

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE	13 MAY 2021	AGENDA ITEM: 6
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6.1 Application No. 203223 (Amended) – Planning re-consultation – proposed detached dwelling - Former Auction Rooms, Market Street, Ledbury, Herefordshire

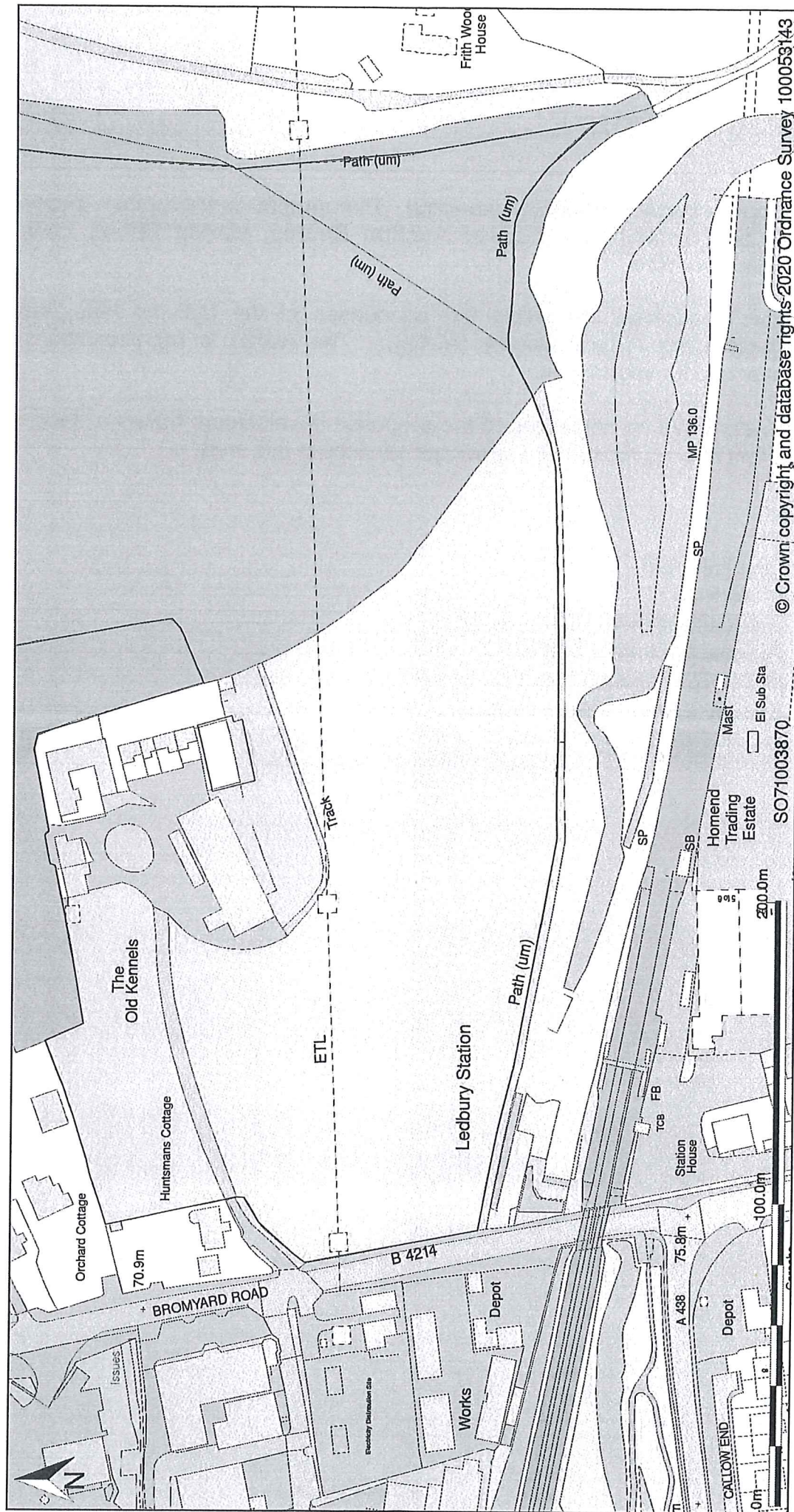
This application lies within the boundaries of the Malvern Hills Area of Outstanding Natural Beauty (AONB). The AONB 's representations are attached for information.

Welsh Water have no objections to the proposed development however, they have advised that they do not provide sewerage services in this area.

Attached:

- Location Plan
- Block Plan
- Proposed Internal Plans
- Proposed External Plans
- AONB Representations
- Design & Access Statement

