

8 DCCW2006/2391/F - RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS AND YARDS TO STORE 150 UNITS COMPRISING BUSES, MOTOR HOMES, CLASSIC CARS, CARAVANS AND TRAILERS AT BURLING GATE FARM, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3EU

For: Mr. & Mrs. G. Thomas per Andrew Last, Brookside Cottage, Knapton Green, Hereford, HR4 8ER

Date Received: 21st July, 2006 Ward: Sutton Walls Grid Ref: 52012, 49296
Expiry Date: 15th September, 2006
Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

- 1.1 The application site comprises a complex of farm buildings and associated hardstanding located between the settlements of Marden and Bodenham on the eastern side of the C1120.
- 1.2 The application seeks consent for the mixed use of the site for agriculture and the storage of a total of 150 motor vehicles, touring caravans or trailers, either externally or within the existing buildings.
- 1.3 The application is partially retrospective in so far as the external storage activity is already taking place without the benefit of planning permission. However there is an extant planning permission for the internal storage of caravans within the existing grain stores and workshop (ref. CW2005/1595/F).

2. Policies

2.1 National:

PPS7 - Sustainable Development in Rural Areas

2.2 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria
Policy ED7 - Reuse and Adaptation of Rural Buildings for
 Employment/Tourism Use
Policy ED8 - Farm Diversification
Policy T3 - Highway Safety Requirements

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR3	-	Movement
Policy E12	-	Farm Diversification
Policy HBA12	-	Re-use of Rural Buildings

3. Planning History

- 3.1 CW2003/3834/F Proposed farm building and areas of stoned hardstanding. Approved 13th February, 2004.
- 3.2 DCCW2005/1595/F Change of use of agricultural building (former workshop and grain stores) to secure storage of caravans. Approved 11th July, 2005.
- 3.3 DCCW2006/1134/F Retrospective application for change of use of agricultural yards to storage of caravans. Withdrawn 24th May, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection, subject to the imposition of standard conditions.
- 4.3 Conservation Manager: No objection subject to securing additional landscaping.

5. Representations

- 5.1 Marden Parish Council: Objection. It is observed that the number of vehicle movements to and from this site is causing traffic problems. Access to the site is on a narrow and dangerous bend in the road and access to the storage area is either up a steep slope strait from the road or through a narrow gate. It is agreed that the size of the operation has outgrown the capacity of the site.

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

6. Officers Appraisal

- 6.1 In April 2006 an application was submitted to regularise the open storage of caravans only on the hardstanding surrounding the farm buildings. (DCCW2006/1134/F).
- 6.2 Following an inspection of the property it was clear that the yard area was being used in association with the buildings for the storage or touring caravans, motor homes and a variety of trailers, cars and historic commercial vehicles.
- 6.3 Although planning permission for the storage of caravans within the buildings was approved in July 2005, the application for the external storage would not have properly regularised the full scope or nature of the activity being undertaken. Furthermore it

was considered that the extant planning permission did not cover the storage of other the types of vehicles as it expressly related to the storage of caravans only.

- 6.4 Therefore the applicant was advised to withdraw the application and submit a fresh application, which covered the whole site to enable the Local Planning Authority to properly consider the actual nature of the activity being undertaken.
- 6.5 In consideration of this revised submission the primary issues are considered to be:
- The principle and scope of the proposed development
 - The impact of the proposed change of use on visual amenity of wider locality
 - Access and highways issues

Principle and scope of the proposed development

- 6.6 Both the adopted and emerging plans recognise the benefits of supporting alternative commercial uses for agricultural buildings in maintaining the rural economy, subject to other material considerations being satisfactorily resolved.
- 6.7 The applicant who would continue a partial agricultural use of the land and buildings, is offering a secure storage facility for touring caravans, motor homes, cars and a variety of trailers, buses and lorries. The latter two being historic vehicles owned by private collectors.
- 6.8 In part the principle has already been established by the extant planning permission for the use of buildings. Therefore the key issue is whether or not the proposed intensification will give rise to any demonstrable harm measured against the existing level of activity.
- 6.9 In terms of the visual impact the difference between the storage of a caravan or another type of vehicle is minimal and therefore the mixed nature of the proposed storage is not considered to be unacceptable in land use terms.
- 6.10 The application seeks consent to store a total 150 vehicles at the property in conjunction with the continued use of the site for agriculture. It is estimated that the area required to store the vehicles would amount to 3600m², approximately 40% of the application site area, which extends to 8900m². Therefore having consideration for the size of the site, the proposed mixed use for agriculture and the storage of 150 vehicles is considered acceptable and would retain the agricultural use as the primary one in terms of floor area utilised. It is considered expedient to impose a condition controlling the total number of vehicles which can be stored at the site in order to ensure that the balance of uses remains appropriate. Furthermore conditions prohibiting any commercial repair, maintenance or sale of vehicles from the property by either the applicant or his tenants are recommended in order to define the nature of the approved development.

