

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 12 August 2021 20:23

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Dr. Hannah Clark**'

Nature of feedback: objecting_to_the_application

Comment:

Dear Sir/Madam,

I am writing to express my concern at the proposed development of Lower (Little) Daffaluke Farm. I have no objection to the listed barn being thoughtfully and sympathetically converted for holiday accommodation and would respect the current owners if they desire to convert it for that purpose. However, I must raise objection to the following areas:

1. As currently proposed, the listed architectural and historic integrity of the Grade II Farmhouse and Barn is under threat.

- The relationship between the barn and the three-crook, timber framed farmhouse is key to its listed status as, as a whole they form a unique heritage farm complex and yard. The proposed new buildings expand the existing site far beyond its original historic curtilage.
- As the current architectural conversation plans for the Grade II barn stand, there is no consideration for its listed status or recognition of its former agricultural origins and rural situation. Proposed use of materials for doors, windows and the roof, neither address the need for historically sensitive or local vernacular materials.
- Additionally, neither the barn conversion nor glamping pods address sustainable or environmentally friendly energy needs, lacking appropriate insulation or renewables.

2. I am seriously concerned about the long-term size and intentions for the development for this site.

- The conversion of the barn for use as an activity and conference centre, rather than for holiday accommodation suggests an intention to expand visitor occupancy beyond even the glamping pods proposed. The proposed barn facilities could enable significant expansion into the surrounding owners fields for both temporary and fixed accommodation.
- The development is out of scale with its rural, peaceful and residential domestic setting, as the site could be transformed into something that is commercial and urban in appearance.
- The use of the barn as a corporate and commercial centre requires good, safe access for visitors and safe roads for those of us living nearby. As it stands the roads used to access this development are unsafe, being single track, without verges and passing places, and severely reduced visibility. These roads and the footpaths they link up to are much used by walkers, horse riders, cyclists and dog walkers from the villages of Glewstone, Hendre and Peterstow.

- With the possibility of 14 different guests in the pods and their need for parking and grocery deliveries, there is a very real possibility of an additional 14 different supermarket delivery vans, plus visitors cars using the lanes at any one time.
- This proposal lacks long-term viability. The current 'glamping' craze is a result of the pandemic and travel restrictions. Already, national newspapers are running stories on the end of the fashion for Glamping and a growing consumer backlash.

3. I have concerns over noise, light, environmental and waste pollution and disposal.

- The topography of the valley means that even now (although we may joke about it!) the intimate conversations of all local residents can often be heard because of the way sound travels in the valley. Add in glamping visitors, activity centre attendees, and outside recreation, and the noise will be considerable.
- Wildlife may be disturbed. Currently the valley consists of grass fields, orchards, acres of wildflower meadows and well-established wild life ponds, wetlands and the Luke Brook running along the bottom of the site (a tributary to the River Wye). We have Barn owls, Little Owls, Tawny Owls, bats, Skylarks, Polecats, and much birdlife. a Kingfisher and Otter have also been sighted.

4. The whole application is misleading. There is only one 'true' barn on the site. The two proposed 'barns' for conversion were never barns nor official buildings. They were temporary, lean-to agricultural solutions built by a former farmer.

- The architectural plans are not drawn to scale – height, width and length are omitted. This is very unusual for a viable architectural plan.
- Secondly, the proximity of the 'Glamping Pods' to Bramley Barn is also misrepresented, being much closer in real life than shown on the plan.
- Thirdly, the scale of the "Glamping Pods" is very misleading. The way they are currently drawn on the architectural plans suggests they could be as large as the existing historic farmhouse.
- The term "Glamping Pod" is a misleading use of language. Rather than the temporary structures normally associated with this word, Lower Daffaluke's "pods" are not temporary, instead having fixed foundations, internal en-suite bathrooms, glazing and will be in situ and in use all year round. They are not seasonal, nor removable.
- These omissions makes me question the whole integrity, viability and accuracy of the entire proposal.

In conclusion, this is an inappropriate development that fundamentally changes the nature of the valley from a rural, domestic home for all its occupants into a commercial and corporate centre.

Yours sincerely,

Dr. Hannah Clark

Daffaluke House,
Glewstone,
HR9 6BB

Attachment:

Dr._Hannah_Clark_Lower_Daffaluke_Objection_.docx

Their contact details are as follows:

First name: Dr. Hannah

Last name: Clark

Email: [REDACTED]

Postcode: HR9 6BB

Address: Daffaluke House, Glewstone, Ross on Wye, Herefordshire

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 773357

Dear Sir/Madam,

I am writing to express my concern at the proposed development of Lower (Little) Daffaluke Farm. I have no objection to the listed barn being thoughtfully and sympathetically converted for holiday accommodation and would respect the current owners if they desire to convert it for that purpose. However, I must raise objection to the following areas:

1. **As currently proposed, the listed architectural and historic integrity of the Grade II Farmhouse and Barn is under threat.**

- The relationship between the barn and the three-crook, timber framed farmhouse is key to its listed status as, as a whole they form a unique heritage farm complex and yard. The proposed new buildings expand the existing site far beyond its original historic curtilage.
- As the current architectural conversation plans for the Grade II barn stand, there is no consideration for its listed status or recognition of its former agricultural origins and rural situation. Proposed use of materials for doors, windows and the roof, neither address the need for historically sensitive or local vernacular materials.
- Additionally, neither the barn conversion nor glamping pods address sustainable or environmentally friendly energy needs, lacking appropriate insulation or renewables.

2. **I am seriously concerned about the long-term size and intentions for the development for this site.**

- The conversion of the barn for use as an activity and conference centre, rather than for holiday accommodation suggests an intention to expand visitor occupancy beyond even the glamping pods proposed. The proposed barn facilities could enable significant expansion into the surrounding owners fields for both temporary and fixed accommodation.
- The development is out of scale with its rural, peaceful and residential domestic setting, as the site could be transformed into something that is commercial and urban in appearance.
- The use of the barn as a corporate and commercial centre requires good, safe access for visitors and safe roads for those of us living nearby. As it stands the roads used to access this development are unsafe, being single track, without verges and passing places, and severely reduced visibility. These roads and the footpaths they link up to are much used by walkers, horse riders, cyclists and dog walkers from the villages of Glewstone, Hendre and Peterstow.
- With the possibility of 14 different guests in the pods and their need for parking and grocery deliveries, there is a very real possibility of an additional 14 different supermarket delivery vans, plus visitors cars using the lanes at any one time.
- This proposal lacks long-term viability. The current 'glamping' craze is a result of the pandemic and subsequent economic slump. Already, national newspapers are running stories on the end of the fashion for Glamping and a growing consumer backlash.

3. **I have concerns over noise, light, environmental and waste pollution and disposal.**

- The topography of the valley means that even now (although we may joke about it!) the intimate conversations of all local residents can often be heard because of the

way sound travels in the valley. Add in glamping visitors and activity centre attendees, and outside recreation and the noise will be considerable.

- Wildlife may be disturbed. Currently the valley consists of grass fields, orchards, acres of wildflower meadows and well-established wild life ponds, wetlands and the Luke Brook running along the bottom of the site (a tributary to the River Wye). We have Barn owls, Little Owls, Tawny Owls, bats, Skylarks, Polecats, and much birdlife. a Kingfisher and Otter have also been sighted.
4. **The whole application is misleading. There is only one 'true' barn on the site. The two proposed 'barns' for conversion were never barns nor official buildings.** They were temporary, lean-to agricultural solutions built by a former farmer.
- The architectural plans are not drawn to scale – height, width and length are omitted. This is very unusual for a viable architectural plan.
 - Secondly, the proximity of the ‘Glamping Pods’ to Bramley Barn is also misrepresented, being much closer in real life than shown on the plan.
 - Thirdly, the scale of the “Glamping Pods” is very misleading. The way they are currently drawn on the architectural plans suggests they could be as large as the existing historic farmhouse.
 - The term “Glamping Pod” is a misleading use of language. Rather than the temporary structures normally associated with this word, Lower Daffaluke’s “pods” are not temporary, instead having fixed foundations, internal en-suite bathrooms, glazing and will be in situ and in use all year round. They are not seasonal, nor removable.
 - These omissions makes me question the whole integrity, viability and accuracy of the entire proposal.

In conclusion, this is an inappropriate development that fundamentally changes the nature of the valley from a rural, domestic home for all its occupants into a commercial and corporate centre.

Yours sincerely,

Dr. Hannah Clark

Daffaluke House,
Glewstone,
HR9 6BB

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 12 August 2021 21:16

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Maxwell Clark**'

Nature of feedback: objecting_to_the_application

Comment:

Please find below my letter of objection as an attachment

Attachment:

Maxs_Litle_D_letter_for_the_attention_of_the_Planning_Officer_Herefordshire_Council.docx

Their contact details are as follows:

First name: Maxwell

Last name: Clark

Email: [REDACTED]

Postcode: HR9 6BB

Address: Daffaluke House
Daffaluke Lane, Glewstone

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 773367

For the attention of the Senior Planning Officer Herefordshire Council

Re Planning Application for Lower Daffaluke P212661/F

Dear Sir or Madam

I am sending this letter to object to the above application. I have seen a number of letters of objection sent to me by others and support and agree with many of the various points made.

Rather than just repeating these points therefore I would like to comment more broadly on the application.

I feel that the applicants have been sadly let down by their architect in that the application falls short of what they and we should reasonably expect on most criteria, notably

- Grade 2 Listing: grade 2 buildings and the site surely need a sympathetic and creative approach to development. There is sadly little recognition of this in this proposal.
- The site deserves a proposal that impacts as positively yet discreetly as possible on both Lower Daffaluke and its neighbours. This proposal appears to place all the potentially unsightly, noisy or light polluting buildings and activities away from the applicants' house and immediate area to the parts most adjacent to their neighbours.
- How can any architect or technical person submit plans for approval which are of varying scales, contain no dimensions and say 'do not scale from this drawing' or words to that effect? It is not possible to determine either the size or height or exact location of any of the proposed new buildings and although we are not supposed to scale, the building replacing the pig cotts appears to be about $\frac{3}{4}$ of the size of the house. Does the architect think we are incapable of reading technical drawings, or does he think we are capable so he does not wish us and you to have this information? As mentioned above what we do know is that these new buildings are proposed to be situated as near to the neighbours and as far from the applicants' house as possible. Why is this? In any case it's not even clear what building materials are proposed for this grade 2 listed site.
- As has been raised by others the lanes here are extremely narrow and the likely increased volumes of traffic would be highly problematic.
- I would suggest that if any development is to be approved it should be in the area south of the house with the barn to the west rather than in the surrounding old agricultural field area, and I would try to support such a request if it was done sympathetically with this beautiful farm and area.

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 12 August 2021 18:13
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Fiona and David Wood**'

Nature of feedback: objecting_to_the_application

Comment:

We would like to object to the application on the following grounds:

- Access! The property is approached by narrow lanes from each direction, both of which are in a poor state of repair. There is only one potential passing place from Daffaluke direction and none from the Man of Ross. Although it has been noted in the application that the roads are okay, we can only assume that this has been assessed remotely. An in-person check would notice lots of substantial potholes, sides of roads crumbling away and grass and weeds growing on the road surface. At one point, a substantial chunk of the road has subsided into the brook that runs alongside – a couple of bollards have been placed to mark this spot for at least 18 months – although 1 of these has now fallen into the brook. Earlier this year some neighbouring roads were patched but this lane remains untouched and in a bad state of repair. We would never drive a car down this lane and can only imagine the consequence of many vehicles using it, both to the state of the road and to their own and other vehicles' safety. Additionally, there are no public transport links.
- 2 of the buildings stated as barns in the application are in fact ex pig pens and chicken sheds and therefore not substantial structures being renovated
- 1 of the buildings – a tin shed – does not provide any detail as to its proposed use in the application
- Potential noise pollution – substantial numbers of extra holiday makers will alter the current environment considerably.

Strain on local infrastructure - we already suffer from a marked decline in water pressure during hot weather - to the extent that we are unable to shower during the day. Whilst we used to report this to Welsh Water, we now accept that there are many demands on water supply in this agricultural area and put up with the inconvenience. However, we feel that this development will increase the pressure on key services further.

We would also like to ask about the lack of notification regarding the application. We realise that letters to neighbours have been discontinued because of cost savings, but would like to ask where the planning notice for this application has been posted as we have not seen one on any of our numerous local walks and bike rides.

Attachment:

Their contact details are as follows:

First name: Fiona and David

Last name: Wood

Email: [REDACTED]

Postcode: HR9 6AX

Address: Hendre View
Glewstone

Infrastructure from Section 106 to consider:

improvement to local water supply and safe road access

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 773333

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 12 August 2021 19:07
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Malinda Thomas**'

Nature of feedback: objecting_to_the_application

Comment:

This property is just behind ours. We use Daffaluke lane all the time to ride our horses and to walk every day, the lane is Exceptionally Narrow!!! If you go down there as a walker or on a horse there is NO place to pass. Adding extra traffic to this lane that is already a problem is not acceptable. Everyone that use the lane knows to take it exceptionally slow as it also contain blind hills and corners, Having people that do not live in the area use it all the time is going to not only create a lot of additional noise but also increase the current substantial risk of injury by a car 10 fold!! Unless you can find a road to use that the traffic does not pass through Daffaluke lane and our lane I cannot see how this can be accommodated putting other lives of humans and animals at risk

Attachment:

Their contact details are as follows:

First name: Malinda

Last name: Thomas

Email: 

Postcode: HR9 6BA

Address: Daffaluke Villa, Glewstone

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 773341

From: Amanda Denny <[REDACTED]>
Sent: 16 August 2021 20:05
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: Application P212661/F

[REDACTED]

Dear Sirs

I write in connection with the Application P212661/F at Lower Daffaluke and wish to express my concern on several matters.

