

SITE ADDRESS : Land at Stowe Farm, Whitney-On-Wye, Hereford, Herefordshire, HR3 6EL

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