Visual Amenity

- 6.11 The site sits in a gentle depression within the landscape and is surrounded to the north, east and south by higher ground. The western boundary with the public highway is formed by a mature hedgerow which would minimise the visual impact of the farm complex within the wider landscape. Furthermore a bund which runs around the area of hardstanding to the north of the buildings has been created in accordance

with a condition attached to an earlier planning permission (CW2003/3834/F), which further acts to screen the area from external views.

- 6.12 For the reasons set out above, visually the proposed external storage use is not considered to give rise to any demonstrable harm that would substantiate the refusal of planning permission. However in order to ensure that the impact on the visual amenity of the wider locality is minimised it is considered expedient to require a comprehensive landscaping scheme to enhance the pre-existing planting/landscaping. The Conservation Manager supports this approach and his advice is reflected in the recommended conditions.

Access and Highways

- 6.13 The property is served by an existing vehicular access, and the Traffic Manager has raised no objection subject to the imposition of standard conditions.
- 6.14 Although the comments of Marden Parish Council are noted, it is not considered that their concerns could be substantiated as grounds for refusal in the absence of any objection from the Traffic Manager. It is proposed to improve the existing access by controlling the provision and retention of visibility splays. The tight controls proposed in relation to vehicle numbers would be an effective and enforceable way of restricting the intensity of use to a point that is considered to be acceptable.

Conclusion

- 6.15 Overall the proposal complies with the relevant policies in the Local Plan and as such approval is recommended.

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. **A07 (Development in accordance with approved plans).**

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

3. **A11 (Change of use only details required of any alterations).**

Reason: To define the terms under which permission for change of use is granted.

4. **This permission relates to the mixed use of the land and buildings outlined in red on the approved plans, for agriculture and the storage of no more than 150 motor vehicles, touring caravans or trailers at any one time.**

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

5. **No motor vehicles, touring caravans or trailers shall be stored or kept on the agricultural land outside of the land and buildings outlined in red on the approved plans.**

Reason: To define the terms of the planning permission, in the interest of local amenity.

6. **No motor vehicles, touring caravans or trailers stored at the property shall be sold or displayed for the purpose of sale on the property.**

Reason: To define the terms of the planning permission, in the interest of local amenity.

7. **No commercial repair or maintenance shall take place to any of the motor vehicles, touring caravans or trailers stored at the property.**

Reason: To define the terms of the planning permission, in the interest of local amenity.

8. **F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

9. **Within three months of the date of this permission a comprehensive landscaping scheme shall be submitted for approval by the local planning authority. The submitted landscaping scheme will take the form of a plan(s) at a scale of 1:200, accompanied by a written schedule, which clearly describe the proposed species, size, density and planting numbers.**

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

10. **The landscaping scheme (required to be submitted by condition 9 above) shall be carried out no later than the first planting season following the receipt of written approval by the local planning authority.**

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

11. **The landscaping scheme shall be retained in perpetuity and be actively maintained for a period of 10 years following planting. During this time any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any trees, shrubs or other plants fail more than once they shall continue to be replaced on an annual basis until the end of the 10 year maintenance period.**

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

12. **Within three months of the date of this permission, the access into the application site shall be modified to provide clear visibility from a point 0.6**

metres above the level of the adjoining carriageway at the centre of the access 3 metres from and parallel to the nearside edge of the adjoining carriageway for a distance of 90 metres in both directions. Nothing shall be planted, erected and/or allowed to grow on the area of land so formed, which would obstruct the visibility described above.

Reason: In the interests of highway safety.

