

# DELEGATED DECISION REPORT

## APPLICATION NUMBER P140262/F

Building at Wall Head Farm, St Weonards, Herefordshire, HR2 8PY

**CASE OFFICER:** Mr Matt Tompkins  
**DATE OF SITE VISIT:** 21/03/14

**Relevant Development Plan Policies:** Herefordshire Unitary Development Plan  
Policies S1, DR1, H7, HBA12, HBA13, NC1, NC6, NC7

**National Planning Policy Framework**  
Chapter 6, 7, 11, 12

**Relevant Site History:** DCSW2006/2227/F Proposed barn conversion to form two units:  
*Approved*

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Transportation	X	X			
Historic Buildings Officer	X			V	
Ecologist/Landscape Officer	X		X		
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Wall Head Farm is an agricultural enterprise approximately 1.7km north-east of Garway and 2km south of St Weonards at the terminus of the U71407. This building subject of this application is a stone outbuilding which relates to the historic agricultural enterprise. The historically extended building is of a unique character having large openings at either end and a shallow mono-pitched roof. Ground levels drop approximately 1 metre from north-west to south-east. To the north-west are old stone barns which were successfully converted to residential use in 2006. The farmhouse sits to the north of this building.

The application seeks permission to convert the building to residential use. Upon submission, a dual pitched roof was proposed with wall heights reduced to facilitate this change. Openings would be altered in their precise positioning and size. The single storey dwelling would accommodate 2 bedrooms along with the functional living spaces. To facilitate this, the internal floor level would be levelled.

An amended scheme was submitted showing the retention of the mono pitched roof, the retention of the windows in their existing position and with wall heights retained.

### Representations:

The **local member** was contacted and did not object to the application being dealt with under delegated powers.

The **Historic Building officer** communicated her response verbally stating that:

- With the right scheme, the building was worthy of retention;
- This scheme was contrary to policy given the extension to the building and its over domestication

### Pre-application discussion:

None

### Appraisal:

The application proposes the provision of a new residential C3 planning unit in open countryside and in the first instance falls to be considered against UDP Policy H7. Paragraph 55 of the NPPF sets similar requirements for residential development in the open countryside away from facilities and services. As such, Policy H7 broadly conforms with the aims and objectives of the NPPF and as such can be attributed weight in the determination process. Both national and local policy presumes against development in such locations unless one of the specified exempting criteria can be met, one of which is for the conversion of rural buildings.

As the conversion of a rural building is proposed the principle of development is satisfied on the basis that the scheme accords with the detailed requirements of the UDPs rural conversion policies, HBA12 and HBA13 as well as the Council's SPD on such conversion schemes.

UDP Policy HBA12 requires that buildings proposed for conversion do not require major reconstruction works, alteration or extension to accommodate their proposed use. Furthermore, the proposal shall not imperil the use of neighbouring land nor the vitality of near by settlements. Furthermore, as the proposal is for residential development away from a defined settlement (3.2km from St Weonards and 5km from Garway by road) one criterion of UDP Policy HBA13 must also be met. It is not proposed that the scheme will meet a demonstrated housing need nor does it appear to be a necessary accompaniment to a rural business. As such, the only criterion which the proposal could be considered to meet is criterion 1 which requires there to be an acknowledged historical or architectural interest in retaining the building.

The building relates to the wider historic farming enterprise and historical maps indicate that it has been on site since before 1843. Notwithstanding this, a good deal of alteration and restoration appears to have been undertaken to the building in the intervening period

including the recladding of elements of the building in timber boarding. No structural survey accompanies this application which is a prerequisite of UDP Policy HBA12 though a site inspection appears to confirm the buildings integrity. That being said, the corrugated metal roof is supported by modern timber struts which could not support a roof covering of greater permanence or weight. On balance, it is considered that the building is of historic worth and the conversion works would not constitute complete or substantial reconstruction.

Both the SPD for rural conversion schemes and the preamble to UDP policies HBA12 and HBA13 (para 9.6.44) suggest that applications will not be looked upon favourably where alterations would detrimentally domesticate the rural character of the building or its setting. In this instance, it is my opinion that the proposed alterations to the building constitute a bona fide conversion scheme as required by UDP Policy HBA12 and the rural character of the building would be retained. The proposed dwelling would sit comfortably on its plot against the existing rural and agricultural milieu which an adjacent barn conversion scheme has successfully upheld.

The proposal is not considered to cause undue highways concerns with the modest intensification of the use of the local highway network, access and parking arrangements all acceptable.

The Council's ecologist agrees with the content of the ecological survey and does not object to the proposed mitigation features of the development.

There are no concerns for the amenity or privacy value of this dwelling or surrounding dwellings given the distance between this building and neighbouring properties, its orientation and plot size.

For the above reasons the scheme is considered to accord with UDP Policies S1, DR1, H7, HBA12, HBA13, NC1, NC6 and NC7 and Chapters 6, 7, 11, 12 of the NPPF. It is recommended that the application be approved.

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

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

1. C01 – 1 year
2. C06 – drg no 836-10 rev. A
3. C13
4. C26 – Reason 1
5. C65 - Reason 2
5. Prior to commencement of the development, a habitat protection and enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.

An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.

Reason 1: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1, NC6 and NC7 of Herefordshire Unitary Development Plan.

Reason 2: To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of the NPPF and the NERC Act 2006

## Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. N11A
3. N11C

Signed: MP Dated: 16<sup>th</sup> May 2014

### TEAM LEADER'S COMMENTS:

DECISION:

FW

PERMIT



REFUSE



Signed: \_\_\_\_\_ Dated: 16.5.14

### REASON FOR DELAY (if over 8 weeks)

Negotiations ☒ - At agents behalf

Consultees 

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Other 

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(please specify)