Old Kennels Farm, B4214 Bromyard Road, Ledbury, Herefordshire, HR8 1LG



Plan shows area bounded by: 370754.14, 238568.93 371249.78, 238831.83 (at a scale of 1:1250). OSGridRef: SO71003870. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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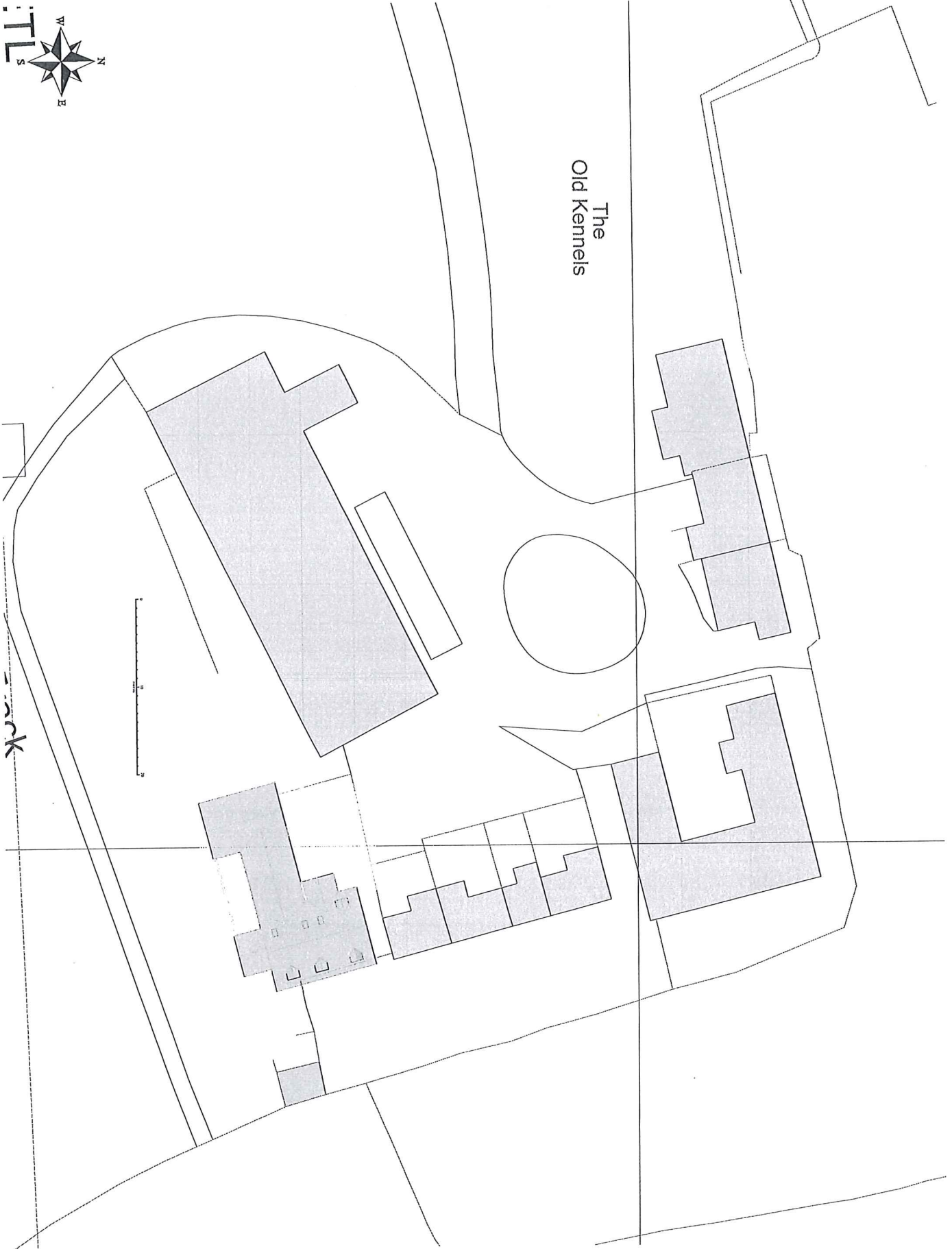
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Location

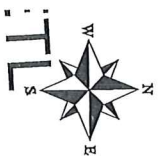
2396

Block Plan

The
Old Kennels



OKF-DWG-203 - PROPOSED SITE PLAN - 1:200 @ A1



**Old Kennels Farm,
Ledbury, Herefordshire
HR8 1LG**

Proposed New Agricultural Workers Dwelling

2397



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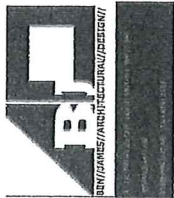
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Notes:

Date: 15th August 2020
Drawing No.

OKF-DWG-203



Proposed New Agricultural Workers Dwelling

Old Kennels Farm,
Ledbury, Herefordshire
HR8 1LG

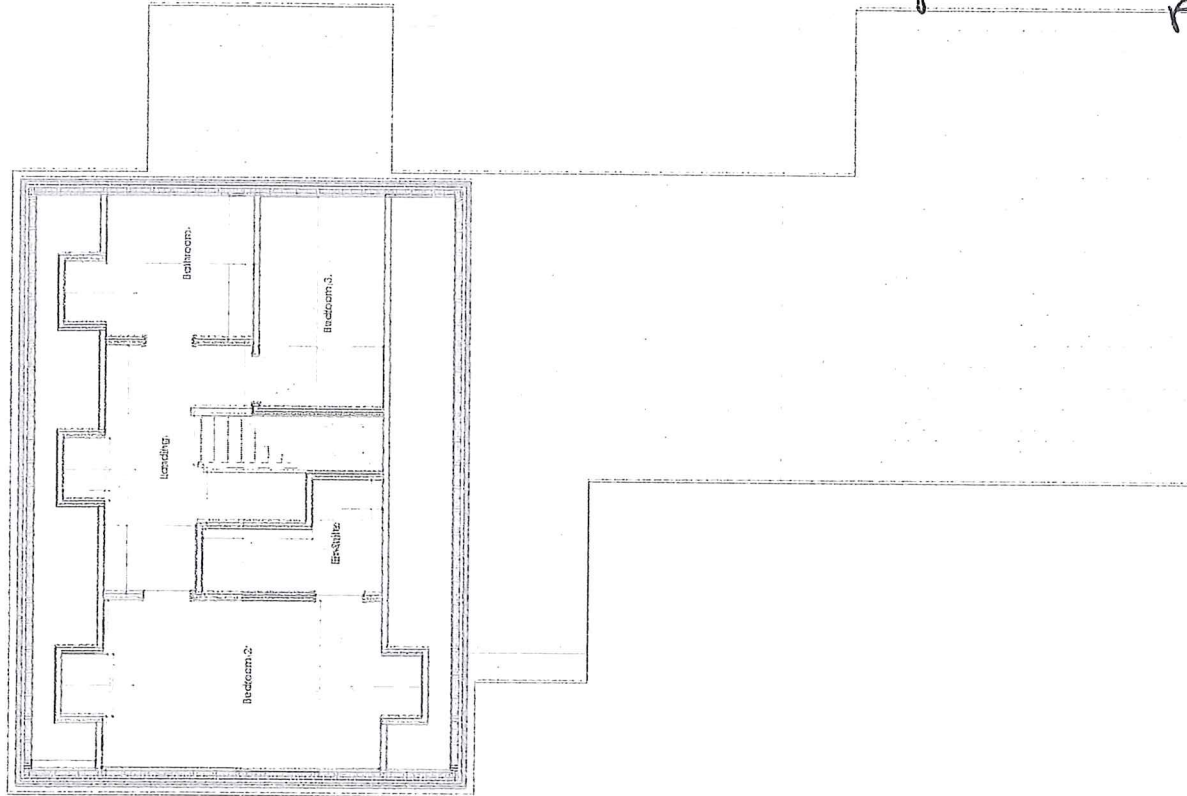
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Rev	Date	Description