1. I was surprised to see that the closing date for objections to this application has passed, as I was unaware of its existence. I cycle and ride horses past the property regularly and have noticed no planning notification signs erected. From conversations with neighbours, it seems I was not the only person who was unaware. Based on the lack of notification, it is my opinion that you should extend the deadline for submissions.
2. Living in the neighbouring hamlet, I have ridden along Daffaluke Lane (as mentioned) on both a bicycle and my horses. The area between Lower Daffaluke and the hill towards The Man of Ross Packhouse is notorious for flooding during the winter months. In the [REDACTED] that I have lived here in the area, no remedial work been carried out. With the increase of traffic using this road to access the proposed holiday accommodation and the additional visitors who may attend the "courses associated with glamping accommodation", I would suggest that the standard of this road will deteriorate further and potentially result in damage to resident's vehicles or an accident. However, it seems that you have pre-empted my concern. On the 14th August I received a letter to advise me that drainage works would be carried out at this exact location beginning on the 31st August for a month. It seems a little hard to believe that, when the maintenance to this and other roads in the area has been limited to a poor repair to some of the potholes in the past, suddenly it is worthy of a month's worth of attention. [REDACTED]
[REDACTED]
3. With regard to the application itself, your policies RA5 and RA6 both focus on the redevelopment of old agricultural buildings, together with increasing employment benefiting the local economy. The plans provided with the application have no dimensions. Policy RA5 states development is permitted if "the building is capable of accommodating the proposed new use without the need for substantial alteration or extension". Without dimensions, it is impossible to judge whether the above condition has been met. However, the application goes on to state the "existing barns will be rebuilt and extended" suggesting it will not. Regardless, I believe that it is essential that pre-determined limits are placed on any updated buildings to ensure that the neighbouring properties do not see an increase in height and size that is detrimental to their property. It also concerns me that, while Policy RA5 states

that any redevelopment should be compatible with neighbouring uses, the application seems to take little notice of the surroundings. This area is purely residential, with predominantly rural/small holding properties. To allow a development such as this which is purely based on a commercial venture, feels incompatible with its surroundings. Policy RA6 states that a development will “not generate traffic movements that cannot safely be accommodated within the local road network”. The plans for the Pig Sheds show 12 seats at the central table, parking for 9 vehicles as well as additional glamping accommodation within the Tin Barn, which isn’t shown on the submitted plans. Further, [REDACTED] [REDACTED] stating that the current four parking spaces will increase to only eight, while the plans quite clearly show nine at the proposed development plus those already at the residence. Even an increase to the stated eight will certainly create an increase in traffic, all of which will need to access the local shops and facilities, of which we have none. This will result in journeys to neighbouring towns, increasing the traffic for the local community but bringing with it no local benefit. I would also challenge how “company away days” will not result in outdoor team activities which most certainly will not enhance or maintain the peaceful nature of the location.

In conclusion, I have no objection to the stone barn at the premises being converted to provide a holiday accommodation unit, as has been previously granted by yourselves. This will welcome an acceptable number of visitors to this local area where access is poor and facilities limited. This will take note of Policy RA6, ensuring that there are no “unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise.” Without a great deal more clarification on the proposed development, providing measurements on plans, and giving further details of the number of visitors/students anticipated per day/week it is impossible to agree to such an application.

I look forward to hearing your comments, and I trust everyone, within the local area will be properly notified of any amendments to this application.

Yours faithfully

Amanda Denny

Hendre Cottage

Hendre

Glewstone

HR9 6AX

From: Ingrid Robson [REDACTED]
Sent: 26 August 2021 11:01
To: Withers, Simon <Simon.Withers@herefordshire.gov.uk>
Subject: Objection to Planning application Ref. P212661/F

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir,

Objection to Planning application P212661/F

I hope my objections to the above planning application are still being taken into account. My reasons for objecting are as follows:

- Danger of pollution of the waterways because of sudden increase of human activity
- Access roads are not designed for commercial activity
- Danger to existing wildlife

Kind regards
Ingrid

Ingrid Robson
Ty Carreg
Llangarron
Ross-on-Wye
Heref. HR9 6NS

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 14 October 2021 14:50

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**John Nichols**'

Nature of feedback: objecting_to_the_application

Comment:

Serious question relating to the earlier application have not been addressed in the amendment

Much more detailed information is required regarding finished appearances of new buildings and proposed modifications to the Grade 2 listed barn.

Attachment:

LOWER_DAFFALUKE_2_P212661.docx

Their contact details are as follows:

First name: John

Last name: Nichols

Email: [REDACTED]

Postcode: HR9 6AT

Address: Little Pinions

Glewstone

Ross on Wye

HR9 6AT

Infrastructure from Section 106 to consider:

Upgrades to existing lanes, resurfacing, improved sight lines at bends, mains drainage etc.

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785189

LOWER DAFFALUKE P212661 / F

FAO CHIEF PLANNING OFFICER HEREFORDSHIRE COUNCIL 14/10/21

Dear Sir,

Ref the subject planning Application. I wrote to you on 11/08/21 concerning this proposed development. You did not reply but my letter appeared on the application documents.

A revised planning application has now been submitted with a number of changes but most of the concerns raised by me and others have not been satisfactorily addressed. In particular:

- 1) The previous references to “conversion” of the assorted animal pens to various activity centres have now been changed to “rebuilding” which does at least recognise that the appalling and derelict states of the existing structures makes any form of “conversion” impossible. However, there is still an absence of any detailed information on finished appearances etc.
- 2) There is still no detailed information of the developer’s intentions regarding the proposed activities to be conducted on the site, how many visitors would be coming and going, and over what periods would they be on the site. They presumably have a business plan and it should therefore be easy for them to supply such important details.
- 3) Concerns have already been raised by many protesters about the safety aspects of additional traffic on the very narrow and twisty local lanes. More information on the additional traffic is needed.
- 4) There is still no reference to any form of study of the impact of the proposal on local animal and insect life. The animal pens have been unused for some years and will no doubt have been populated by bats, newts, birds, hedgehogs, and other protected species
- 5) The revised proposal does outline more details about what is planned to be done with the existing Grade 2 listed barn. It would appear that additional roof lights and other windows are planned. I understand that such extensive changes to the outside appearance of listed structures are not permitted.

- 6) As raised in my previous letter, the property is now described as a “small holding” which, according to the OED, involves a “meaningful level of agricultural activity”. I cannot see any reference to any such activity in the application or the revised application. There are clearly “change of use” implications here which need to be addressed.

- 7) There are mentions of running courses for disabled individuals in some of the documents. Much of the site is on steep slopes which could create hazards for some disabled individuals, particularly in wintry or very wet conditions.

In view of the above I can only repeat my view that this (revised) application should be turned down.

The earlier, and previously approved, planning application for a suitable conversion of the barn into holiday should be reinstated if the developer wishes to proceed with this work.

Your faithfully

John Nichols

Little Pinions
Glewstone
Ross on Wye
HR9 6AT



From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 17 October 2021 22:13

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Sally Brett**'

Nature of feedback: objecting_to_the_application

Comment:

I register objection to the planning application ref. P212661/F for reasons outlined below

1) Access to the proposed new development is along narrow, poorly maintained lanes with limited visibility. These lanes are used not only by local residents, but also by dog walkers, cyclists and horse riders. Passing place opportunities are scarce and difficult to negotiate. An increase in volume of traffic, be that by visitors, "event" attendees or supply services can only serve to further exacerbate an already hazardous situation.

2) Increased noise levels from traffic, from visitors engaging in outdoor, recreational activities outside of their accommodation and from "events" hosted at the location will be an inevitable, unwanted outcome. As an example, excessive noise from musical events at Gillow Cider Farm, some three miles away, can be heard from inside our property with the windows and doors closed.

3) Potential risk of pollution to the stream running along the boundary of the property is a concern with regard to contaminants entering the water course and posing a risk to wildlife.

4) Impact on local wildlife. The small hamlet of Daffaluke is graced with an abundance of wildlife; crested newts, otters, bats, dormice, kingfishers, spotted flycatchers and Tawny Owls to name but a few. These creatures thrive by virtue of the quiet, rural surroundings of this location.

5) The scale and format of the development would appear to be in conflict with the character of the two Grade II listing buildings already on this site. It is very unclear from the application what the final aesthetic appearance of the converted animal pens will be. A more sympathetic approach would be to develop the listed building on the site, for which planning approval has already been granted. This would ensure that the integrity of the development is maintained and that the resultant, visual impact is not detrimental to the surrounding neighbouring properties.

Attachment:

Their contact details are as follows:

First name: Sally

Last name: Brett

Email: [REDACTED]

Postcode: HR96AU

Address: Moor Court
Glewstone

Infrastructure from Section 106 to consider:

Viability assessment of impact of increased traffic Daffaluke Lane

Nature report of impact on local wildlife from commercial development

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785630

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 19 October 2021 10:59
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212661 - Planning application comment was submitted

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

The following is a comment on application **P212661/F** by '**Mark Ebbutt**'

Nature of feedback: objecting_to_the_application

Comment:

Objection against latest amended plans

Attachment:

Planning_Objection_P21266FAMENDED_plans_M_EBBUTT.pdf

Their contact details are as follows:

First name: Mark

Last name: Ebbutt



Postcode: HR9 6BB

Address: Bramley Barn, Lower Daffaluke,
Glewstone

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785908

Herefordshire Council
Planning Office
Plough Lane
Hereford
HR4 0LE

Mr Julian Mark Ebbutt
Bramley Barn
Lower Daffaluke
Glewstone
HR9 6BB

18th October 2021

For the attention of the Planning Officer

OBJECTION TO PLANNING APPLICATION Ref. P212661/F

Dear Gemma Webster,

This objection is in reference to the amended plans and additional information submitted by the applicants on or around 27th September 2021. In many respects, points raised in my original objection of 11th August 2021 are still valid. To avoid repetition the focus here is based principally around new evidence and the updated application as it is today.

Unless otherwise stated, references given relate to Herefordshire Council's Adopted Core Strategy Document 2011-2031.

There are a number of errors within this application and the information provided is very disjointed. Some drawings still lack essential information and the supporting information is scant and muddled. For example; There is no clear understanding of the scope of works, no information on sustainable building materials, no information on hard and soft landscaping required for access between the various development buildings, all essential to understanding the full impact of light, noise, activity, no information on fowl water collection, treatment and disposal, again essential to the full and proper ecological impact determination.

The Design & Access Statement has not been updated to align with the amended plans or comments made by the applicants in their supporting letter (Doc Ref. Misc). The intended use is extremely vague and again muddled with no clarity on visitor capacities, service needs, vehicle access needs, footfall or associated parking needs aligned to the indicated use. Hence there is no telling what the real intention is or what this development/new commercial enterprise might become. What is clear is that this proposed development appears to be at odds on many levels with the NPPF & Herefordshire Councils adopted Core Strategy. Might I suggest that sight of a business plan or key elements from it would help provide clarity on the likely impact of this development given the intended change of use.

1. Listing & Curtilage

Concerns over potential Grade II listing and curtilage of the stone barn were raised in my correspondence to Mr Withers, dated 16th September 2021. I understand that the Council's Conservation Officer was copied on my correspondence and asked to review my concerns, at the time of writing my understanding is that this review has yet to be performed. That aside, recent evidence uncovered from the Herefordshire Council's planning archives (Application Nos. SS980747LA and SS980722PF) indicates that Lower Daffaluke Farmhouse was grade 2 listed on 25th February 1966 and the Barn was grade 2 listed on 26th March 1987.

Further to which the setting and curtilage of the stone barn and old farm house would appear to be predominantly to the South East towards the central courtyard area of the once farm, with the

curtilage boundary running along the back West wall of the stone barn. Hence all ruinous structures to the West of the stone barn earmarked for demolition and re-build under this application, and with reference to (Historic England - HEAG125 Listed Buildings and Curtilage Guidance) sit outside the original farm curtilage in an area historically referred to as the 'paddock'.

Should Herefordshire Planning Office determine with the support of the Council's Conservation Officer that the stone barn is Grade II listed then it is my understanding that listed building consent would be required and compliance with the requirements of NPPF - Section 16 and Herefordshire's Core Strategy Policies SS6 & LD4 will also become relevant and applicable to this application.

2. Ecology, Biodiversity & Sustainability

At the time of writing, an ecology assessment (SAC - Habitats Regulations Assessment) has not been published or made known. Per the requirements of Core Strategy SS6 this should at the very least include bat, owl, dormouse and great crested newt surveys, all of which are known to exist in this area and have been spotted by neighbours on a regular basis. Owls are known to frequent the lean-to structure of the stone barn and at least one of the derelict structures.

In the years that I have lived at Bramley Barn the ecology of the valley in which Lower Daffaluke sits has gone from strength to strength. The area has been very tranquil and quiet over this period with very little human interference on the land, the fauna & flora has flourished with many mature hedge row and forestry trees now in existence, re-planted orchards and new wild flower meadows in the area, and with it an abundance of wildlife, some rare and protected, now happily exist throughout this shallow valley.

Despite claims of introducing biodiversity and adding to the sustainability of the area, the reality of the situation once fully evaluated will be found to do more harm than good.

The change of use on a viable commercial scale as vaguely outlined by this proposal is inevitably going to increase the presence of people at this location far above that of its present day 5-bed domestic dwelling status. The large majority of visitors to the site will be holidaymakers travelling from distance to the county, yet holidaymakers and locals alike will require motorised transport of some kind to travel to/from this remote location, not to mention delivery and support services (local public transport doesn't exist and is unlikely anytime in the near future). There are no local facilities like shops, supermarkets, restaurants or pubs, transport to/from the location will be needed or deliveries brought in to service the needs of visitors. The human footfall at the property between buildings and potentially across the fields will be significant compared to present day. The increase in noise (human and vehicular), artificial light disturbance levels etc. will all be considerable. None of which will be to the betterment of this location.

The environmental Bill of 2019-20 announced in the Queen's Speech in December 2019, Part 6 requires that there shall be a measurable 10% "Biodiversity Net Gain". Given the rich ecology of this area already and the impact of the proposal I cannot see how this or the requirements of LD2 can be achieved.

3. Traffic & Access

Much has been said on this by many objectors, including myself, so I won't dwell on this here in any detail but point the reader to the specific correspondence on this filed against the application. In addition to which it has recently been established that in the days when Lower Daffaluke was a farm, i.e., prior to 1999 when it had some 24+ acres of land, the main access for agricultural vehicles and equipment was across this land via the then existing husbandry track directly to the A4137, and later via a large gated entrance onto Hendre Lane. With this and the fact that all land was directly accessible to the farm without need of transit along local highways, the farms use of Daffaluke lane has always been minimal.

As a consequence, the further development of this property, together with its intended new commercial use and the fact that today access is only possible via Daffaluke lane, will result in significant intensification of Daffaluke Lane (U71014) and the various single-track feeder lanes along which passage is necessary in order to reach Daffaluke lane. Such use will invariably cause an increased level of obstruction and safety risk to all present-day users of this narrow country lane. Based on a prior Traffic & Access assessment on the use of this lane from 2012 (Ref. Memorandum from Mr Tim Cooke 04 May 2012 re; Application S121041/FH) this planning proposal will result in substantial over intensification of Daffaluke lane.

Consequently, this proposed development does not meet the requirements of Herefordshire's MT1 Policy (points 1,2 & 4) and cannot be safely accommodated within the local area network (RA6).

4. Development Buildings (AMENDED plans)

The amended plans do little or nothing to address concerns raised in my original objection against this application, in particular those that have an impact on Bramley Barn and other adjoining neighbours. Noise and disturbance imposed on neighbours and the ecology of this otherwise very quiet/tranquil area will be significant. The extent and distribution of artificial lighting around this paddock area, including that of vehicle lights which now looks to be more significant, will have a significant impact given that this area has been devoid of all such artificial light historically (RA6).

