

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

Sent: 28 July 2022 07:59

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

Subject: 222006 - Planning application comment was submitted



The following is a comment on application **P222006/F** by 'Jenny Clark'

Nature of feedback: objecting_to_the_application

Comment:

further to my previous objection, I am adding a much more comprehensive review of this application and objection to it below

Attachment:

Jennys_Lower_D_letter_to_Gemma_Webster.docx

Their contact details are as follows:

First name: Jenny

Last name: Clark

Email:



Postcode: HR9 6BB

Address: Daffaluke House, Daffaluke Lane, Glewstone
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=222006

Form reference: 836459

To : Case Officer Ms Gemma Webster re Planning Applications P222006/F & P222007/L for Lower Daffaluke

From Jennifer Clark, Daffaluke House, Glewstone, Ross-on-Wye HR9 6BB

Date: 25th July 2022 Nature of comment: **Objection**

This is the 2nd Listed Planning Application for the Grade 2 listed stone barn on this site and the 3rd attempt at a full planning application. The earlier ones being withdrawn or amended because of conflicting information, lack of detail and many objections from neighbours and further afield. This application seems to be following the same path, [REDACTED] because there is a general consensus that given proper detail, and sympathetic conversion there would be only detailed objections to the conversion of the Stone Barn, the only building on site capable of conversion. This has been conveyed to the applicants at a site meeting with near neighbours and Councilor Elissa Swinglehurst.

The Grade 2 Listed Stone Barn

The stone barn is accepted as a listed building in planning application PSS980722PF in 1998 and is not described as 'listed by curtilage' as in this planning app. It is part of an historic farmstead and is situated between two other Grade 2 buildings, Bramley Barn to the north and Lower Daffaluke to the east. The application fails to clarify many details on preservation, conservation, biodiversity and foul drainage. The heritage statement has not been updated from the withdrawn planning application P213968/L in Oct. 2021. The Council for British Archaeology objected to the 1st planning app. P212661F stating 'this application in no way complies with Planning (listed building and conservation areas) Act 1990 or section 16 of NPPF. They wrote again in December 2021 to make the same comments on P213968/L, on the lack of information and failure to describe the significance of the heritage assets affected including their setting.

Their comment on this current above application states "only the date has changed."!

The applicants say "Proposal seeks to convert the Stone Barn with as little impact on the heritage as practically possible. The intrinsic character and appearance of the Barn will be retained. For the conversion to be successful the applicant seeks permission for only the most necessary of alterations to the external appearance".

'Only the most necessary alterations' will include the complete re-orientation of the barn from east to west, 9 new openings to the west where there were none before, 3 rooflights and 3 glazed doors to the west and north and south gable ends.! It will resemble a sieve! The original approved planning application of 1998 managed to propose 2 S/Catering units within the Barn with no West facing windows, respecting the integrity of the building and neighbours. Why is it deemed necessary to create these new doorways when there are already 3 serviceable stable doorways on the east elevation? Is there a future plan to use the dining room and the snug for workshop/conferences as separate from the holiday accommodation?

Under Listed Building Alterations the applicants have answered yes to stripping out internal walls, ceilings and floors despite Nick Joyce the Building Conservation Officer in P213968/L

asking “that the lime/ash floor be retained roofing material be natural slate” not corrugated sheeting as proposed. The 1998 consent also said “that the existing roof trusses shall be preserved as existing and shall not be cut or modified without permission.”

The existing stone walls attached to the west and east gables to be retained.

The accommodation should only be used for holiday accommodation etc.

The Tin Barn (old chicken shed)

I object to all plans and aspirations for the tin barn. This is a NEW Build in a NEW location on a listed curtilage site! It is not sympathetic to the character, setting and group value of the 3 Grade 2 buildings surrounding this site, thus ignoring recommendations in the NPPF. The appearance of the building is detrimental to its setting. It gives no consideration to New House Farm or Bramley Barn as regards noise and light pollution from visitors. It contravenes Policy RA5 which does not allow for complete reconstruction, or new build.

The applicants’ own ecological survey notes the presence of brown/grey long eared bats which are very sensitive to light spill. This new build with large glazed windows to the south, decking with a translucent polycarbonate covered south facing porch into the boundary hedge and trees overlooking the stream (which has not been mentioned) ignores their own ecological survey (see p28.). It affects the bats’ foraging and flight paths along the boundary hedge and stream. There will be a significant increase in night time illumination in these dark skies and intrinsically dark landscape, contravening policy RA3.

The addition of a laundry is very concerning. Self-catering visitors to the Stone Barn would expect to have a washing machine in their own accommodation as would those in the tin barn. So why is a laundry needed? It has not appeared on the 2 previous planning applications. Is this provision for the future? How is drainage to be managed for this? There are no details on the plan and the tin barn is only about 20metres from the stream. No mention is made of the stream on any of the proposed plans, which runs on the south side of their property before entering 2 large wildlife ponds on the neighbouring property. This enters the Luke Brook, then the R. Garron and on into the R. Wye. The site is within the Wye Valley SAC catchment and within 10k of the Wye Valley Woodlands SAC, and should trigger an H.R.A. process. Policy ME1 SD3, SD4, LD1, LD2 and LD3 need to be considered.