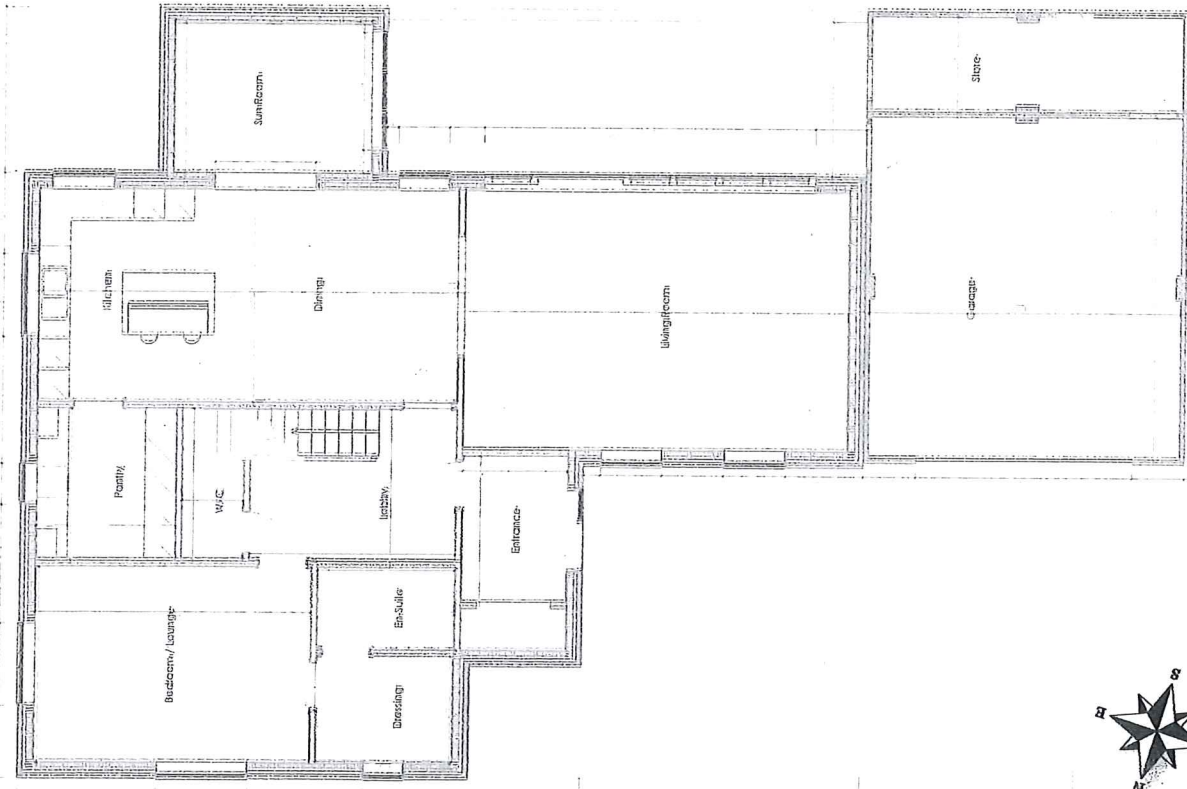
Drawn: JMB
Date: 12th August 2020
Drawing No.
OKF-DWG-200

Proposed Internal
plans

0 10 20
metres



PROPOSED FIRST FLOOR PLAN - 1:50 @ A1

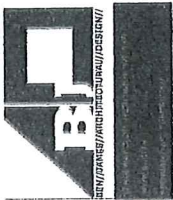


PROPOSED GROUND AND FIRST FLOOR PLAN - 1:50 @ A1



2398

OKF-DWG-200 - PROPOSED GROUND & FIRST FLOOR PLAN - 1:50 @ A1



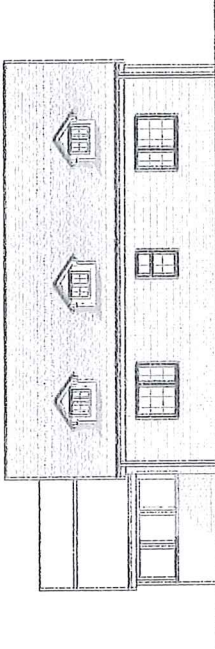
Old Kennels Farm,
Ledbury, Herefordshire
HR8 1LG
Proposed New Agricultural Workers Dwelling