The frontal aspect and entrance of the stone barn has been switched from East to West facing. All door openings to the Eastly aspect have been closed off, numerous openings added to the West aspect in which there would have been none originally, skylights added to the roof. None of which is sympathetic or in keeping with the listing requirements of point 1. The accommodation is set out and described as one very large "Bunk House". It's layout, use and occupation are ill-defined, leaving it open to potentially high levels of occupation and alternative use such as parties, training, workshops and corporate events. The term "Bunk House" suggests the focus is no-longer on holiday accommodation or glamping for that matter, where expectations on the quality of the accommodation and service would be higher and potential occupation less. Whereas "Bunk House" would indicate larger group bookings/on-site activity and increased levels of use.

The lower ground floor room shown as a dining space is at or below flood plain level. The Government flood risk web map currently indicates that the risk of surface water flooding doesn't extend to this area, however since I have been in residence this current garage area has flooded on at least three occasions. Water has been known to run down the full width of the entrance track to a depth of 25 to 30cm, spilling down Daffaluke land and through the gated entrance to the field opposite.

The two derelict/ruinous out-buildings require a total re-build, yet no structural survey appears to have been performed or presented with this application. Both rebuilt out-buildings show wash and toilet facilities yet no information is provided on service provisions, in particular the disposal/treatment of fowl water and whether or not these are to be connected to the recently installed treatment package.

There is little or no information on construction, materials of construction, heating, lighting, insulation, or reference to standards to be attained for any of the buildings of this development proposal. Hence, it is not possible to make any meaningful sustainability determination.

The structure on the site plan marked as "Pig Sheds" is somewhat remote from all other buildings of this property, positioned close to Bramley Barn. Yet other than the fact that it sits on the site of ruined pigpens & field shelter and shown to be of similar size, there appears to be no reason why it should be there and not re-sited. It now comprises a single accommodation unit and three sheds (although the proposed site plan describes them as 'Stables'), a strange combination in itself and

having implications on its construction. For livestock use or stabling of horses it makes sense, but I object to it being used for accommodation purposes given its present location and proximity to Bramley Barn. The vagaries of its defined use are also of concern, one accommodation unit plus three sheds could very easily become multiple accommodation units or one large residency of larger footprint than the main farmhouse. Also, why are additional sheds required when there are several functional sheds on this property already and if the accommodation is for a worker, instructor or [REDACTED] relative why not in the stone barn in close and level proximity with the farmhouse, not in this remote elevated position at the top end of a grassy paddock.

The proposed re-use of these rural buildings does not meet with the requirements of Core Strategy RA5, in particular because this policy does not allow for complete reconstruction and these ruined field structures require total demolition before re-building with new foundations for human habitation use. As such it is my understanding that these replacement buildings ought to be considered as new-build development in an isolated open countryside setting. Core Strategy Policy RA5 also requires that provision of protected and priority species and associated habitats be made known and implemented yet no provision of such would appear to have been considered by this present planning application.

5. Setting

The positioning and configuration of the three proposed development units' places everything directly in front of their two nearest neighbours (ourselves and New House Farm) away from the applicants own home and the established homestead of the Grade II Listed dwelling. All at expense to neighbouring properties, driving a big dividing line between themselves and their guests by flipping the intended frontal aspect of the large stone barn away from the courtyard to face the paddock and new-build outbuildings. Whilst details are not given on the proposed use of the present paddock area between these development buildings it is likely to the point of inevitability that this will become an out-door communal activity/play area, potentially with interconnecting pathways, outdoor lighting etc., detracting from the natural agricultural landscape and a source for further noise, light and visual disturbance to immediate neighbours. Further to which this development also proposes car parking/turning spaces be brought around the front of the stone barn up and into this paddock introducing further unnecessary disturbance. To the front of the barn and lower level/courtyard area there is opportunity for ample parking and turning space that would keep disturbance and disruption to a minimum.

As proposed this development does not satisfy the requirements of Core Strategy Policy RA5 – Re-use of rural buildings, not only this it is arguably damaging to the listed setting of not only the applicant's property but also the setting of Grade II Listed Bramley Barn.

One would hope that with recognition of the Grade II listing and curtilage of the original historic farm buildings (i.e. stone barn) together with recognition of the much later built 20th century outbuildings, earmarked for demolition and rural new build, that conservation of this grass land/paddock area is of importance to the preservation, not only to the Grade II Listed setting of both Lower Daffaluke and Bramley Barn, but also to the ecology and tranquillity of the larger area.

As a point of reference: Lower Daffaluke sits in the heart of a shallow valley amidst a backdrop of numerous trees, wooded area and a couple of ponds through which a small tree lined tributary stream of the river Wye runs. The proposed development in the paddock area behind the stone barn to the West of Lower Daffaluke's historic buildings sits directly in front of and below Bramley Barn's front, South-facing aspect and directly below and to the North East of New House Farm. The conversion of Bramley Barn's Grade II listed barn was made with its prominent open aspect facing its

former yard with its major source of natural light and ventilation facing south. Consequently in its elevated position the principal view, garden and terrace of Bramley Barn looks down and directly across this small paddock area.

6. Safe Guards/Conditions

Given the disruption any approval of this development might bring to this location, I believe it imperative that a few capacity conditions, or safe guards if you will, be applied. At this time given the lack of any detailed scope it is difficult to say what these might be. However, I would suggest these be commensurate with conditions applied against an earlier planning application on this property (Ref. SS-980772-PF) and in addition prevent any further expansion of accommodation, temporary or permanent, on the grounds of this property. (e.g. including tents, glamping pods/huts, cabins or mobile homes in-use or stored etc.), together with limitations placed on the number of visitors on-site at any one time and attendees at any one gathering (e.g. meeting, class, training session).

Yours faithfully

A large black rectangular redaction box covering the signature area. A small white arrow points to the top right corner of the box.

Julian Mark Ebbutt

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 19 October 2021 11:50
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212661 - Planning application comment was submitted

[REDACTED]

The following is a comment on application **P212661/F** by '**Jacqueline Powell**'

Nature of feedback: objecting_to_the_application

Comment:

I objected to the previous application and as far as I can see, the amended plans and wording have just been altered in a minor way, so I refer to all the comments to my objection submitted on 9th August 2021.

Attachment:

Their contact details are as follows:

First name: Jacqueline
Last name: Powell

,

[REDACTED]

Postcode: HR9 6AX
Address: Sunnycroft
Upper Hendre
Glewstone
Ross-on-Wye

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785928

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 19 October 2021 11:03
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212661 - Planning application comment was submitted

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The following is a comment on application **P212661/F** by '**Aleksandra Ebbutt**'

Nature of feedback: objecting_to_the_application

Comment:

Objection against the amended plans of this application

Attachment:

P212661F_amended_plans_objection_A.Ebbutt.pdf

Their contact details are as follows:

First name: Aleksandra

Last name: Ebbutt



Postcode: HR9 6BB

Address: Bramley Barn

Lower Daffaluke

Glewstone

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785911

Herefordshire Council
Planning Office
Plough Lane
Hereford
HR4 0LE

Mrs Aleksandra Ebbutt
Bramley Barn
Lower Daffaluke
Glewstone
HR9 6BB

19th October 2021

OBJECTION TO PLANNING APPLICATION **Ref. P212661/F**

Dear Gemma Webster,

I strongly object to the above revised plans of the application because they do not demonstrate compliance with Herefordshire Core strategy Policies or the requirements of NPPF. I would like you to use this objection in conjunction with my previous objection posted against the first set of plans on 12 August 2021.

The revised plans of the application are somehow aspirational in seeking to be environmentally sustainable but are failing on so many points:

1.LOCATION

Glewstone village, its isolated situation is unsustainable in terms of lack of access to facilities. There are no places of worship, village hall, public house or local retail premises, and no access to public transport.

2.TRANSPORT

The MT1 and NPPF require proposals to provide safe access and demonstrate that the local highway network can absorb the traffic impacts of the development. Private track, so narrow that is not possible for two cars to pass does not extend to highway. Visibility splays (not shown in any proposed plan) first to join the shared drive and then the highway Daffaluke lane(U71014) can not be formed to support the safe access because the land around them is not owned by applicant and the hedgerows and other vegetation, much higher than 600mm and closer than 1m from the track, are blocking the view and cannot be removed. The Local highway, Daffaluke lane((U71014) is extremely narrow, no passing places and no extra space for walkers, cyclists, and horse riders. It is also flanked by hedgerows on both sides, which are creating a visual clutter. Vulnerable road users (cyclists, walkers, and horse riders) have no space to protect themselves on this extremely narrow lane and feel threatened by passing vehicles. This shared surface will also cause problems for disabled people. Therefore, the proposal cannot fulfil the requirements of CS MT1, SS4 and SS7.

3.CLIMATE CHANGE

There doesn't seem to be a Climate Change compliance checklist posted with this application. Policy SS7 requires the development to be in the most sustainable location, reduce the need to travel by private car and encourages walking, cycling and public transport and all this is impossible as I mentioned in previous points. Chapter 14 NPPF requires Planning system to help shape places in ways that contribute to radical reduction in greenhouse gas emission in line with Climate change act 2008. Access to a range of services from proposed development is difficult without using a car, no access to public transport and dangerous access to highway, very narrow dangerous lane for cycling

or walking, all increase reliance on the private motor car use- major impact on CO2 emission, the main greenhouse gas that contributes to climate change. It will certainly not help Herefordshire county-wide Climate and Nature Action plan achieve a net zero carbon and nature rich County by 2030 and contravenes the requirements of CS SS7 and Chapter 14 of NPPF.

4.SUSTAINABLE WATER MANAGEMENT AND WATER COURSES

There is simply not enough information in this planning application to assess the above. There is no proposal that integrates water management. There are no details of how surface water run-off will be managed to ensure no increased discharge from site will occur and that there is no direct or unmanaged discharge into any local watercourse (adjacent stream) from PTP. As all appropriate plans and reports should have been supplied with application, by failing to do so this proposal is not in compliance with CS SD3, SD4, LD2, Habitat Regulations, NPPF, NERC Act and General Building Rules.

5.BIODIVERSITY AND ECOLOGY

The key principle of sustainability is to foster development that does not irreparably damage the natural environment. Sufficient and detailed information should have been submitted to allow local authority to assess the proposal through its Duty of Care under NERC Act and Habitat Regulations. I would have expected a Preliminary ecological Appraisal to be posted with this application. The proposed development is precisely the type that might affect a European protected species, Great crested newts:

- adjacent to watercourse (slow flowing stream)

- adjacent to 2 ponds within 10m from the site and further 2 ponds within 40 m from the site, all home to great crested newts

- being in proximity of the ponds, proposed site, a field with derelict agricultural buildings and piles of rubble is perfect shelter/foraging/ hibernation site for great crested newts.

UK signed a "Biodiversity Convention "on Earth summit in Rio de Janeiro in 1992 and "Precautionary Principle "was adopted as a central principle for sustainable development. It states "When decision has to be taken on the basis of partial information and where, firstly, there is a risk of significant adverse environmental effects occurring, the precautionary principle will be adopted. In such cases the presumption should be against development that may cause irreversible damage"

The UK Government Sustainable Development Strategy section states" Where the site concerned hosts a priority natural habitat type and /or a priority species, development or land use change will not be permitted unless the authority is satisfied that it is necessary for reasons of human health or public safety." Allowing this proposal will contravene CS LD2.

I can only talk confidently about great crested newts as I know they are present on our land and on our neighbour's land, but there is also a question about bats, owls, badgers, and other protected species positively identified in our neighbourhood whose presence needs to be researched by a qualified ecological surveyor.

6.HERITAGE ASSETS

Significance of asset derives not only from a heritage assets physical presence, but also from its setting. Listing was introduced not only to protect buildings, but it is vital in sustaining the familiar and cherished local scenes and enhancing the sense of local distinctiveness.

Barn 3 is a Grade II Listed building. Herefordshire Council granted Planning permission and Listed Building consent for Barn 3 in December 1998 (SS980747LA and SS980722PF) therefore already recognizing its listed status, so I am astounded that the council are refusing to acknowledge this fact in this planning application.

Barn 3 is also the only building of the proposal that could possibly meet criteria of Policy RA5 of CS if structural survey and preliminary ecological assessment were submitted and demonstrated that this is the case.

However, even if proven to be structurally sound for conversion, and is not hosting protected species, the proposed plans contravene Policy LD4 which states, "proposals should protect, conserve, and enhance heritage assets and their settingsin particular emphasising the original form and function" Barn 3 is ancillary building to main listed building, Lower Daffaluke. Proposed conversion of ancillary buildings to provide tourist accommodation would not maintain the existing character of outbuilding structure and read as subservient. There will not be a clear dependency upon the principal dwelling, as shared access, driveway, and curtilage are proposed to be altered, and because of this the relationship between structures, vital to the listing, will be lost. As the proposal stands at present it contravenes the Policy RA5 of CS as it does not "respect the historic character and interest of the buildings, its relationship with other heritage assets and its place in the wider landscape. Overall, schemes should keep new opening to a minimum, respect internal features and spaces and avoid introducing non-traditional features".

7. WASTE

Building waste from demolishing the 2 derelict sheds will certainly contravene the Herefordshire new waste strategy which pledges to reduce the household waste below 330kg per household, recycle or reuse 55% of waste and ensure than no more than 1% of waste is sent to landfill. The 4 R – Reduce, Reuse, Recycle and Recover are certainly not going to be met with demolishing the derelict buildings in the middle of the countryside, creating waste much greater than the new Herefordshire Council strategy proposes.

8.DISABLED PEOPLE PROVISIONS

The provisions of The Equality act 2010 imposes a duty on the commercial property owners to ensure that any let commercial property would not place a disabled person at a significant disadvantage when using a property. Those duties are anticipatory and continuing and reasonable adjustments as ramps and stairway lift, wider doorways, automatic doors, and clearer signs are expected from any new build. I can not see any reasonable adjustments mentioned or incorporated in proposed plans, particularly as the new build to replace the pig sheds is meant to be used by" family member with accessibility requirements ". Any service provider (whether the service is paid or not) must take any reasonable action necessary to enable those with disabilities to make use of that service in an equal fashion to those without disabilities.

