

**15 DCNW2006/2919/F - PROPOSED NEW BUILD OF
COLLAPSED BARN INTO TWO HOLIDAY LETS AT
CROONES HOUSE, BROXWOOD, LEOMINSTER,
HEREFORDSHIRE, HR6 9JR**

**For: G Sills per Mr E Price Moorcourt Lyonshall
Kington Herefordshire HR5 3JZ**

Date Received:

**Ward: Pembridge &
Lyonshall with Titley**

Grid Ref:

8th September 2006

37885, 54432

Expiry Date:

3rd November 2006

Local Member: Councillor RJ Phillips

1. Site Description and Proposal

1.1 The site is located in open countryside within close proximity to a two storey detached cottage, (the applicant's dwelling). The site for the proposed development is situated within the curtilage of the property on the site of a former barn in connection to the dwelling house.

1.2 The development subject to this application proposes to re-construct the building in exactly the same design and layout as that previously approved using the salvaged materials retrieved from the original building that collapsed during renovation.

2. Policies

2.1 Central Government Guidance
Planning Policy Statement 7: Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)
Policy S1 - Sustainable Development
Policy S2 - Development Requirements
Policy DR1 - Design
Policy DR2 - Land Use and Activity
Policy DR3 - Movement
Policy DR4 - Environment
Policy LA2 - Landscape Character and Areas least Resilient to Change
Policy HBA12 - Re-use of Rural Buildings
Policy RST12 - Visitor Accommodation

2.3 Leominster District Local Plan
Policy A1 - Managing the District's Assets and Resources
Policy A2 - Settlement Hierarchy
Policy A9 - Safeguarding the Rural Landscape
Policy A36 - New Employment Generating Uses for Rural Buildings
Policy A38 - Rural tourism and recreational Facilities

2.4 Supplementary Planning Guidance - Herefordshire - Re-use and Adaptation of Rural Buildings

3. Planning History

3.1 NW2002/1248/F - Application for two holiday units - withdrawn.

3.2 NW2003/3715/F - Proposed conversion of barn into 2 no holiday lets - Approved 20th July 2004.

4. Consultation Summary

Statutory Consultations

4.1 Forestry Commission - wish to make no comment with regards to the proposal.

Internal Council Advice

4.2 Transportation Manager raises no objections to the proposed development.

5. Representations

5.1 Pembridge Parish Council raise no objections.

5.2 A letter submitted in support of the application, indicates works commenced on these structures to convert them to the approved development in July 2005, however a sequence of unfortunate events delayed progress in earnest until Spring of 2006 and what appears to be partly as a result of human error a large section of the timber structure collapsed and the decision was taken on safety grounds to rebuild from new.

5.3 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 fact that the proposal is now for new build in the open countryside.

6.2 The application proposes new build to replace a previous barn granted planning approval for conversion to two holiday lets that was located between an existing outbuilding and the remains of part of the remaining section of the barn that collapsed during construction work on site.

6.3 The application currently under consideration proposes to reinstate the barn to its original approved condition using salvaged construction materials from the collapsed barn.

6.4 The site is located adjacent to the applicants dwelling where they currently reside and any unencumbered residential use of the site would be unacceptable due to privacy and amenity issues.

6.5 However the most relevant policy in the Herefordshire Unitary Development Plan (Revised Deposit Draft) is Policy RST12 – Visitor Accommodation – this policy states amongst its criteria:

“Outside of identified settlements, the provision of permanent serviced or self-catering accommodation for visitors will only be permitted if it consists of the re-use and adaptation of a rural building and it is of an appropriate scale and design for its surroundings, it does not harm the character or appearance of the countryside, it is wherever possible accessible by a choice of modes of transport and is designed to incorporate access for the disabled, and the proposal, including any proposed extensions, does not harm the character of the original building.”

6.6 The proposed subject to this application is for substantial re-build of an original building albeit a small section is still standing and the proposal is to re-instate the original construction materials. Therefore as Case Officer I cannot support this application.