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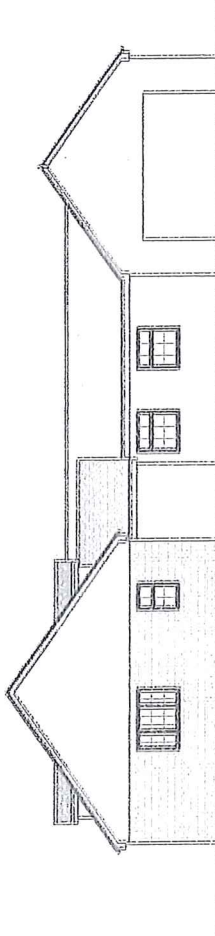
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Drawn by: JEN/DANES/ARCHITECTURAL/DESIGN
Date: 15th August 2020
CMT-DWG-201

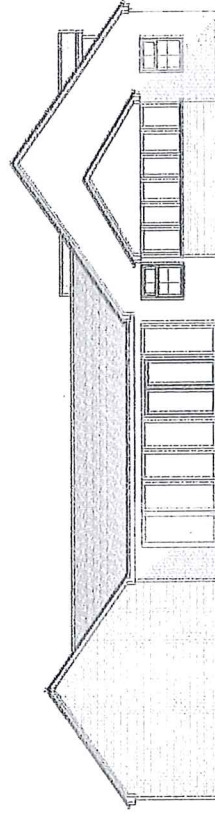
External plans



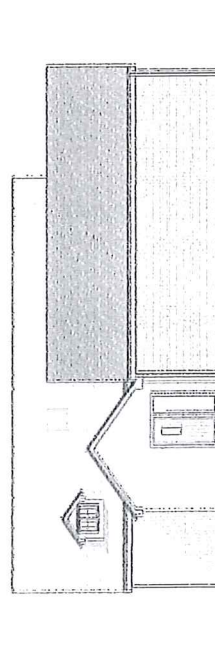
EAST ELEVATION- 1:75 @ A1



FRONT ELEVATION- 1:75 @ A1



SOUTH ELEVATION- 1:75 @ A1



WEST ELEVATION- 1:75 @ A1

From: no-reply@herefordshire.gov.uk <no-reply@herefordshire.gov.uk>
Sent: 23 November 2020 15:38
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: Planning application comment was submitted for 719187

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The following is a comment on application **203223** by 'Malvern Hills AONB Unit Karen Humphries'

Nature of feedback: Submitting a general comment

Comment:

See attached

Attachment:

P203223F_Land_adj_The_New_House_Old_Kennels_Farm_agri_dwelling_.pdf

Their contact details are as follows:

First name: Malvern Hills AONB Unit

Last name: Karen Humphries

Email: khumphries@worcestershire.gov.uk

Postcode: WR143EY

Address: Manor House Grange Road

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=203223

2400

Mr Josh Bailey
Planning Services
Herefordshire Council
PO Box 230
Blueschool House
Hereford
HR1 2ZB

22nd November 2020

Dear Mr Josh Bailey

Planning Application P203223/F

**Proposed detached 3 bedroom agricultural workers dwelling at Land adjacent
The New House Old Kennels Farm Bromyard Road Ledbury Herefordshire HR8
1LG**

This application lies within the boundaries of the Malvern Hills Area of Outstanding Natural Beauty (AONB). The AONB is an area designated for its national landscape importance and the Malvern Hills AONB Unit seeks to encourage high quality developments and to protect and enhance the local landscape.

The AONB Unit do not object to the proposed development but would like to draw the following points to the attention of the case officer, the planning context for which are given in the Appendix to this letter.

The proposed development

We welcome the fact that, at a time when small farms are under financial pressure, the applicant is finding ways to retain a rural business. The AONB Management Plan (2019-24) contains the following policies relevant to this:

Policy FP8 Promote local and seasonal produce and support the development of local services and markets.

Policy TP1 Stimulate and support sustainable tourism practices in the AONB

Please note we are happy with the design and layout of the proposed agricultural workers dwelling. The Malvern Hills AONB Guidance on Building Design recognises the importance of historic farmsteads in the AONB landscape and suggests that

'Change should seek to reinforce and strengthen the relationship of the farmsteads with the landscape and the agricultural character of buildings.'

This is the site of historic kennels which has been added to in more recent times but which still retains the traditional farmstead character of the area. We believe that the proposed location and design of the new building respects the current farmstead

layout and architecture. It is sensitive to the scale and design of existing buildings and will not detract from views of Old Kennels Farm from nearby footpaths.

We would however ask the following; that windows to the south are non-reflective to reduce surface reflection and that window frames use visually recessive colours. The South side of the farmstead currently has little fenestration; minimising the effect of windows on this façade will help to retain the existing inward facing nature of the courtyard.

Development work elsewhere on this site appears to have been carried out sensitively. We would like to see all materials used in the new development not only 'matched' with older buildings in terms of colour but to also make sure that the patina of the old buildings is reflected in the materials used in the new building. This will help to make sure that the proposed development will blend in with the older farmstead architecture.

Best wishes

Karen Humphries

Assistant manager, Malvern Hills AONB

Appendix 1: The policy context

1. National Planning Policy Framework

Paragraph 172 of the NPPF requires "great weight" to be given to conserving and enhancing the landscape and scenic beauty of the AONB.