9.MISLEADING INFORMATION

1. The description of development is wrong. Only one barn is to be converted, the other two, so called barns that are derelict pig shed and tin barn, are proposed to be demolished and

re-built and as such ought to be considered as a new build development in an isolated open countryside

2. The property is not a smallholding as stated in Application form question No 6
3. There is asbestos (hazardous materials) on the site, so question No 7 wrongly answered
4. Question No 11 wrongly answered as the applicant's drive has flooded many times in the past
5. Question No 12 wrongly answered as the application site is very likely to contain protected and/or priority species
6. Question No 24 could be potentially answered wrongly if the Agent's appointment by Council for 5 years between 2012 and 2017 to the Board of Courtyard is treated as Elected Member. Although Council have stopped appointing to the Courtyard Board to provide a transparent framework, position of Director on Board is still held today by the Agent, delivering services paid for by public funds.
7. Design and Access statement describes property as a farm. Lower Daffaluke hasn't been a farm since 1999.
8. In Design and Access statement the Agent failed to mention that Barn 3 Has been granted not only the Planning application but also a Listed building consent on 07 December 1998 (SS980747LA and SS980722PF)

Mistakes like this would be somehow acceptable by a rookie agent, but we know that the applicant's agent is the owner of a very well-established practice submitting the application to the Council since 2017 and as written in the applicant's statement, he is an agent "with green credentials and recommended for historic barn conversions".

It is evident that applicants/agent are trying to portray this application as a proposal which helps diversify rural economy, promoting sustainable tourism which conform with policy RA6 of CS. There is no diversification of rural economy (farm ceased to exist in 1999) and the scale of proposal will be detrimental to the tranquil setting of 2 listed buildings. The proposal will cause unacceptable adverse impact to the amenity of nearby residents by virtue of mass, noise, lighting, and smell and generate traffic movement that can not safely be accommodated within the local road network; therefore, it does not conform with RA6 policy. Not recognizing the listed status of barn 3 and denying the presence of protected species, this proposal contravenes the policy E4 of CS which seeks to promote Herefordshire as a destination for sustainable tourism by utilising, conserving, and enhancing the country's unique environmental and heritage assets and recognizing the intrinsic character and beauty of countryside. The proposed development, in rural location outside the settlement, also contravenes every single point of Policy RA3 of CS.

Since all the points mentioned above are contrary to Policy E4, RA3, RA5, RA6, LD2, LD4, MT1, SD3, SD4, SS4 and SS7 of Herefordshire Core Strategy plan, the planners should recommend refusal of the Application.

Yours faithfully

Aleksandra Ebbutt

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 17 October 2021 10:48

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

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The following is a comment on application **P212661/F** by '**Maxwell Clark**'

Nature of feedback: objecting_to_the_application

Comment:

Please find attached my further objections to the amended Planning Application

Attachment:

Maxs_Little_D_2nd_letter_for_the_attention_of_the_Case_Officer_Herefordshire_Council.docx

Their contact details are as follows:

First name: Maxwell

Last name: Clark

Email: [REDACTED]

Postcode: HR9 6BB

Address: Daffaluke House
Daffaluke Lane, Glewstone

Infrastructure from Section 106 to consider:

No new build. Development of the site to be restricted to the Grade 2 listed barn only

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785558

For the attention of the Case Officer Gemma Webster Herefordshire Council

Re Planning Application for Lower Daffaluke P212661/F

Dear Ms Webster

I am sending this letter to add to my earlier objection to the above revised and re-submitted application.

- **The Description** [REDACTED] Pig Cotts and so-called Tin Barn are not and never were barns and are not being converted but demolished and completely new buildings are being constructed.
- The only conversion is the (probably) Listed Stone Barn
- Furthermore the design and access statement no longer corresponds with this amended Planning Application. No Business plan has been submitted which might have clarified the extent and nature of the proposed holiday business use for instance:-

Would the holiday business run year round or part year?

How many holiday visitors could be accommodated at one time?

How many participants in the events and workshops could be on site at the same time as the holiday visitors and how many might be staying overnight?

- The proposed block plan shows that the Pig Cotts would be rebuilt as stables with one attached holiday let room, yet the corresponding floor plan shows 3 store rooms not stables together with a room labelled 'holiday accommodation'. There is no other mention of stables and the need for and use of 3 store rooms is unclear, not least being located there. Finally what is the purpose of the new building on the site of the so-called Tin Barn?
- These questions mean that it is impossible to assess the impact of this revised application both on the highways and on nearby residents thus potentially conflicting with Core Strategy RA6 - the rural economy.

Moving on to **Heritage**, there appears to have been no formal consultation with the Council's Conservation Officer or Historic England. This would surely be expected since not only has the site one listed building and an adjacent listed building ie. Bramley Barn, but there appears to be a strong likelihood that the Stone Barn is also listed or curtilage listed. The Stone Barn 1998 Planning Permission SS9807LA is accompanied by Listed Building Consent SS980722PF (which states that Grade 2 Listing was made on 26th March 1987) and contains further conditions of usage. It is far from clear that this Application would in any way conserve or enhance these assets as required by Core Strategy Policy SS6 covering environmental quality and local distinctiveness & LD4 covering historic environment & heritage assets. Finally no structural survey of the Barn or preliminary ecological assessment appear to have been submitted to the Planning Department to date. The need for and purpose of the proposed new constructions on the sites of the Pig Cott's and the so-called Tin Barn must be seriously questioned given the proximity to at least 2 if not 3 Grade 2 listed buildings close by.

Moving on to **Ecology and Biodiversity** one must doubt whether the answer of NO given to question 12 of the application form (which asks if the site is likely to contain protected or priority species) is accurate. Having lived here for [REDACTED] I think it is highly likely that the site contains the above categories.

Given the close proximity to our wetland and lake to the south east of the application site, the rural and relatively undisturbed nature of the site, and the apparent condition of the stone barn, it is surely appropriate to undertake a preliminary ecological assessment and the findings submitted in support of a Planning Application. In the absence of such assessments there is insufficient information upon which to assess the likely impacts of the proposed development on protected species and/or habitats and biodiversity and whether the proposals would comply with the requirements of Core Strategy Policy LD2- Bio-diversity and Geo-diversity, SS6 Environmental Quality and local distinctiveness and RA5 –re-use of rural buildings.

Finally looking at Site Parking and Highway safety, additional parking for only 4 vehicles is shown, which appears inconsistent with the proposed increase in numbers of people and vehicles coming to the site. We need clearer details of the number of vehicles visiting the site having particular regard to the narrow and windy access lanes with very limited opportunities for vehicle passing.

Given all the above I request that this Planning Application is turned down.

Max Clark

Daffaluke House, Daffaluke Lane, Glewstone

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 17 October 2021 11:00

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

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The following is a comment on application **P212661/F** by '**Jenny Clark**'

Nature of feedback: objecting_to_the_application

Comment:

Please find my objection to the amended Planning application below

Attachment:

Jennys_2nd_Little_D_letter_for_the_attention_of_the_Case_Officer_Herefordshire_Council.docx

Their contact details are as follows:

First name: Jenny

Last name: Clark

Email: 

Postcode: HR9 6BB

Address: Daffaluke House
Daffaluke Lane, Glewstone

Infrastructure from Section 106 to consider:

Any Planning Permission should take full account of the two Grade 2 listed buildings on this site and the the 3rd on the adjacent site at Bramley Barn. Apart from development of Lower Daffaluke barn, no further development should be permitted.

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 785560

For the attention of the Case Officer Herefordshire Council

Re Amended Planning Application for Lower Daffaluke P212661/E

Dear Ms Webster

I stand by all my objections and observations on the planning application for Lower Daffaluke sent in August. The amended plans are even more misleading and do nothing to alleviate the concerns of neighbours and local residents. The content of the design and access statement no longer corresponds to the amended plans submitted. It is impossible to understand the nature and scale of the development and the impact it will have on local residents, neighbours and traffic.

As no business plan has been submitted to explain the nature and extent of this application, can the following questions be answered?

Would the holiday business be run all year round or during limited months?

Ditto the workshops and events?

How many occupants could be accommodated for overnight stays at any one time?

Would the properties be offered to groups or individuals?

If workshops and events are to be run from the site, how often would this occur and would the people be day visitors or overnight guests?

The site plan shows 3 stables and 'one annexed holiday let room' rebuilt from the pig cotts. The floor plan shows the pig cotts as being rebuilt for 3 store rooms with holiday accommodation provided. To what purpose?

The chicken shed(tin barn) is also to be demolished and rebuilt. To what purpose?

Without answers to the above questions will any of this meet the requirements of Core Strategy RA6-rural economy?

Core Strategy Policy RA5-reuse of rural buildings policy does not allow demolition and then new build especially in open countryside. This is proposed for the pig cotts and chicken shed(tin barn).

Barn 3 (the stone barn) is the only true barn on site. It was given Grade2 listing which included curtilage on 26th March 1987. Planning permission and Listed Building Consent was given by Herefordshire Council in 1998 for conversion to form two residential letting units with certain other specific conditions. Has Listed Building Consent been applied for in this instance? Lower Daffaluke is also Grade 2 listed as is the neighbours' Bramley Barn, which will overlook all developments in the field below. The development will affect all three of these listed buildings in their setting. Has Core Strategy Policy SS6- environmental quality and local distinctiveness and LD4- historic and environmental and heritage assets been taken into account? Has there been a structural survey and an ecological assessment of the stone barn and the redundant outbuildings?

If the pig cotts, chicken shed(tin barn) are to be demolished and the stone barn converted has an ecological survey been submitted with the planning application? These buildings have been unused since the last farmer left in 1999. Pre app application question12 (Biodiversity and Geological Conservation) asks if priority and protected species (bats, great crested newts, badgers birds (owls) dormice, reptiles and invertebrates) will be affected by the development. The applicants have answered No to both a and b questions and also No to the effect on land adjacent to or near to the development site. Daffaluke brook rises on land at New House Farm, runs along the southern boundary of Lower Daffaluke before entering our wetland area and large wildlife ponds. We reinstated these ponds in 1999 on the advice of Herefordshire Farming and Wildlife Advisory Group and with a helpful grant from Herefordshire Council. The brook then continues into the Luke Brook, Garron and then into the Wye. We have not been approached by any ecological organization to assess the impact of the proposed development on our ponds. Biodiversity supplementary planning guidance states on p 18 para 5.1.13 – ecological appraisals= should include connections to other semi-natural habitats outside the site.

Page 25 – Tables and Types of development which affect ponds for – Great Crested Newts – rubble, rough grass, logs, brick and stone buildings within 250 metres of ponds. All are in existence on this site and ours.

So will the development proposal comply with the requirements of Core Strategy Policy LD2 – Biodiversity and geodiversity, SS6 – environmental quality and local distinctiveness and RA5 re use of

rural buildings and paragraph 180 of the NPPF. The applicant has not provided a biodiversity plan to support their application.

Traffic is of great concern to near neighbours and local residents. Parking for four vehicles on site if workshops and events are operating along with holiday accommodation, delivery vehicles etc. seems to be an under estimation. Ms Tookey Williams assessment that 'the lack of tractors (as no farming is now taking place on site) on the very narrow twisty lanes is mitigating circumstances for extra vehicle journeys' is not born out by a conversation with the last farmer who left in 1999. She said the farm was self contained and that they had no need to take the tractor onto the lanes. On taking stock to market her husband used a Landrover and trailer. An old drove road was used across their land which came out on the corner of Hendre lane onto the A4317.

Set within the triangle of the A49, A40 and A4317 are the villages of Glewstone, Hendre and Peterstow. The lanes are heavily used by walkers, dog walkers, joggers, horse riders and cyclists from these communities. All the lanes have sharp bends, high banked hedges and no verges. Daffaluke lane has no designated passing places. New House Farm is run as an equestrian business and has many horses that are exercised on these lanes. As a former owner and rider I know only too well the lack of awareness of delivery drivers and non-local car drivers on these narrow lanes and the compunction of many of them to sound their horn on approaching a blind bend, which is very upsetting for most horses.

Please consider all the above observations and refuse this amended planning application.

Jenny Clark

Daffaluke House

Glewstone

From: Hannah Clark [REDACTED]
Sent: 21 October 2021 14:53
To: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>
Subject: Objection for P212661/F at Lower Daffaluke

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Gemma,

I understand you are the Case Officer for planning application P212661/F at Lower Daffaluke. I would like to submit my objection to the proposed development and would greatly appreciate if you would consider my concerns and thoughts outlined in the document I have attached below and post it alongside the other Representations for the planning proposal on your website.

Thank you for help and consideration,

Kind regards,

Dr. Hannah Clark

--

Dr. Hannah Clark
Associate Creative Lead

Dear Sir/Madam,

I am writing to express my concern at the proposed development of Lower (Little) Daffaluke Farm. As per my original objection to the proposed development, I have no objection to the listed barn being thoughtfully and sympathetically converted for holiday accommodation and would respect the current owners if they desire to convert it for that purpose. However, I must raise objection to the following areas:

Listed Building Consent has not been applied for and the alterations being proposed to the stone barn and curtilage are not in an 'appropriate and sympathetic manner'.

No formal consultation appears to have been made to Herefordshire Council's Conservation Officer or to Historic England. Since 1998 the stone barn and surrounding curtilage have required listing building consent for any alterations. Currently the application has been submitted as an application for planning permission only, rather than for full planning and listed building consent.

Additionally, I am very concerned that the plan of alterations and use of proposed new materials makes no concession for the historic fabric of this listed site. The 1998 application outlines all alterations must first be approved by the Local Planning Authority to include prior submission and approval for:

- 'All new material to be introduced to the site
- The specification and colour of the mortar to be used
- Details of all the shutters to be used both internally and externally
- Details of all the doors and windows including their frames
- The existing roof trusses to be preserved and not to be cut or modified'

The current planning application for conversion of the historic stone barn omits all of this which is very concerning. Normally, applications for planning permission and listed building consent must provide significantly more design detail.

Furthermore, nor is it clear that the proposed conversion would conserve or enhance the historic assets of the site and stone bar, as required by Core Strategy Policy SS6 – environmental quality and local distinctiveness and LD4 – Historic environment and heritage assets (*National Planning Policy Framework: 197*)

Misleading Description of Proposed Development

The amended plans make it clear that only one of the buildings (the stone building) is to be subject of conversion works, and that the other two buildings referred to, the tin barn and the pig sheds are in fact to be demolished and re-built.

I strongly suggest that this new proposal does not meet the requirements of Core Strategy Policy RA5 – on the re-use of rural buildings, which states that the buildings in question must be capable of conversion without major or complete reconstruction. It is not clear based upon the information submitted in support of the planning application that this criteria would be met. Unlike the historic stone barn, both the ‘tin barn’ and ‘pig sheds’ would involve demolition and complete reconstruction as neither were ever intended as permanent structures, being temporary lean-to’s without foundations or the use of building materials intended for long-term usage.

The proposals with regard to the replacement tin barn and pig sheds should therefore be considered as new-build development in an isolated open countryside location.

