

DELEGATED DECISION REPORT

APPLICATION NUMBER

170555

Stone Cottage, Green Lane, Orleton, Ludlow, SY8 4JE

CASE OFFICER: Hazel Nash
DATE OF SITE VISIT: 17/03/2017

Relevant Development Plan Policies:

National Planning Policy Framework (NPPF)
Para 14
Chapter 7
Chapter 11

Herefordshire Core Strategy (HCS)
SD1
LD1
MT1

Orleton and Richards Castle (Herefordshire) Neighbourhood Development Plan is at examination stage.

Relevant Site History: 163839 – Pre-App on principle of stable block and change of use from agricultural to equestrian use

CONSULTATIONS

| | Consulted | No Response | No objection | Qualified Comment | Object |
|-------------------------------|-----------|-------------|--------------|-------------------|--------|
| Parish Council | √ | | √ | | |
| Transportation | √ | √ | | | |
| Neighbour letter/ Site Notice | √ | √ | | | |
| Drainage | √ | | | √ | |
| Local Member | √ | | √ | | |

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The proposal is for the construction of a detached single storey stable 'L' shaped building to be situated to the northwest of Stone Cottage on an existing equestrian paddock. The building measures approx.: 16.8m (L) x 4.2m (W) with the projecting element to the north measuring 10.2m (L) x 3.3m (W) and the highest point of the dual pitched roof being 3.5m. The building would be finished in horizontal weatherboarding with a profiled metal sheeting roof.

The proposal also concerns the reposition of the existing access gate which lies to the north east corner of the paddock to enable improved access.

Representations:

Emergency Planning Highways – 03/04/2017 – qualified comments – finished floor level as raised by 150mm are considered sufficient, any flood event affecting the site and the surrounding area is a concern where the applicants travel to the site to evacuate, putting themselves at risk.

Parish Council – 21/04/2017 – support

Cllr Bowen – 02/05/2017 – no objection

Pre-application discussion:

163839 – Pre-App on principle of stable block and change of use from agricultural to equestrian use – capable of being supported

Constraints:

Flood Zone 2 & 3

Safeguarding Zone 3

MOD Cleehill Yellow

Appraisal:

The proposal is assessed against relevant national and local planning policy contained in the National Planning Policy Framework (NPPF), the Herefordshire Core Strategy (HCS) and the Orleton and Richards Castle (Herefordshire) Neighbourhood Development Plan. Of particular relevance are Policies SD1, LD1, MT1 of the HCS and ORC1 and ORC6 of the ORCNDP.

The proposal is considered to be of a scale, size, siting and height appropriate for its function and context. The height and finish is sympathetic to the surrounding landscape (LD1, HCS). In addition, it is considered to be capable of fitting sensitively into the landscape, complying with ORCS6 of the Neighbourhood Development Plan. A Condition is recommended to ensure the colour of the stables is appropriate for the context.

Comments were received from the drainage consultant in relation to emergency planning for evacuation. These comments are reflected in the pre-commencement conditions and the informatives, as set out below.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

C01

C07

C20

CDD

CAG

C57
CD7

Non Standard Condition

Where soakaways are proposed to manage surface water runoff, results of infiltration testing undertaken in accordance with BRE365 and confirmation of groundwater levels should be provided to the Local Planning Authority prior to works commencing in order to demonstrate that the invert level of any soakaways or unlined attenuation features can be located a minimum of 1m above groundwater levels in accordance with Standing Advice.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policy SD3 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

The site sits upstream of the Environment Agency Flood Alert Area 'Lower River Teme' (which covers Orleton) it could serve as a useful warning. It is recommended that the Applicants sign-up to it, as it covers the access roads surrounding Green Lane.

Contact Emergency Planning to ensure that safe access can be achieved during a flood event.

Signed:  Dated: 02/05/2017

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 8/5/17