2. Herefordshire Local Plan

Policy SS6 "Environmental quality and local distinctiveness" of the local plan states that:

'Development proposals should conserve and enhance those environmental aspects that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.... Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based on sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;...'*

'The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.'

Para 3.99 of the Local Plan also states that "Management Plans have been prepared for both the Wye Valley and Malvern Hills Areas of Outstanding Beauty. These documents will be relevant to assessment of the effects of development upon these important assets. The most rigorous approaches to assessing the effect of development should be taken for those areas with international and national designations, including proposals outside but having an effect upon them, in accordance with the protection afforded to such areas in the National Planning Policy Framework.

Policy LD1 "Landscape and Townscape states that development proposals should:

- demonstrate that character of landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;*
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;*
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and*

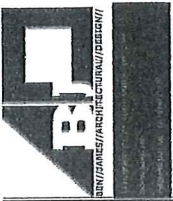
- *maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement trees lost through development and new planting to support green infrastructure."*
3. Malvern Hills AONB Management Plan (2019-24)

The AONB Management Plan (2019-24), a material consideration in relation to planning, contains the following policies:

- *BDP2 - Development in the AONB and its setting should be in accordance with good practice guidance including that produced by the AONB Partnership.*
- *BDP3 – Development in the AONB should be based on convincing evidence of local need. Priority should be given to the provision of affordable housing and enhancing local services.*
- *BDP4 - Development proposals that may affect land in the AONB, including those in its setting, should protect and/or enhance key views and landscape character. AONB guidance relating to views and development in views should be used where relevant.*
- *BDP13 The cumulative impact of small-scale change and development will be monitored. Data gathered will be used to inform decisions and to revise and/or develop policy.*
- *LP1 Manage the landscape of the AONB in accordance with key documents such as the AONB Landscape Strategy, Landscape Character Assessments, Historic Landscape Characterizations and other guidance documents.*
- *LP3 Promote positive landscape change to landowners, managers, developers, government and all those with an influence over land.*
- *LWP4 Support the provision of a variety of housing that is appropriate to the character of the area and meets local community needs.*

4. Malvern Hills AONB Guidance on Building Design

- *7.0 Farmsteads and agricultural buildings*

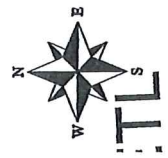
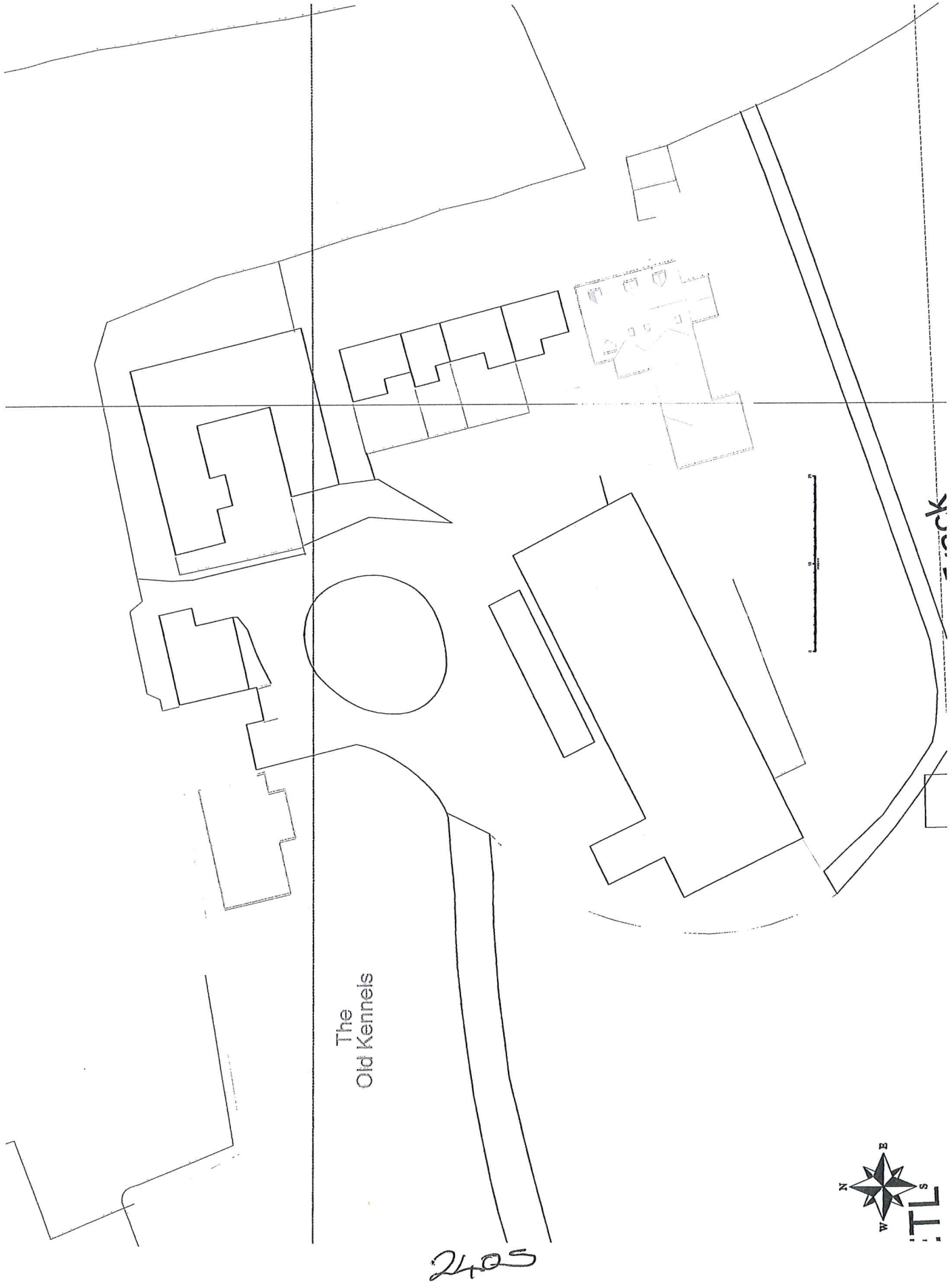