It is my concern, that these misleading descriptions in the application could be a way of allowing unsuitable and unsympathetic urban development in an unspoilt and rural location, to the detriment of the both the local ecology and biodiversity, and our local community.

Scale of Development

I am concerned that the submitted plans ‘down play’ the potential nature and scale of the development proposals and potentially conflict with the requirements of Core Strategy RA6 – rural economy. Currently, the content of the design and access statement no longer corresponds with the amended plans submitted to the Local Planning Authority. Nor has any business plan been submitted which could potentially clarify the nature and extent of the proposed holiday business use. As the application is so vague, we are unable to assess whether the development proposals would be of a scale which are commensurate with the sites location and setting.

For instance, the proposed block plan shows that the pig shed would be re-built as stables with a ‘1 annexed holiday-let room’, yet the corresponding floor plan shows three storerooms, not stables and a single room within which ‘holiday accommodation’ would be provided. Nowhere else within the design and access statement, description of development or applications have stables or equestrian use been mentioned. The need and purpose of the storerooms is not known.

What is the true purpose of the proposed barn? Is this really to be for storage/stables, or is it being initially proposed as such so that another planning application can be submitted once built for this to be ‘converted’ into more holiday accommodation, as originally intended in the initial planning application?

In conclusion, I still feel this is an inappropriate development that fundamentally changes the nature of the valley from a rural, domestic home for all its occupants into a commercial and corporate urban development which is to the detriment of all in the local area.

Yours sincerely,

Dr. Hannah Clark

Daffaluke House,
Glewstone,
HR9 6BB

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 20 October 2021 20:14
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Henry Ebbutt**'

Nature of feedback: objecting_to_the_application

Comment:

Please see attached objections

Attachment:

Henry_Ebbutt_Objection_to_planning_application_Ref._P212661F.docx

Their contact details are as follows:

First name: Henry
Last name: Ebbutt

Email: [REDACTED]

Postcode: b3 1qs
Address: Apartment 3, 57 St Paul's Square, Birmingham

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 786219

Apartment 3
57 St Paul's Square
Birmingham
B3 1QS

Herefordshire Council
Planning Office
Plough Lane
Hereford
HR4 0LE

20th October 2021

Re: Objection to planning application Ref. P212661/F

Dear Sir/Madam,

Having reviewed the revised plans for the above application I am once again writing to you to object to the outlined plans, on the basis of my previous remarks. I continue to believe that the proposition will detrimentally impact the local community, wildlife, and infrastructure through increased footfall, noise pollution, as well as environmental pollutants.

See below my previous objections:

Firstly, the plans outlined seek to greatly increase the number of visitors to the area with no plans to improve local infrastructure. The current road network is already deteriorating quickly, and this will only be exacerbated if these plans were to go ahead. With potholes, overgrown hedges, limited passing places and a portion of the road collapsing into the adjacent stream, Daffaluke Lane is not capable of supporting this development on top of its current use. Not only would the development increase vehicular traffic on Daffaluke Lane and the wider Glewstone Road Network but would also increase the number of pedestrians walking in the lane, as this is the only access to the local village or any nearby footpaths. This would be hazardous to both the local community and any potential visitors to the site, with blind corners and treacherous road conditions, and no walkways or footpaths.

Several the local properties are Grade II listed and hold significant heritage importance, including Lower Daffaluke Farm itself, which has already been recently extended, almost doubling the property's floor area. Further development of this site as well as the change of use would not only alter the landscape and demographic but could introduce pollutants to the stream alongside the property and lower Wye from the workshop/studio, as well as noise pollutants. This would not only affect local residents who currently enjoy an idyllic atmosphere but also the local wildlife which includes bats, great crested newts, and green woodpeckers.

The Design and Access statement refers to employment being provided to the local community but shows no indication as to how, as well as failing to provide an accommodation schedule. The nature of the development could easily lead to greater footfall than expected and could lead to camping on the property as well as the outlined 'glamping'. Further, I object to the subjective ranking of standing structures and the plans to convert what are little more than sheds/animal shelter into large, 'glamping' accommodation. I fear this may cause other local smallholdings to convert/enlarge sheds and animal shelters and increase pressure on local wildlife and the road network. A number of local residents have carefully converted large barns into holiday lets which I would encourage in the large

stone barn, maintaining the current use and heritage of the site. However, I don't think the remote location is suitable for any commercial uses.

Though there are numerous detrimental effects that I believe this development would have on the local area, I hope that the significant impact to safety, wildlife, and infrastructure that I have outlined will be considered when responding to this application.

Yours Faithfully

Henry Ebbutt



From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 20 October 2021 20:23

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Clare Fitch**'

Nature of feedback: objecting_to_the_application

Comment:

I write wishing to express my concerns regarding the applications received for lower daffaluke farm

I'm incredibly concerned regarding the approach to the property and increased traffic. Should the planning application be successful this would most certainly increase the traffic on the lane considerably.

The lane is a single tracked lane with no passing points other than my farm entrance and my neighbours driveway, the lane is banked by high sided hedges on both sides and if walking or riding horses or bikes there is very limited visibility for oncoming vehicles, together with nowhere to move to allow vehicles to pass.

Local residents tend to drive with extreme caution being aware of the other usual road users and wildlife,

My concern at adding further road users to this already hazardous lane causes me major worry.

Access for Emergency Services is already somewhat limited without adding further risks.

As a neighbouring property I believe the proposed application would have detrimental effect to my property and other neighbouring properties by means of noise implications and visual impact

There is no doubt that there would be a huge increase in noise levels not only from people but from cars .

During the summer months I'm sure visitors would be partaking in outdoor dining or activities until late into the evenings and with my animals next door to the proposed property this as I'm sure you can appreciate can have serious consequences.

Due to the inclination of the land of the proposed site I believe any sounds will be amplified to my property and neighbouring properties.

The proposed drawings show the barn entrances and windows overlooking my property directly into my fields, I very much oppose this.

The vehicle parking places are all situated away from the applicants property and actually adjacent to my fields, again causing concern regarding noise and disturbance.

I believe the farmhouse to be of Grade II listed heritage and the proposed development inappropriate for such a property and its surrounding area .

Attachment:

Their contact details are as follows:

First name: Clare

Last name: Fitch

Email: [REDACTED]

Postcode: HR9 6BA

Address: New house farm

Glewstone

Ross on wye

Herefordshire

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 786221

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 20 October 2021 20:27

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by 'Josh Ebbutt'

Nature of feedback: objecting_to_the_application

Comment:

Dear Sir/Madam,

I am writing to comment on the latest planning application 212661. Following a review of the latest material submitted; I believe my initial objections still stand and the scale of the proposals are grossly inappropriate for the local context, with irreparable damage to the ecology/history of the site. Further, the burdening of the local road network resulting in greater hazards to all road users.

Following a review of the material submitted to the planning office there are a number of objections to the proposal I wish to raise in the attached objection letter.

Yours Faithfully,

Josh Ebbutt

Attachment:

Planning_Objection_Application_212661_20.10.21.docx

Their contact details are as follows:

First name: Josh

Last name: Ebbutt

Email: [REDACTED]

Postcode: SW6 1HH

Address: 507A Fulham Road, Fulham, London

Infrastructure from Section 106 to consider:

Highways Upgrades and Ecological Offsetting

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 786223

Dear Sir/Madam,

I am writing to comment on the latest planning application 212661. Following a review of the latest material submitted; I believe my initial objections still stand and the scale of the proposals are grossly inappropriate for the local context, with irreparable damage to the ecology/history of the site. Further, the burdening of the local road network resulting in greater hazards to all road users.

Following a review of the material submitted to the planning office there are a number of objections to the proposal I wish to raise.

Lower Daffaluke, is a small rural settlement with limited facilities and poor access. The scale of proposals intended to be delivered are disproportionate to the overall scale of the existing settlements and I firmly believe the proposals will profoundly change the local area.

Firstly, the scale of the proposed development is hugely disproportionate to the overall scale of the existing settlement and will have a profound effect on the neighbouring properties of Daffaluke House, New House Farm, Bramley Barn and even the applicant Lower Daffaluke Farm. All four period properties have stood for many years with little change other than the arable stock they likely housed. Bramley Barn, Lower Daffaluke Farm and associated barns listed buildings and the main house has already seen a sizeable extension in the last 15 years, which was originally refused by the planners.

The sheer volume of accommodation more than doubles the existing residents with multiple outer buildings of little significance intended to be converted and house separate parties. This once idyllic setting will have a significant influx of parties both to stay and attend workshops and the effect this will have on the immediate setting are alarmingly profound. A detailed accommodation schedule of the capacity of guests they intend to house at any one time has not been produced. Further, I have concerns as to whether pitching of tents could be encouraged and an even greater influx of holiday makers vacation at the property.

I'd question the precedent set allowing old dilapidated "structures", such as the Pig Sheds, Tin Shed and Blockwork Pens to be converted into substantial units, housing multiple residents would have and the doors it would open to further development opportunities in the catchment.

These buildings have likely formed habitats for species of all kinds and imagine will negatively impact the local bat population, green woodpeckers, Great Crested Newts and other larger bird species (e.g. Owls) by destroying these habitats and burdening the area with holiday maker noise pollution.

The immediate road network to access the farm is inadequate and is really only suitable to serve the local residents, landowners and the odd passing through traffic. The proposals wish to not only provide accommodation for holiday stays, but also welcome workshop participants. This will undoubtedly add to the traffic count and create havoc on the lanes, burdening not just the immediate neighbours but other locals who use the road network. Moreover, concerns surrounding the safety of potential holiday makers and residents with vehicular access and walkways shared on a very tight access road with limited passing places. With only one public bridle way off the Daffaluke Lane, S106 obligations would need to be settled to make the road suitable for the influx of traffic. I fear for these alterations to be adequately implemented; sizeable modifications/upgrades will be required.

In summary, there are a number of concerns with the application detail submitted and the negative impact it will have on the local area. I do hope you take on board the objections raised.

Yours Faithfully,

Josh Ebbutt

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 20 October 2021 18:49

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

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The following is a comment on application **P212661/F** by '**Rachael Wheeler**'

Nature of feedback: objecting_to_the_application

Comment:

The conversion of 2 barns to provide holiday accommodation is very misleading, they are a pig sty and small chicken shed. They are very small and to make them big enough to accommodate holiday makers is a massive enlargement on a very small and sensitive site. I am concerned that if planning is passed on these buildings as 'barns' there is no end to what other buildings can be described as such for development. Secondly the land associated with this application is of great sensitivity to wildlife, any extra traffic, noise, artificial lighting and footfall is going to cause considerable disturbance and the acreage and surrounding lanes are simply too small for this much development.

Attachment:

Their contact details are as follows:

First name: Rachael

Last name: Wheeler

Email: 

Postcode: HR9 6LG

Address: Little Peterstow Orchards,
Peterstow,
Ross on Wye,
Herefordshire.

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212661

Form reference: 786203

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 19 October 2021 18:56

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212661 - Planning application comment was submitted

The following is a comment on application **P212661/F** by '**Richard Wheeler**'

Nature of feedback: objecting_to_the_application

Comment:

I repeat my previous objection to this now amended Planning Application that the road access to this address is totally unsuited to any development that increases traffic on Daffaluke lane and the connecting lanes. They are too narrow, bendy and in a very poor state of repair.

In addition, the use of the word "Barn" to describe one of the structures is totally inappropriate and misleading.

Attachment:

Their contact details are as follows:

First name: Richard

Last name: Wheeler

Email: [REDACTED]

Postcode: HR9 6LG

Address: Little Peterstow Orchards
Peterstow

Infrastructure from Section 106 to consider:

None

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications_search/details?id=212661

Form reference: 786017

From: [REDACTED]

Sent: 11 August 2021 23:57

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: Planning Application P212661'F

For the attention of the Senior Planning Officer/Assigned Case Officer:

Dear Sirs,

Please find attached my objection letter to planning application Ref P212661/F together with a number of supporting documents containing figures, map and photo's.

I was unable to attach all documents online, the 'Drop Box' would only accept 3 documents.

Kind Regards

Mark Ebbutt

[REDACTED]

Bramley Barn | Lower Daffaluke | Glewstone | Ross-on-Wye | Herefordshire | HR9
6BB

Herefordshire Council
Planning Office
Plough Lane
Hereford
HR4 0LE

Mr Julian Mark Ebbutt
Bramley Barn
Lower Daffaluke
Glewstone
HR9 6BB

11th August 2021

For the attention of the Planning Officer

Dear Sir/Madam,

I am writing to object to planning application **Ref. P212661/F**

The application is presented as: "Proposed conversion of 2 barns to provide holiday accommodation, and third barn to provide facilities ancillary to holiday use. To include demolition works and proposed extensions to two of the barns."

My family and I have lived at Bramley Barn for the past twelve years. Our home directly adjoins this property around much of its North East boundary and my property shares right of access over a length of the entrance track with the applicant's property.

I wish to object to the aforementioned application on the following grounds:

Unless otherwise stated references relate to Herefordshire Council's Adopted Core Strategy Document 2011-2031.

1. Re-use of rural buildings

The three barns for conversion in fact comprise; a small old dilapidated chicken shed (Barn 1), a ruinous bank of former pig pens with open lean-to animal field shelter (Barn 2) and one substantial Grade II listed stone barn (Barn 3).

The chicken shed, pig pens and field shelter are in such a ruined state that only demolition and replacement is really possible for human accommodation. The architectural drawing of this application indicates just this, that replacement is intended. Neither of these structures are of any architectural or historic value. This is Completely at odds with Core Strategy RA5, 4.8.35.

Barn 3 is a substantial building, a long barn, Grade II listed and of historic interest.

The pig pens immediately behind this barn and the lean to corrugated iron roof and timber structure over a large rusty grain/feed hopper are ruined and in a state of collapse. Again, these structures have no historic value in themselves and detract from the original listed structure of the barn and again the intention to replace these with something similar and more permanent goes against the Core Strategy RA5, and in particular section 4.8.35.

The structure over the hopper was likely erected within the last 60 years by the last farmer to occupy and run the property as a working farm, is made from old industrial door panel and other reclaimed materials. The pig pens have no real connection with the stone barn other than by a corrugated iron roof that forms an access to the pig pens and a recent low block wall to one end. The lean-to structure over the hopper has been pinned to the stone barn more securely, but it is just that, pinned, to the previously external wall of the barn. Access through the rear of the stone barn

wall has been made in a couple of places where originally it appears there would have no opening, windows or doors. The deep well in which the hopper sits contains some reinforced concrete walling and block work which is substantial in its construction but not in keeping with the historic stone barn. These dilapidated stone barn (Barn 3) linked structures are not of substantial construction and not capable of conversion without major and complete reconstruction, nor are they in keeping with Grade II listed stone barn and nor do they provide anything of significant historic interest. Here again conversion/replacement with same or similar is at odds with the Core Strategy RA5 4.8.25 & 4.8.37. And again the architectural drawings of this application indicate that no conversion is intended or possible, only replacement.