Informatives:

1. This planning permission does not allow for the use of the property as an operating centre for heavy good vehicles or public service vehicles.
2. The applicant or their appointed agent are advised to seek the advice/guidance of the Council's Landscape Officer prior to submitted the landscaping scheme for approval.
3. N15 - Reason(s) for the Grant of Planning Permission.
4. N19 - Avoidance of doubt.

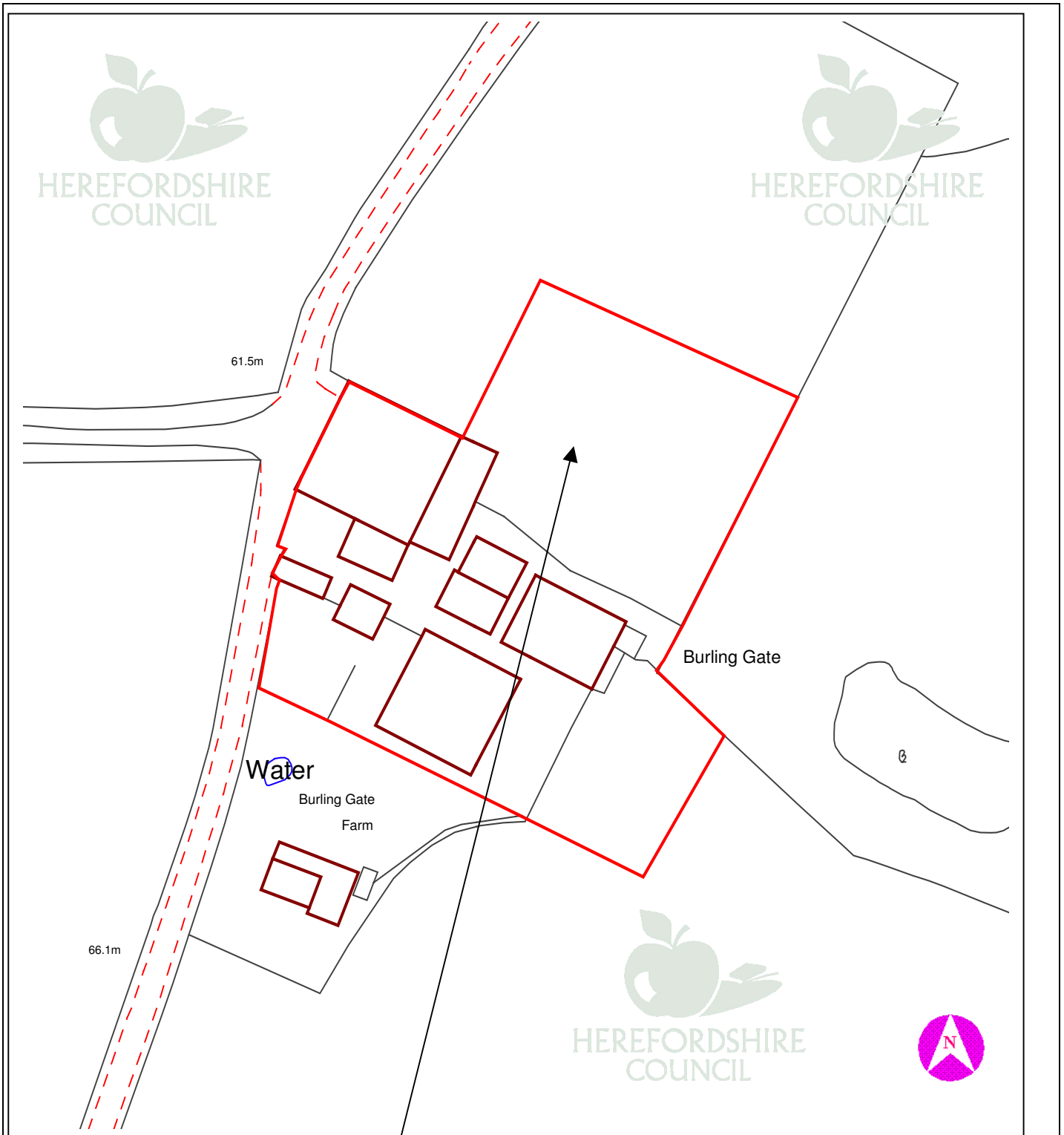
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/2391/F

SCALE : 1 : 1250

SITE ADDRESS : Burling Gate Farm, Marden, Hereford, Herefordshire, HR1 3EU

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