Old Kennels Farm,
Ledbury, Herefordshire
HR8 1LG
Proposed New Agricultural Workers Dwelling

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The drawing should not be used for construction
without the approval of the architect.

Date	Revised	Description
10/10/22		

DATE: 10th August 2022
DRAWING NO: OKF-DWG-203
OKF-DWG-203



OKF-DWG-203 - PROPOSED SITE PLAN - 1:200 @ A1

Design & Access Statement

An Agricultural Workers Dwelling, at Old Kennels Farm
September 2020

Background

Old Kennels Farm is situated off the public highway B4214 Bromyard Road, just on the fringes of Ledbury Town. Ledbury Town centre is located just 0.7 miles distance.

The farm comprises of a range of modern agricultural buildings, brick stores, farmhouse and cottages. The farm is surrounded by mixed use agricultural fields and orchards. The location of the farm is shown on the location plan.

The proposed development will utilize the existing farmyard entrance. This entrance is currently used by farm machinery and other Heavy Goods Vehicles and accordingly is of sufficient width to accommodate the development.

The site of the proposed dwelling is in a visually sheltered position, within close proximity and easily accessible to the farm buildings and yard. The position of the proposed dwelling will allow the farm worker to have good sight and sound of the farmyard and buildings, along with the majority of the land.

The position of the proposed dwelling in relation to the existing farmyard is shown on the block plan.

The proposed site extends to a relatively small area of the property, within the existing 'residential curtilage', domesticated garden space, and will not adversely affect other farming operations.

For planning purposes, the site is located in a defined area of open countryside and is understood to be within an Area of Outstanding Natural Beauty. However, consideration has been given to the environment and landscape setting of the site as part of the planning application.

Business Structure

Old Kennels Farm is owned by the Wilce family, whom work as a partnership operating as a farm and self-catering holiday business. From the farm, the family have formed a successful cider manufacturing company and manage a small collection of holiday homes that help service the tourist destination of Ledbury Market Town.

The family are made up of Brian Wilce & his partner, alongside three adult children. All family members require residence on site to ensure a shared responsibility of security, maintenance and day to day operation of the Farm business.

The Land and Buildings

Old Kennels Farm, is owned and occupied, extending to approximately 9 hectares 22 acres, comprising of a mixture of permanent grassland and orchards.

The farmyard comprises of a large modern barn, used to store the machinery and plant equipment as part of the cider manufacturing process. Alongside this, there is the traditional C shaped farmhouse, a row of small holiday cottages and a semi-detached dwelling.

With the family now being a collective of adults, each wishing to pursue their own family lives, the situation is no longer practical and accordingly the proposed farmworkers dwelling will be designed to accommodate this transitional phase of growth.

Equally, it is noted that the current dwellings are of late designs and would not be practical in accommodating the health needs of the elder generation of the Wilce family, therefore the proposed dwelling has improved accessibility and room for future adaptations.

Design & Access

Use

The proposed workers dwelling is required for Brian Wilce & his partner. Currently, Brian Wilce is living with his eldest child and her fiancé in the main farmhouse. With the growing family of his daughter, there will no longer be sufficient space to occupy all of the family, yet all are required to undertake roles in the business. The scale and demands of both the cider and holiday business at the farm means it is essential that a farm workers dwelling is erected on the holding.

The proposed dwelling is in keeping with the existing buildings of the farm, and is required to ensure the efficient, safe and appropriate running of the existing farming enterprises.

Scale, Layout and Appearance

The position of the proposed dwelling has been identified and selected as occupying a low impact and suitable location.

The dwelling will be designed to be appropriate for a farm workers requirements, providing function living accommodation, whilst also allowing for an office space and easy / close access to the agricultural sheds & fields.

The dwelling will be masked behind the large agricultural shed in its main part, whilst also utilizing an existing domesticated garden patch – thus continuing and enhancing the courtyard formation of the farm itself.

Landscape

The site is well screened by established orchard growth, high boundary hedges, undulating topography and existing farm outbuildings.

The public footpath to the south of the site is alongside a hedgerow and is well screened by the planted orchard. The topography of the site also lends itself to hiding the proposed dwelling from site, as the farm itself is nestled in a small low lying formation.

Drainage

An initial search of the site proves that it is not located within a flood zone.

A suitable drainage system will be put in place as part of the proposed dwelling, this will include a suitable sized soakaway system. The foul waste can be connected to the existing mains on site.

Access

There is an existing well established entrance to the public highway at the base of the farmyard (East). This is used regularly and is served by a reduced speed limit road. There is negligible impact on the highway as a result of the proposed dwelling.

The existing access offers acceptable visibility splays in both directions.

As the dwelling is to be occupied by Brian Wilce, a full time worker at Old Kennels Farm, it means that vehicle movements onto and off the site will be for leisure only.