2. Design of a building layout, appearance and materials

The layout (Barns 1 & 2) is one of nested compromised hotel style accommodation rather than glamping pods. The proposed replacement of chicken shed, pig pens/field shelter (Barn's 1 & 2) take nothing from the ruins other than an outline and due to the much younger age of these 19th century structures are out of character with the heritage of the listed buildings from the 16th/17th century. The build and structure of these replacement units would not appear to be substantial or add to the long-term conservation and enhancement of this historic property.

The existing chicken shed (Barn 1) accommodation block has no outlook and sits on the West boundary of the property. Presently there is a thick bank of trees immediately to the front and down a steep bank and either side of the stream, consequently many of which are on the grounds of the neighbouring property.

The proposed footprint of the replacement pig pen & animal shelter (Barn 2) is as large as that of the Grade II farm house and its new extension, its position approximately half way between the farm house and my house and only some 17 meters inside my adjoining nearest boundary. It also looks from the plans provided that this replacement building might be taller than the exist.

The conversion and proposed layout of the listed stone barn (Barn 3), particularly to the rear West elevation, has been opened up considerably and switches the intended orientation and outlook of the barn with its lobby and long balcony facing the proposed visitor parking. The windows and multiple doored access points also add to this. This Grade II listed barn currently has minimal apertures to this rear building elevation (it very likely would have had none originally). This switch or opening up of the West elevation in this way is not in the historic interests of the building, the proposed transformation is not a sympathetic one and is not in keeping with the building heritage. Further to which the opening up of this elevation adds considerably to the noise and light disturbance to the surrounding area and away from the curtilage of the original buildings.

As an amenity centre of this size capable of holding large numbers of people, the WC facilities appear grossly inadequate and likely well below the minimum standards required.

The proposed greenhouse does represent sympathetic conservation of the stone barn and would expose existing and currently hidden stone wall of the barn, however, please note this area/level is prone to flooding.

RA5 4.8.35, 4.8.39, RA4

Flooding 5.3, SD3

3. Traffic & Parking

The property is some 5 miles from Ross-on-Wye in a somewhat remote location down two or more narrow country lanes. Daffaluke Lane, the lane to the property and only means of access, is very narrow with little opportunity for vehicles to pass with no intended passing points, only a couple of field entrances or property entrance. Passing anything other than a car is virtually impossible.

Seven accommodation units with capacity to hold 20+ people plus day visitors to the communal activity/training centre, plus deliveries plus staff will have a not just a significant but colossal impact on the use and safety of the Daffaluke lane. This expansion in accommodation and change of use will generate a considerable daily increase in the volume of traffic potentially in the order of 15 to 20 times that of present-day traffic levels. The magnitude of this change will inevitably lead to considerable obstruction and frustration to current residents along this lane. The lane itself is not capable of supporting the increased level of traffic without alteration/repair and additional maintenance.

Daffaluke Lane in particular is used by many dog walkers, walkers, cyclists and horse riders and currently by a lady that uses a mobility scooter to walk her dog. Acceptance of this proposal and type of commercial use planned will make use of this small country lane far more hazardous for all.

The stated on-site parking provision is grossly inadequate for the stated use with only an increase of 4 parking spaces for visitors/staff (with 4 current spaces being reserved for the owners). Plans for use, the provisioned accommodation would imply considerably more would be needed. Additional hard standing will further impact the present design, surrounding landscape and ecology of the location. (4.7.12 4.8.1, RA6 Point 10)

Given the intended use travel to/from the location for most will be from afar, most likely by motorised vehicle or multiple vehicles, sustainable public transport is currently not an option and unlikely to be to the door of this remote location for years to come. Add to this the local travel of visitors and that of deliveries to support their stay and maintenance of the facility and it adds considerably to the carbon footprint. Offset this against what will be a very small contribution to tourism and its questionable whether this meets the sustainability objectives of Herefordshire's Core Strategy.

4. Access to property

The access off the highway (Daffaluke Lane) to the applicant's property is across a shared entrance with my property (Bramley Barn), approximately 30m in length. There are no other users/properties off this entrance it is shared equally between Lower Daffaluke Farm and Bramley Barn. There are no other access points to Lower Daffaluke Farm and no feasible possibility of creating another access. The shared entrance and continuing tracks to both properties are narrow single tracks with no passing points. The track to Lower Daffaluke Farm is some 90+ meters long which in itself would create problems of congestion, obstruction and inevitably spill out on to the shared entrance and lane causing considerable problems for Bramley Barn and other users of Daffaluke lane.

The whole length of Lower Daffaluke Farm entrance track to the back of Barn 3, including the stretch of shared access into Daffaluke lane is at risk of flooding, taking gravel with it and eroding the track. Substantial amounts of water can collect in the area directly in front of the farm house and up against the footing of Barn 3. Short term flooding has occurred at least once annually during my time at Bramley Barn, but on one occasion I found as much as 10" water flowing down the complete width of this track. (5.3.48, SD3)

5. Loss of privacy, overlooked

The front aspect and outlook of Bamley Barn (my Grade II listed home), faces South across the proposed development. Whilst the proposed accommodation units (Barns 1 & 2) also face South, such in the nature of Glamping that much outdoor activity will occur in and around the field in which they are positioned. This of course means they can and will overlook us as we will overlook them. Such is the proximity and line of sight that they will be able to view our garden terrace and in

through the windows of Bramley Barn. Similarly this will be possible from the proposed balcony of Barn 3. Please see drawings Fig 4 & 5 that illustrate this.

6. Disturbance, both noise and visual from artificial light

Lower Daffalluke Farm sits in the heart of a shallow valley with a back drop of trees along the stream that runs along its core. The proposed glamping/holiday accommodation units sit to the West in the field directly in front and below Bramley Barn, one proposed large unit being close to the boundary of Bramley Barn. Noise from all points in this field travels clearly and easily up to Bramley Barn, it also travels clearly from further afield across the valley as I can often hear workers talking as they muck out the horses at New House Farm. The positioning and proposed layout, is both intrusive and inappropriate, occupation of these accommodation blocks and surrounding land by human beings and the disturbance they create as opposed to animals will be immensely intrusive upon Bramley Barn.

With Bramley Barn's front aspect facing directly down the proposed development site and with its picture windows and major source of ventilation through these windows it's inevitable that my family and any future occupants will suffer considerable noise and forced artificial light disturbance never before seen/heard at Bramley Barn. The construction work itself will not present much of a problem, short-lived and constructed during normal working hours, it will be the ongoing occupancy of these buildings by exited holiday makers day and night, their cars, car headlights, accommodation lighting, outdoor lighting and potentially torches. Their use of the open spaces between the accommodation units, the communal nature of the proposed activities, BBQ's, ball games etc. This intrusion will severely compromise Bramley Barns private major outdoor living space as a family home. The noise generated and light disturbance will similarly effect immediate neighbours at New House Farm and Daffaluke House. (4.8.39. RA6 – Point 9)

7. Conservation, wildlife habitats

The valley in which Lower Daffaluke Farm sits with its neighbours presently holds an abundance of wildlife including a number of rare and endangered native animals, including; Crested Newts, Bats, Owls (Tawny & Barn), Woodpeckers (Green & Lesser Spotted), Polecats, Wessels, Otters to name a few, many of which breed in this valley. They thrive not only because of the available food stocks, water, vegetation and shelter of the valley, but also because of the sparse human presence and especially because it's currently quiet at most times day and night and devoid of little artificial light. The significantly increased human occupation, activity at all hours and significantly increased vehicular movement inevitable with this proposal and its planned use in the heart of this valley will, inevitably have a devastating effect on the wildlife.

The scattered glamping/ accommodation units with the incumbent noise, movement and artificial light could not be more damaging to the environment and wildlife population of this area.

8. Effect on Character of listed building, Over development

The property has in the last 20yrs been used and further converted in to a family home with a very recent and considerable extension added to the old farm house.

The layout and positioning of the two almost hotel like communal accommodation units with rustic cladding sit within what has always been a field adjacent to the principal farm buildings and those that are now of significant historic interest.

I have shown in Fig.1 what I understand to be the current and historic curtilage of the farm and its structures of significant historic interest. It's unfortunate that two Barn's to the East have already been lost, one in particular was a substantial stone barn, likely from the same period as Barn 3 of

this application and positioned to the West of the farmhouse (See DS044041/F Demolition of existing out buildings and erection of two storey extension). Some of the stone barn to the East still remains now forming a large retaining wall (See the additional photos provided). Traditionally with historic farms of this type all buildings face inward around a central courtyard and this would have been the case here. The ruins of the proposed glamping accommodation blocks pig pens and hopper enclosure behind Barn 3 and of no historic value sit outside the curtilage of the main farm and its historic buildings in what is and always has been for some 60+ yrs, if not more, a field adjacent to the farm.

Collectively these new builds and the proposed new additions to stone Barn 3 double the existing footprint of the main farm buildings which already include a very recent and substantial extension to the East end of the farm house. As such this application proposes considerable over development of the property not in keeping with the best interests of the historic buildings, or the layout and character of this historic farm. (LD4, SD1, 5.3.29. 5.3.30)

The replacement accommodation units of Barns 1 and 2 their construction/cladding neither retain nor add anything of historic value and if anything detract from the connection the historic farmhouse and remaining Barn 3 has with the surrounding land.

Further to which, the proposed conversion of Barn 3, that appears to switch the outlook of the building with its courtyard type entrance and multiple windows to the rear of the barn, not only detracts from the original character of this barn but also detracts from its connection with the farm house and what would have been the central courtyard of this historic property.

Further points, Observations, local knowledge:

- The farm animal structures for conversion other than the listed stone barn (Barn 3) itself, sit within what has always been, at least for the past 60+ years, a field and grazing land, even during the occupation of the last farmer. The last farmer that lived on and worked the land was a Mr Norman Morgan who occupied the farm with his wife Una until 1999, when it was bought by a Mr Martin Hopkins for use as a family home.
- The property is not registered as a farm or small holding (as stated in the application) but a private dwelling/family home. Lower Daffaluke Farm is a farm in title only, in fact when searching online it is often found under the name of 'Little Dafaluke' on maps and in the filings of Heritage England.
- Change of use to revert this property to commercial enterprise, would come with two significant differences
 - From agricultural to leisure use, from a very small country farm with its country sounds and smells and minimal access needs, to an intensive people visitor facility creating with it an increase in disruptive sounds, smells, rubbish, pollution and to-and-fro of traffic with a large number travelling long distances.
 - Unlike farming and working the land this enterprise will generate little or no financial gain from tourism, no or on balance a likely detriment to sustainability in the local area and as such presents no advantage to the wider community and prosperity of Herefordshire as a whole. (xxxxTraffic, xxxxTourism, & 4.8.1 sustainability)
- Rural Enterprise dwellings – Given all that has been presented within this objection it is my understanding that this application neither meets or satisfies the objectives of Core Strategy Policy RA4.
- Submitted plans do not show details relating to heating, electricity/water supply or drainage.

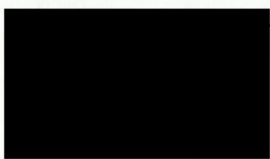
- No indication is given for structures such as access pathways, outdoor night lighting or other structures, all of which presents further disturbance to immediate neighbours and wildlife, especially nocturnal animals and insects.
- The proposed use created by this development and its influx of ever-changing holiday makers (strangers) presents a sizable added safety and security risk for its immediate neighbours
- The applicants are aware of the presence of asbestos on the site yet I find it strange that there is no mention of this within this planning application.
- Attachment 'FarmHouseOld&Present' shows a couple of photographs of the listed farm house, as it was until recently and how it looks now. Much of the rustic charm of this old building has sadly been lost and I would not wish to see this deteriorate further with the conversion of the stone barn and change of use of the surrounding land. This is after all a heritage site of importance in a fabulous secluded location and currently a most desirable family home.

As the application stands this proposal would have a severe impact on the future enjoyment of my home and its surrounds in what is presently a very quiet, secluded and idyllic location with an abundance of fascinating wildlife.

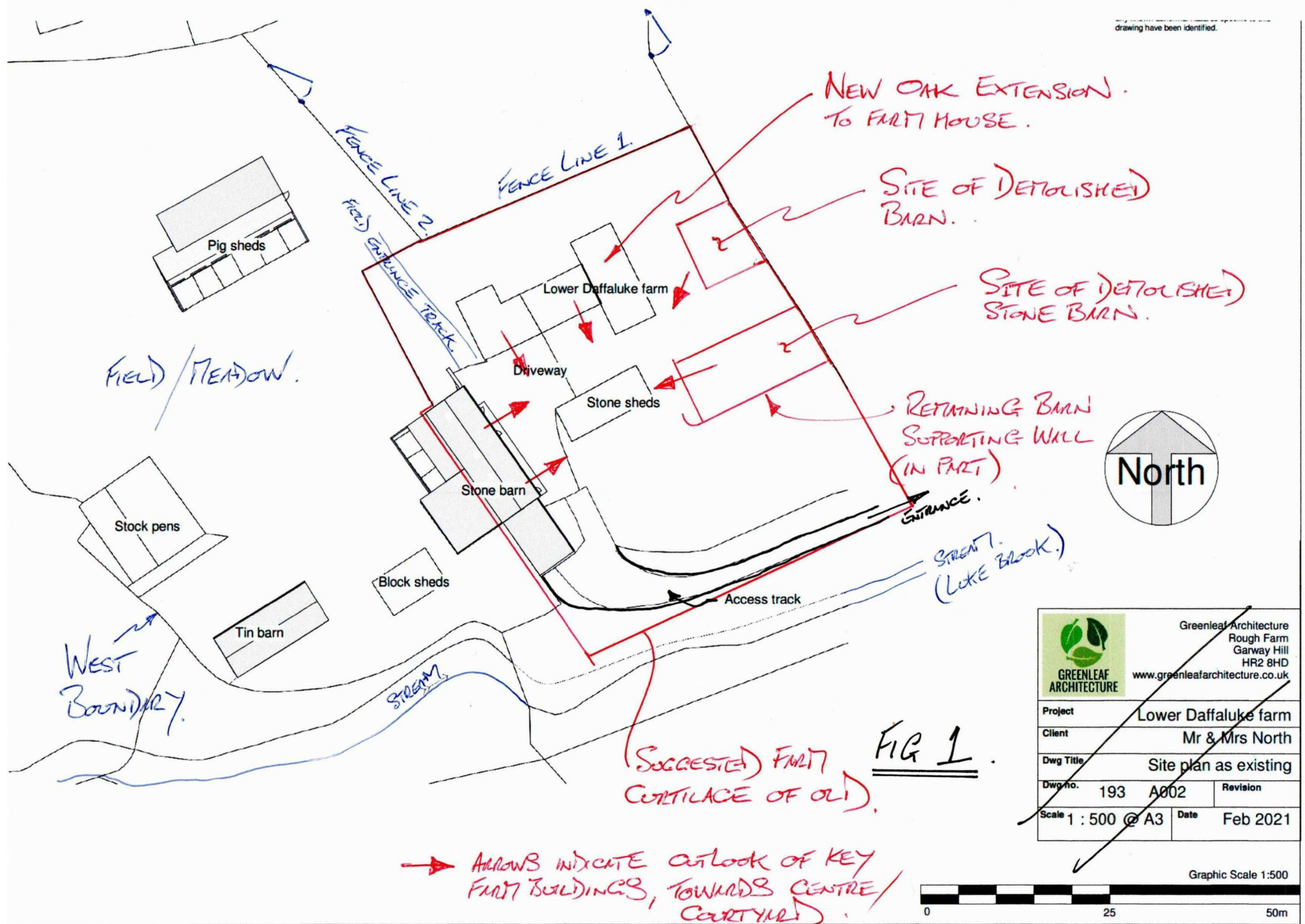
Whilst I find this planning application wholly inappropriate, I would happily support the sympathetic restoration and conversion of the Grade II listed stone barn (Barn 3) into accommodation in-line with previous approved planning application, applied for by Mr Norman Morgan at the time of his sale of this property to Mr & Mrs Martin Hopson in 1999.