RECOMMENDATION

Subject to no further representations raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to refuse the application, as set out below:

- 1 The proposal subject to this application is for substantial new build in the open countryside. Therefore the proposal is contrary to policies S1 and RST12 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and Policies A36 and A38 of the Leominster District Local Plan.**

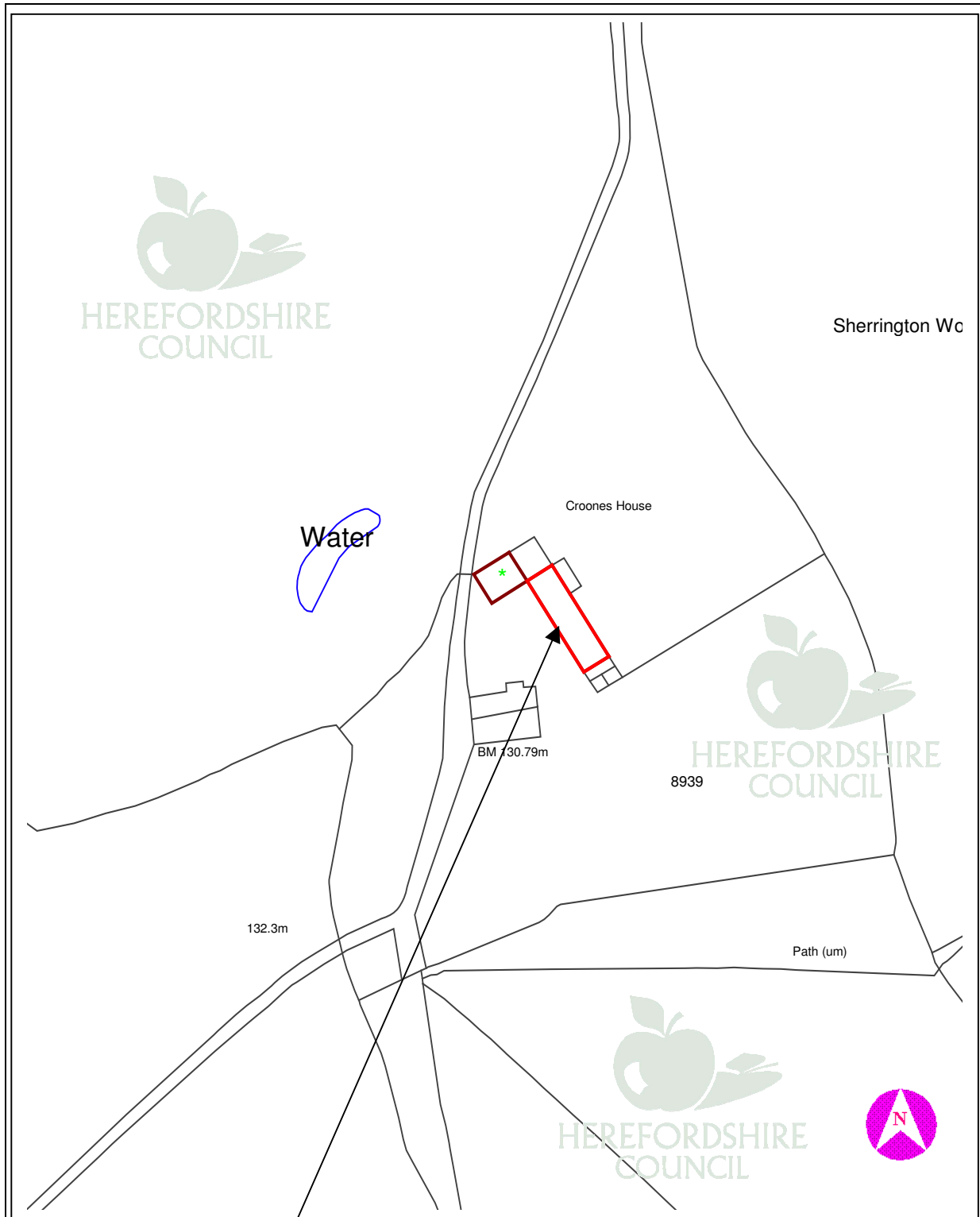
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2006/2919/F

SCALE : 1 : 1250

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