

DELEGATED DECISION REPORT APPLICATION NUMBER S121669/F

Losito Stud, Harris Lodge, Whitchurch, Ross-On-Wye, Herefordshire HR9 6EG

CASE OFFICER: Mr M Tansley		
DATE OF SITE VISIT:22/8/12	 	

Relevant Development Plan Policies: DR10 E11 LA1 LA2 LA6

NPPF

Relevant Site History:

120139 mobile home approved 28/5/12

112351 equine us eof part of site appeal allowed

18/5/12.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council			x		X
Transportation	12/15			X	
Historic Buildings Officer		1 -			
Ecologist/Landscape Officer					X
Environmental Health				X	
Environment Agency		2 12			1 9
Forward Planning					
PROW			X		
Neighbour letter/ Site Notice	120	х	75-14-15-1		
Other AONB officer			x		
Local Member	X			1 1 1 1 1	

PLANNING OFFICER'S APPRAISAL:

Site description and proposal: the proposal includes the erection of a modest storage building 5.4m x13.1 m, monopitch, 4.3m at highest point. This is to be a steel framed building with concrete blocks to 1.6m timber cladding and metal roof. It is to be sited opposite the existing stable building on its south east side.

It is also proposed to construct a training menage approx120m to the north west of the stable and measures 70m x 40m (though the amended siting plan shows 70x50m), on part of the former guarry. It would be surrounded by a 5ft post and rail fence.

The site lies within the Wye Valley Area of Outstanding Natural Beauty, along side the A 4137 juts to the north west of the A40.

The application includes submission of a planning statement and two design and access statements and a contamination study report

Representations:

Whitchuch pc has no objection

Goodrich and Welsh Bicknor gpc unanimously recommends refusal. They refer to the temporary nature of the permission for the accommodation, that storage for jumps is unnecessary. Neither parish has responded to the notification of the amended siting of the ménage.

Senior Landscape officer objects limited information provided- large size of ménage and location is contrary to policies LA1,LA 2 and LA6. Failure to demonstrate that the proposal will not have a negative impact on the AONB.

AONB officer- concerned about size of arena. Sloping site requires earth moving which could have a negative impact on landscape in this part of AONB.No details submitted to demonstrate that this we not be the case.. Statement suggests schooling of horses in winter, but also that no lighting required. Overall management of the site should be set out in a management plan demonstration no compromise of the character of the AONB.

Highways- no objection subject to conditions.

EH and Trading Standards requires submission of desk top study re potential contaminates with risk assessment. If necessary- remediation scheme before commencement of development.

Pre-application discussion:

None relating specifically to ménage.

Constraints: AONB

Appraisal:

The proposal for the modest storage building adjacent to the existing larger stable building is considered o be acceptable.

The details relating to the provision of the ménage however fail to demonstrate that proper regard has been given to the protection of this part of the AONB. It is therefore considered that this part of the proposal is contrary to policies LA1 LA2 LA6 and E11of the unitary development plan. Section 1 of the NPPF sets out the policy relating to 'Conserving and enhancing the natural environment.' In particular it advises that great weight should be given to conserving landscape and scenic beauty in... AONB's.

PF1 \$121669/F

Given the requirement for further contamination reports prior to commencement of any development, policy DR10 is addressed.
RECOMMENDATION: PERMIT REFUSE x
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL: (please note any variations to standard conditions)
It is considered that the proposed ménage/arena will have a detrimental impact upon the character and appearance of this part of the Wye Valley Area of Outstanding Natural Beauty, contrary to policies LA1, LA2 LA6 and E11 of the Herefordshire Unitary Development Plan and to the guiding principles of the National Planning Policy Framework. The applicant has failed to submit details which demonstrate that this would not be the case.
Informatives Signed: Dated: 18/9/12
TEAM LEADER'S COMMENTS:
DECISION: PERMIT REFUSE
Signed: Dated: 18/9/12
REASON FOR DELAY (if over 8 weeks) Negotiations Consultees Other (please specify)