

Planning application comment was submitted on the **12 May 2023 18:30 PM**

The following is a comment on application **P230979/F** by **Eileen Wardley**

Nature of feedback: Objecting to the application

Comment: Objections to planning application no P230979/F

These are the objections of Mr & Mrs P Wardley, Folly Cottage, Yarpole Lane, HR6 0BX

12th May 2023

We object to this application on the grounds that this proposal will:


- 1 Seriously add to the problems of flooding in the area
- 2 Adversely affect the adjacent listed building
- 3 Negatively impact neighbourhood amenity with noise, odour and light pollution
- 4 Decrease highway safety
- 5 Relating to the Principal of the Proposal.

1 Flooding and Drainage

We whole-heartedly agree with the objections of Luston Parish Council as related to Policy LG5 Flood Risk in which it states that any new development must be designed to maximise the retention of surface water and minimise run off. The covering letter from the applicant states that surface water from the building will be collected and stored in water butts for use within the holding; overspill will be absorbed by French drains and discharged into the local brook. It cites the existing storage barn as evidence that this does not cause flooding. This existing barn had not been erected when this proposal was written on 22nd March and cannot be used as evidence. Heavy rainfall yesterday, 11th May, showed substantial run off down the agricultural drive and into Yarpole Lane adding to the existing drainage problems. Bearing in mind that the agricultural drive to the existing storage barn has not yet been completed and is currently surfaced with crusher and scalpings rather than the concrete specified in the Decision Notice (application 213305), the water run off will be even more considerable.

2 Effect on Listed Building - negative impact on an historic building

The covering letter from the applicant states that the proposed livestock barn is not considered harmful to the setting of the listed building with no adverse heritage impact. This is not the case. As the existing storage barn was erected only six weeks ago (after this application was submitted) we are still adjusting to the scale of the barn which is much larger than anticipated. Folly Field is on a hill and higher than our cottage so the barn is highly visible to us (see photograph Field1.jpg). The agricultural drive has not yet been properly surfaced or gated (see photograph Field2.jpg). The proposed cattle barn is even larger than the storage barn and is to be situated directly in line with our cottage in a dominant position. Lighting and heating will be needed for the raising of the 80 calves which will cause considerable light pollution and noise disturbance, particularly as we will be woken when vehicles arrive and leave and lights are used during the night and the early hours of the morning when calves and ewes need tending.



The setting of our historical cottage is threatened by this proposal and does not accord with the requirements of Core Strategy Policy LD4. It also contravenes Core Strategy Policy SS6 by creating an unacceptable impact on existing housing.

3 Neighbourhood Amenity

The covering letter from the applicant states that the new livestock barn will have no greater impact on the amenity of Elmshade and Folly Cottage (in terms of noise or odour) because the proposed new barn is further away from these two homes than the existing barn. This is not the case. The proposed barn is closer and in full

view of these homes with no shielding other than a simple hedge. The existing barn at the end of Folly Lane is not visible to either of these properties and is separated by hedges, a large number of trees a small field behind Folly Cottage and a smallholder's plot adjacent to a property called The Folley. Nor does the application take into account the increase in the number of calves from 40 to 80 which will certainly increase the amount of noise and odour.

4 Traffic - Highway Safety

The covering letter from the applicant states that the proposed development will not result in any increase in traffic using the local road network and will actually reduce the amount of traffic. This will not be the case. Yarpole Lane is a twisting, winding road with the gradual incline from Luston increasing significantly in gradient to the top of the hill before descending steeply to Yarpole. In many places the lane can only support single file traffic and this is particularly so in front of our cottage. The amount of traffic has increased dramatically over the years with vehicles reversing and shuffling back and forth in order to pass in front of our cottage (see photograph Field3.jpg). Driving down from Yarpole, the entrance to Folly Field is blind and partly obscured by a bend in the road; any further traffic into and out of Folly Field will adversely affect the safety of road users here (see photograph Field3.jpg). We know this from firsthand experience; in November 2022 an HGV met a tractor and two other vehicles head on resulting in the HGV driver reversing straight into our stone, garden wall demolishing six metres of it. Highway safety will suffer if this application is approved.

The proposed livestock barn is more than double the size of the existing barn at the end of Folly Lane where the applicant has raised two lots of calves, forty each time, in the last two years. This proposal is for a barn more than twice the size of his current barn allowing him to double the number of calves to 80. Doubling the number of calves means much more traffic will enter Folly Field to deliver and tend to these calves before selling them on. The applicant will still be using the unadopted lane to access the field behind Folly Cottage and the other field he rents, which is located immediately opposite the existing Folly Lane barn. Should the applicant not renew tenancy to the barn and field in Folly Lane, then they will be rented out to someone else and there will be traffic from the new tenants. There will be much more traffic in the area resulting in reducing highway safety.

5 The Principle of the Proposal

With reference to the applicant's Principle of Proposal as stated by the agent, it is suggested that without consent for this barn, the business would be forced to cease trading. [REDACTED]

[REDACTED] Currently there are 4 or 5 calves in this barn.

Attachment: sandbox-files://645e762c64f90083685513, sandbox-files://645e7629ded9c956218380, sandbox-files://645e762ec9298946394510, sandbox-files://645e773da6b85273546377

Their contact details are as follows:

First name: Eileen

Last name: Wardley

Email: [REDACTED]

Postcode: HR6 0BX

Address: Folly Cottage

Leominster

Infrastructure from section 106 to consider: Not applicable.

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230979

Form reference: FS-Case-515335686