The Pig Cotts

As with the tin barn no structural survey has been presented to say that the buildings are capable of conversion to be upgraded for storage and livestock. All considerations listed for the tin barn apply to the pig cotts. They are not capable of conversion. How will the new roof for solar panels be supported? The back wall of the pig cotts is single skin blockwork and is unstable. The lean to at the rear does not extend the full length of the pig cotts, which is the impression given by the plan. This means that a completely new structure will have to be built to support a new roof for solar panels thus contravening RA5 as it becomes NEW Build. There is already a human doorway on the east end of the pig cotts. There are no farm animals kept at Lower Daffaluke. Indeed no farm livestock has been kept there as a commercial enterprise since [REDACTED], so the sudden reference to “livestock” is questionable. The applicants already have an open fronted livestock/storage facility below their house. New livestock buildings should not be situated within 400metres of a neighbour’s dwelling. Bramley Barn is only about 75 metres from this building. [REDACTED]
Again no drainage plan has been provided.

Traffic

Current use of the site is described as a "Smallholding" [REDACTED]. This description does matter. It is then contradicted, on the Agricultural Land Declaration asking 'is any of the land to which this application relates part of an Agricultural Holding?' to which the applicants have answered No! No agricultural traffic is using the local lanes from Lower Daffaluke so any increase in traffic will come from visitors, course tutors and grocery deliveries etc. There is no bus service, all journeys will have to be made by car/bicycle/on foot, and no facilities in Glewstone. Cycling is a hazardous activity on Daffaluke Lane, with potholes, culvert walls and a bridge collapsing, (reported to the council for the last 3 years) no passing places, no verges, and blind high banked corners. The comment contained in the approved planning application for the house extension in 2012 by the then traffic officer stated "that the lane had reached its limits and no more traffic was to be encouraged"

Glewstone sits in a triangle bounded by the A49, the A40 and the A4137. These small lanes are therefore the only option for the exercising of horses from New House Farm (which is a commercial enterprise) cyclists, runners and walkers. Dog walking is not encouraged in the fruit orchards, as stated in [REDACTED] objection. There are no mitigating circumstances with the reduction in farm traffic as there never was any. The previous farmers who left in [REDACTED] were self-contained and tell us that they took all farm traffic out through their fields to the Hendre road onto the A4137 because of the narrowness of Daffaluke Lane.

Ecology

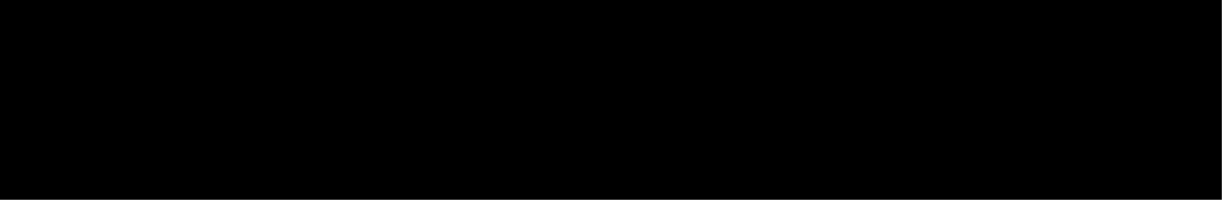
The applicants' ecology survey, apart from bats, dismisses habitat value for the rest of the site. None of the site plans show that a stream runs at the bottom of their land. This low-lying quiet stream valley (Daffaluke means Valley of the Marsh) is surrounded by grass fields, orchards and the local farmer has turned many acres into wildflower cultivation. The stream runs into our large ancient ponds which were restored with a grant from Hereford Council and advice from FWAG. Regularly seen are herons, raptors, [REDACTED] bats, swallows, house martins, woodpeckers and species of owls. Great crested newts are present in our ponds as they are in Bramley Barn pond above Lower Daffaluke. This stream as stated before falls into the Wye Valley SAC. The applicants' ecology survey makes no mention of this: it is also within the 10k Wye Valley Woodland SAC. Trees border the stream and pondsides making it an ideal hunting ground for bats and owls.

Planning permission was given in 2012 for Lower Daffaluke farmhouse P121041/FH with a sewage treatment plant to be located on the east of the new extension to replace the old septic tank. My understanding is that permissions on a heritage site never lapse. This STP was never installed by the previous owners.

The old septic tank is still in use and a new STP has been partially buried directly in front of the open pens and directly below the house, only about 25 metres from the stream. No connection has been made from the old septic tank, and the plan does not show it in the right place. Should a new planning application have been made for this? The STP is for 20 people.

Broken asbestos corrugated sheeting is still onsite and there is no plan for waste management, (which contradicts the NO answer in the questionnaire) which is necessary with Trade Waste from self catering units.

I would welcome a quality conversion of the stone barn but cannot support these 2 planning applications for all the reasons previously stated.



Given that the council allowed the 2 previous Planning Applications to be withdrawn and offered clear guidance on what it would expect to see in these current applications, [REDACTED]
[REDACTED] I request that no further withdrawal offer be made and that these 2 applications be rejected.

Jennifer Clark