I would encourage the assigned planning officer and the consultees to visit the property for themselves in order to gain a true perspective on this proposal, and I offer an open invitation to the officer and consultees to visit my home to judge for themselves the impact the acceptance of this proposal would have on Bramley Barn.

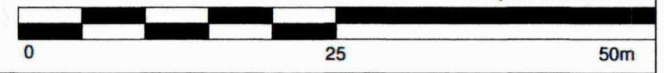
Yours faithfully

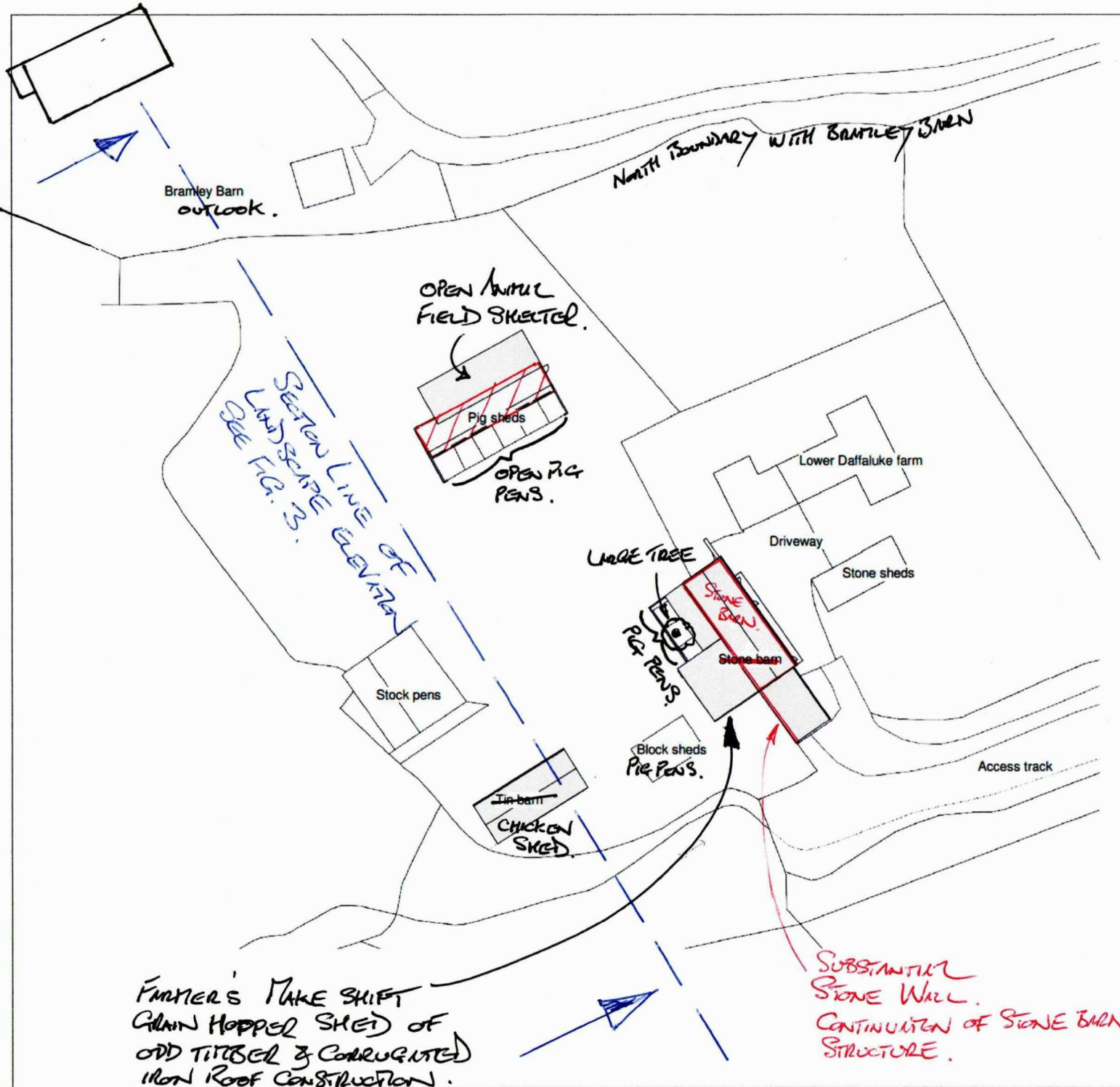
A black rectangular redaction box covering the signature of Julian Mark Ebbutt.

Julian Mark Ebbutt



		Greenleaf Architecture Rough Farm Garway Hill HR2 8HD www.greenleafarchitecture.co.uk
Project	Lower Daffaluke farm	
Client	Mr & Mrs North	
Dwg Title	Site plan as existing	
Dwg no.	193 A002	Revision
Scale	1 : 500 @ A3	Date Feb 2021

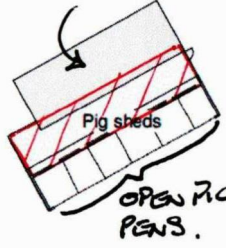




NORTH BOUNDARY WITH BARTLEY BARN

Bramley Barn outlook.

OPEN ANIMAL FIELD SHELTER.



SECTION LINE OF LANDSCAPE ELEVATION
SEE FIG. 3.

Lower Daffaluke farm

Driveway

Stone sheds

LARGE TREE

Pig Pens



Access track

Stock pens

Block sheds Pig Pens.

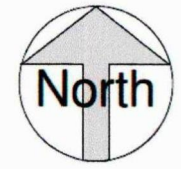



FARMER'S MAKE SHIFT
Gilman Hopper SHED OF
ODD TITBEL & CORRUGATED
IRON ROOF CONSTRUCTION.

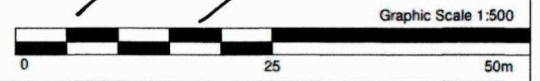
SUBSTANTIAL
STONE WALL.
CONTINUATION OF STONE BARN
STRUCTURE.

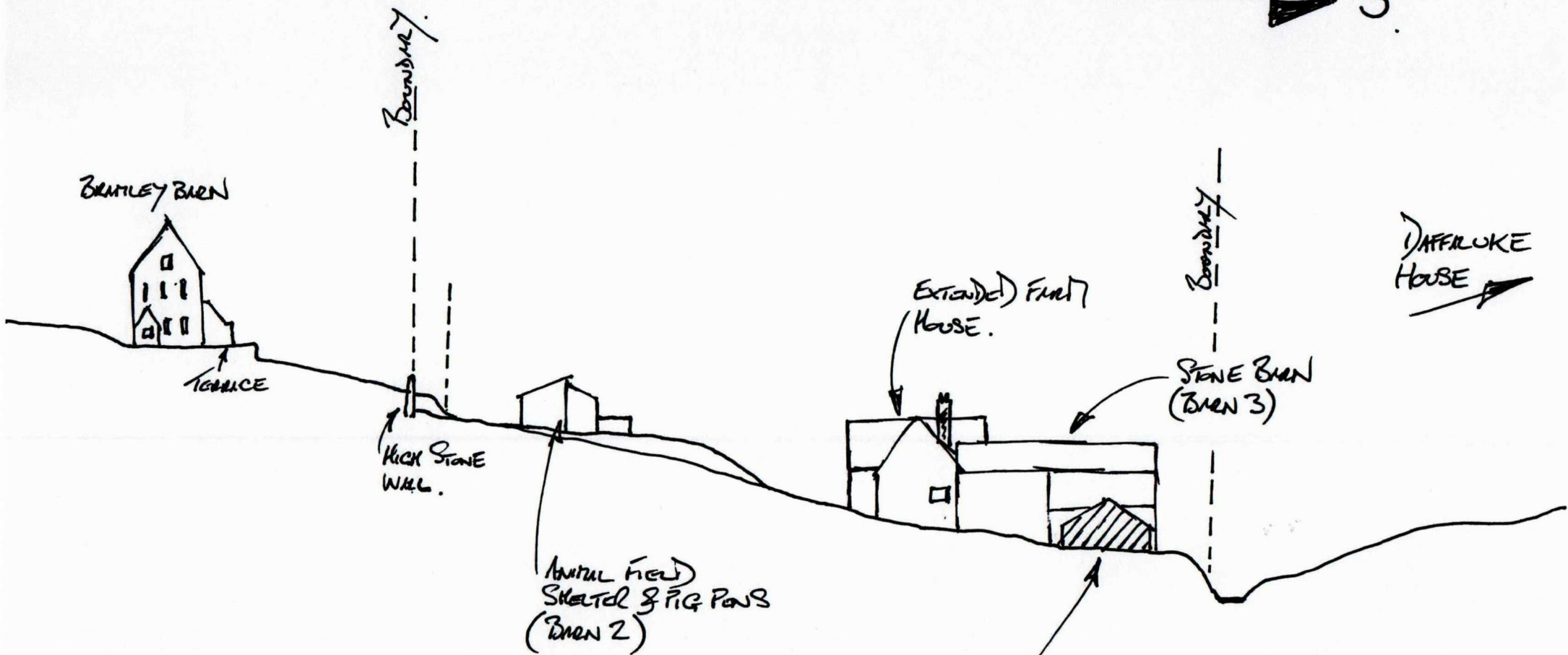
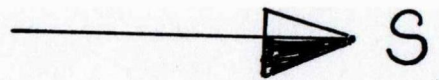
FIG 2.

Notes
Check this drawing is the latest revision.
Do not scale from this drawing.
Do not use the information on this drawing without checking all dimensions on site.
Do not use any areas indicated for either valuation, purchase, sale or any other form of legally binding contract.
Do not reproduce any part of this drawing without prior written consent.
Designer's hazard identification
It is assumed that all works will be undertaken by a competent contractor working, where appropriate, to an approved method statement. In addition to the hazards typically associated with the types of construction detailed on this drawing, any known abnormal hazards specific to this drawing have been identified.



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SECTIONAL ELEVATION ACROSS
THIS SWALLOW VALLEY IN FRONT
OF BRITLEY BARN.

CHICKEN SHED
(BARN 1)
CLOSE TO WEST
BOUNDARY WITH
NEW HOUSE FARM.

DAFFLUKE FARM
LANDSCAPE SECTIONAL
ELEVATION.

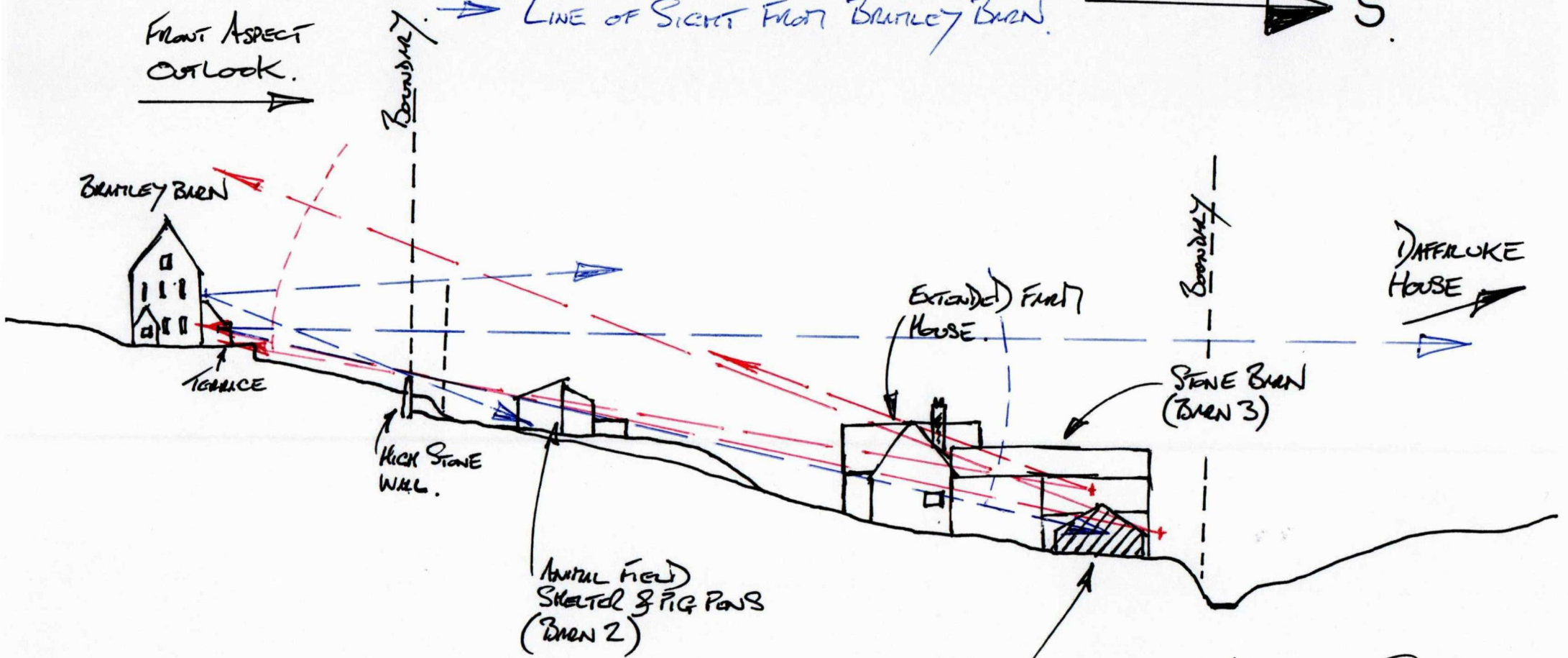
FIG. 3.