The site itself offers plentiful parking opportunity, as well as large turning area. The proposal also suggests a secure garage parking facility.

Ecology

The site for the proposed agricultural workers accommodation forms part of a domesticated garden space, used regularly by Brian's late parents for personal vegetable growth. This space is regularly rotated and will hold little to no ecological value.

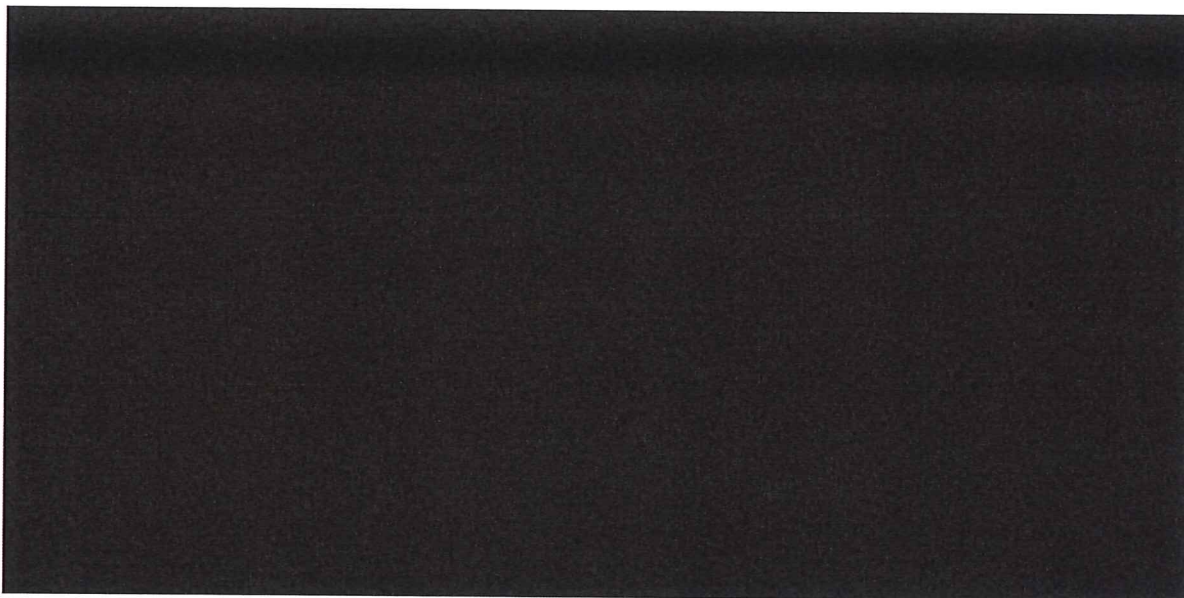
As part of the proposed scheme, we have sectioned off an area to the south, which will be a continued private garden amenity space.

Appraisal via Brian Wilce

I currently live with my partner and my three adult children. We live and work as a partnership with our business as a farm and self-catering holiday cottages. From here we also operate a cider manufacturing company in which my children will become directors of soon.

This means that we all need to be residing here to make it all work. Sharing responsibilities and overseeing security and maintenance on the farm and to be available for our cottage customers should any problems arise at any time. My eldest child who lives here is in her late twenties. She manages the cottages and farm accounts. She lives with her fiancé with us in the main house. They are looking at planning for the future with marriage and starting a family. (My partner and I, though we look forward to this, don't particularly relish the idea of sleepless nights and everything else that comes with this)

My parents have recently passed away. They lived in the adjoining house to the family home and my sons wish to move into that house and share it. They both have partners and it will enable them to have their own privacy too.



My parents moved here in [REDACTED], I was born here in [REDACTED]. When my parents moved here in [REDACTED] they lived in tin sheds here on the farm. Over the years they made it a home while living here as tenants.

I purchased the farm in [REDACTED] and converted more of the sheds and stables to raise my family here, my children want to spend their lives here and continue to run our businesses.

On my passing one of my sons will move into this house that I am applying for, so they will then have a decent home each.

The house is within the farmyard, actually in the domestic vegetable garden my parents tended, which I unfortunately can't manage [REDACTED]. I was once told by Roland Close that it was a suitable site as he visited here looking at prospective sites for Holiday Cottages.

I do not mind if the building will have agricultural ties and cannot be sold off in the future.

There will be no extra traffic or more usage on services as we live here already.

Kindest Regards, Brian Wilce

Appraisal of Planning Policy

Planning policy in both a national context in the form of the National Planning Policy Framework (NPPF) and local planning policy state that where there is sustainable evidence for the functional requirement for new dwellings in isolated rural locations, which are necessary for a viable agricultural enterprise, then these applications will be supported.

The NPPF was updated recently. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

In situations, such as this case, living on site in a rural location is important for the sustainability and viability of rural businesses. Paragraph 79 of the NPPF makes reference to the provision of rural housing and specifically states that: Planning policies and decisions should avoid the development of isolated homes in the countryside unless special circumstances apply, including where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

Section 6 of the NPPF, Building a strong, competitive economy states that "Planning policies and decision should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings: b) the development and diversification of agricultural and other land-based rural businesses."

Therefore agricultural and rural workers dwellings are allowed for the enhancement of the rural business by aiding the growth of the enterprises or establishments of a new enterprise. In addition the NPPF supports development of rural workers dwellings where close supervision is required.