← LINE OF SIGHT TO BRITLEY BARN

→ LINE OF SIGHT FROM BRITLEY BARN

→ S

FRONT ASPECT
OUTLOOK.
→



SECTIONAL ELEVATION ACROSS
THIS SWALLOW VALLEY IN FRONT
OF BRITLEY BARN.

CHICKEN SHED
(BARN 1)
CLOSE TO WEST
BOUNDARY WITH
NEW HOUSE FARM.

LINE OF SIGHT ~
DAFFLUKE FARM
LANDSCAPE SECTIONAL
ELEVATION.

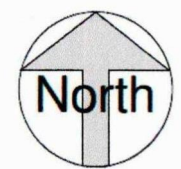
FIG 4.




Notes
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LINE OF SIGHT
 ~ PLAN VIEW.
FIG 5.



↗ LINE OF SIGHT TO BRAMLEY BARN
 ↖ LINE OF SIGHT FROM BRAMLEY BARN

 GREENLEAF ARCHITECTURE	Greenleaf Architecture Rough Farm Garway Hill HR2 8HD www.greenleafarchitecture.co.uk		
	Project	Lower Daffaluke farm	
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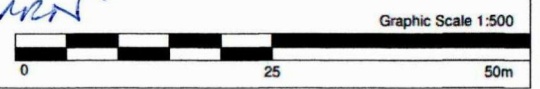
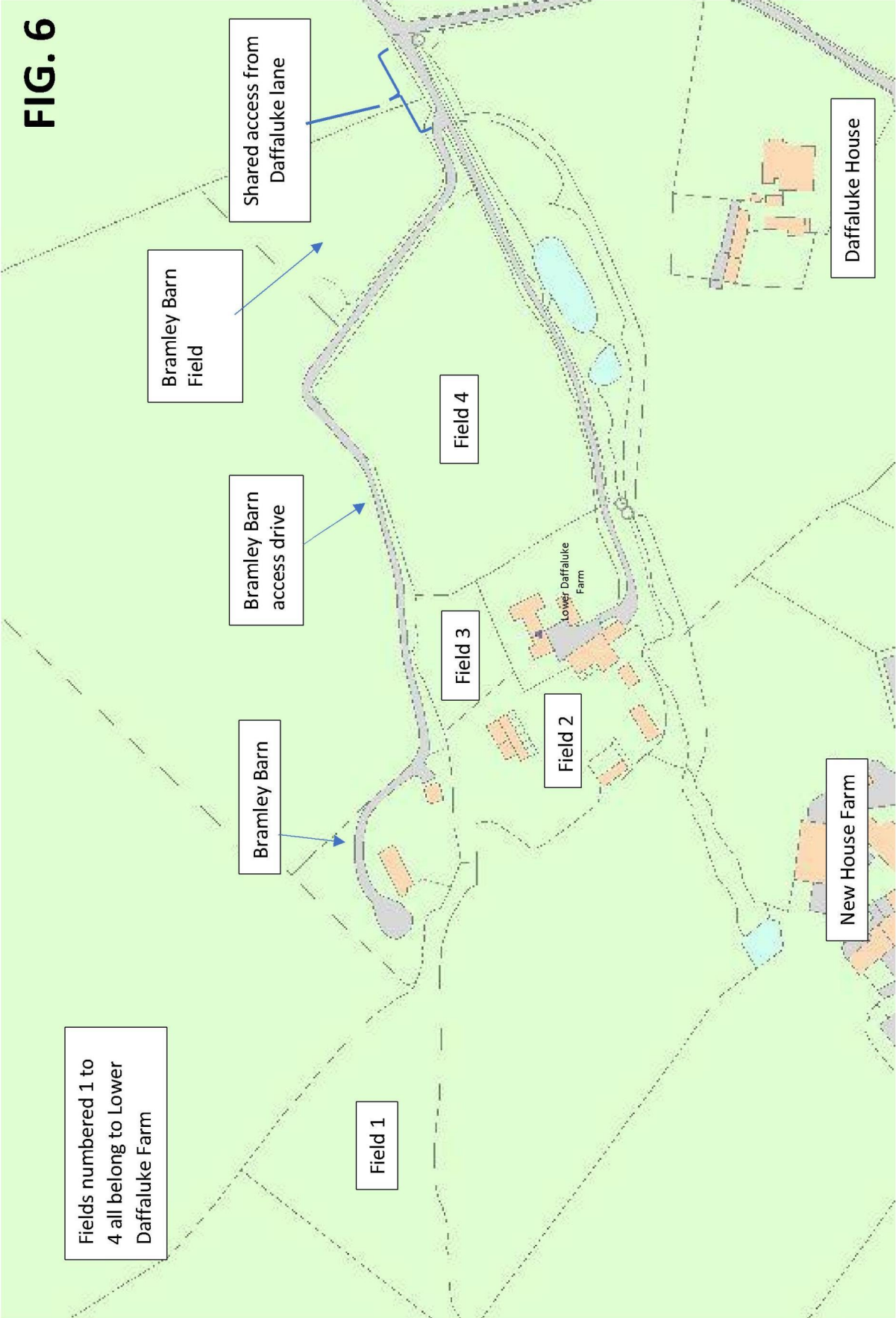


FIG. 6



Fields numbered 1 to 4 all belong to Lower Daffaluke Farm

Field 1

Field 2

Field 3

Field 4

Bramley Barn

Bramley Barn access drive

Bramley Barn Field

Shared access from Daffaluke lane

New House Farm

Lower Daffaluke Farm

Daffaluke House



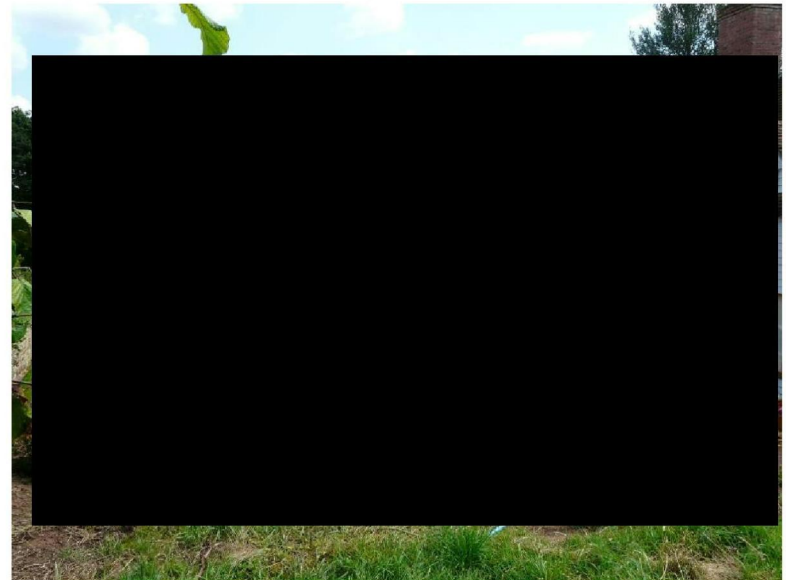
As was 6 to 8yrs ago.



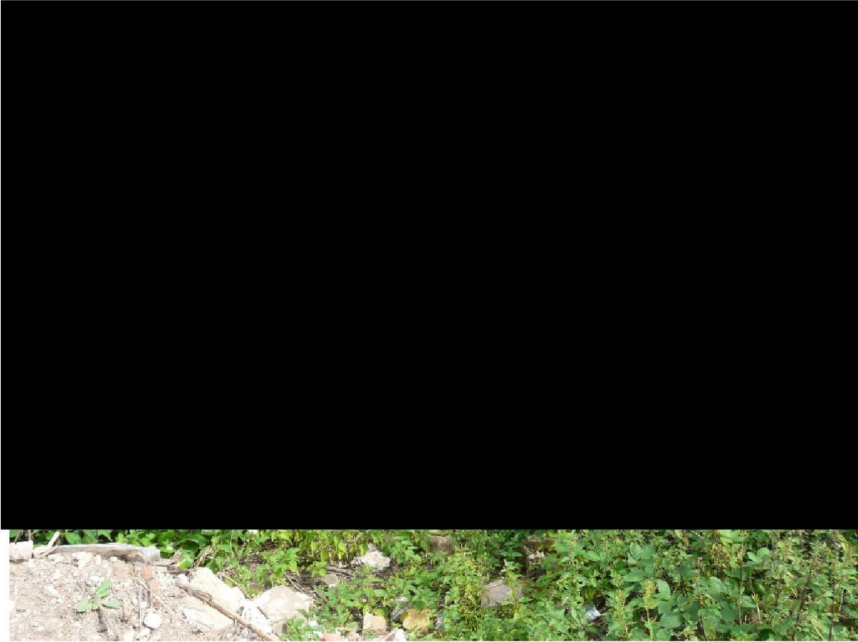
The farm house today



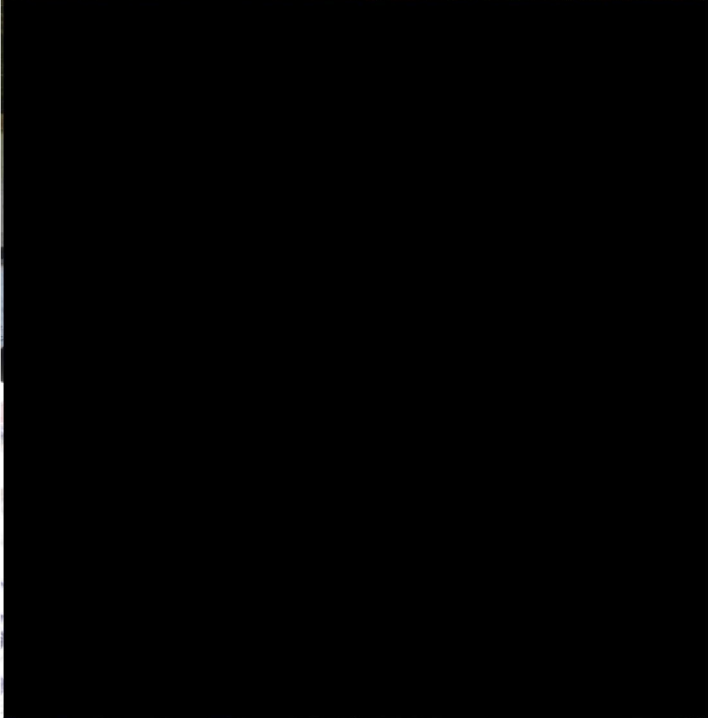
The remains of the demolished stone barn to the East of the farm house, now back filled and used as a supporting wall.



Additional Photos

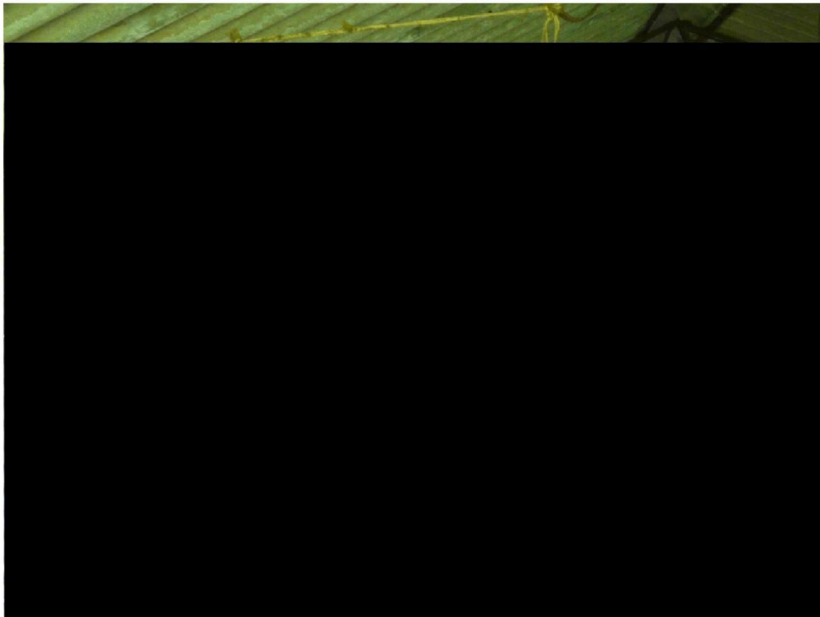


Barn 3 – The grain hopper shelter



Inside the shelter showing hopper and reclaimed industrial doors used as part of the construction

Additional Photos



Chicken Shed – Barn 1

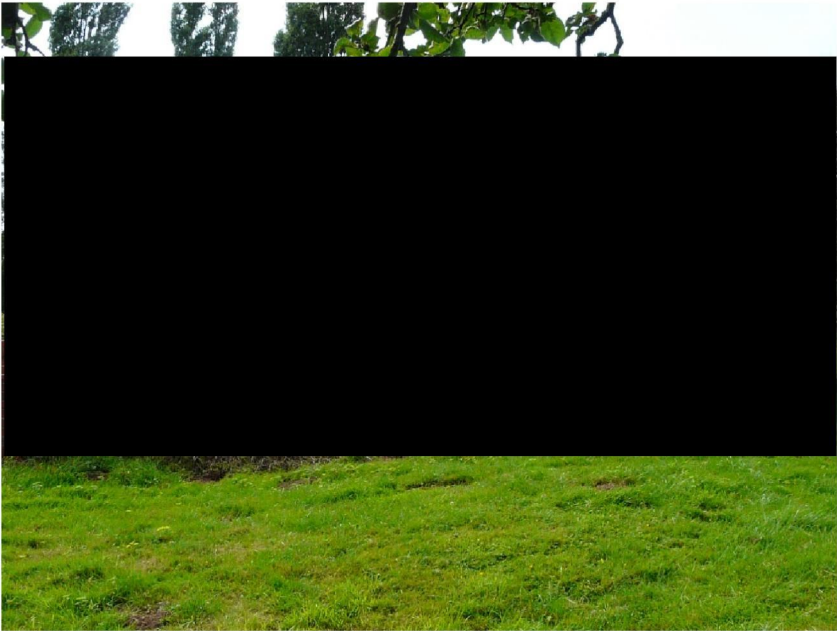


Animal Field Shelter – part of Barn 2

Additional Photos



Typical Pig pen – part of Barn 2



Side elevation showing pig pens, covered walkway and animal field shelter construction of Barn 2

Additional Photos



Current view from Bamley Barn – Much green foliage hiding proposed Glamping hut accommodation units.

The Hopper shelter of Barn 3, Chicken shed and field shelter can just be seen



In this shot the Block Sheds where the proposed parking bay are to be placed can be seen.