The framework does not require the applicant to demonstrate conformity with any specific requirements but does require the applicant to demonstrate that there is an essential need. Whilst the NPPF does not set out specific tests an applicant is required to meet in order to demonstrate that there is an essential requirements, it is felt that the following points, which are based around the proven test set out in the preceding National Planning Guidance, Planning Policy Statement 7 (PPS7); Annex A, Show that there is a genuine and firm intention to develop the business, a functional

need, that the business has been planned on a sound financial basis and that the functional need cannot be met by any other existing residential dwellings either on site or within the locality.

In accordance with the NPPF the proposed workers dwelling represents a sustainable addition to the existing rural business, and to the surrounding area.

The proposed residential dwelling will allow Brian Wilce to reside on site, as is required for farms of this size and nature, for safe and efficient operation.

The new residential dwelling on the site will ensure that Brian Wilce has a suitable living space. In addition, the location of the dwelling on site means that the use of a private transport will be minimal as there is no requirement to travel to work.

In situations such as this case, rural dwellings are important for the sustainability and viability of rural businesses with manufacturing processes and 24/hr care of holiday homes. The routine and continuous maintenance of processes requires on site attendance and speed to react to scenarios.

Appraisal of Planning Policy

In addition to national planning policy the Herefordshire Core Strategy has policy for the county at local level regarding agricultural dwellings.

Herefordshire's Core Strategy was adopted by the Council on 16th October 2015 and is not the statutory development plan against which planning applications are assessed. One of the overriding aims for Core Strategy is to; "Secure the long term future of rural areas in sustainable manor based on a range of socioeconomic and environmental factors such as employment, facilities and service and interdependence." "To foster positive growth achieving a strong living and working rural Herefordshire", "enhancing traditional role of rural centres through the development of rural businesses and housing".

There are specific policies relating to agricultural dwellings in the open countryside in the recently adopted Herefordshire Core Strategy. This provides local criteria based on the NPPF required to gain planning permission.

In particular to this Report is Policy RA3 – Herefordshire's Countryside, which controls occupation and limits residential development in the open countryside, unless on or more of the following criteria is satisfied;

1. Meeting of an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. The subject property accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. Involves the replacement of an existing dwelling (with lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or

4. Would result in the sustainable re-use of a redundant or disused building where it complies with Policy RA5; or
5. Is rural exception housing in accordance with Policy H2 or
6. Is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the NPPF and achieves sustainable standards of design and construction;

In relation to the above policy, point 1 and 2 of RA3 is relevant to this application, with there being an agricultural need for Brian Wilce to reside at Old Kennels Farm, as detailed fully within this report.

Isolated residential development is justified when accommodation is required to enable rural enterprise workers to live at, or in the immediate vicinity of, their place of work to provide essential supervision and management.

Policy RA4 – Agricultural, forestry and rural enterprise dwellings, states that proposals for dwellings associated with agricultural, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business.

The existing living arrangement required Brian Wilce and his partner to reside with his daughter and fiancé. With the daughter and partner set to wed and grow in their own family, the main farmhouse is deemed unsuitable for the growing family numbers. Equally, the two other sons are already in residence, sharing another outbuilding between them currently. All four are required to be on site to help manage the cider manufacturing business as well as the self-catering holiday business. Both are growing financially and require a variety of essential roles for the farm to remain viable. Should the proposal be deemed unsuitable, it will lead to a detrimental impact on the viability of Old Kennels Farm & its residing family.

As detailed within planning policy the following points have been considered and satisfied to support the essential need for a farm workers dwelling;

Clear evidence of intention and evidence the business has been planned on a sound financial basis

Brian Wilce has an established agricultural farming business, with plans in place that connect the growing demand of cider production & fruit supply to local, national & international scale. Herefordshire in particular is renowned for its cider production, therefore it is without question a popular and growing market for local produce. Brian has a great connection to popular farmshop outlets and main stream retailers, forming a recognized independent brand 'Wilces Cider'. The Wilces cider displays the European Protected Geographical Indicator label, awarded to them for the quality of their cider - as well as many other awards for their product. The business also intends to grow their product range in the near future.



Mr. Wilce has also established an historic connection with the local market town of Ledbury, as a reliable provider of self-catering accommodation for tourists. Tourism nationally has been focusing in recent times to 'stay-cations', with an exponential growth in Air BnB & private accommodation providers. Brian has also reached out a further diversification linked to Tourism, providing a bike hire location and storage of pedal bikes to visiting tourists – utilizing the train station adjacent the farm & the cycle route around the popular town. Further to this, the tourism side of the farm enterprise has seen a 20% increase in bookings, due to a change in web advertisement & industry links.

The business accounts have been analyzed for the business over the last three years, which further support the financial justification for a permanent workers dwelling on site.

Functional Need

As detailed above, there is a functional need for Brian Wilce to be present at the farm holding as part of the successful operation of the farming enterprises, which is further supported through the evidenced progression of the business.

The functional need considers all unexpected situations that could arise from the farming and hospitality activities, along with the standard requirements for the management and operation of the enterprises, which are sometimes outside of normal working hours. If a farm worker cannot be on site to meet these requirements then the viability and existence of the farming business would be threatened significantly.

Whether other accommodation can fulfil the Function Need

There are no other existing dwelling at the holding with space to form an additional family home, without compromising the business's themselves. I.e it could be argued that a cottage could be given to Brian at the expense of the business, however this would hinder the profitability of the enterprise and would not be suitable for their requirements as mentioned in Brian's personal letter.

Equally, a comprehensive search of the residential market has been undertaken, for both properties to purchase and those to rent. There are no properties to either rent or purchase, that would meet the requirements of the family and the business alike.

It has been established within this report, that the functional need required the presence of Brian Wilce to reside adjacent to the production area and accommodation at all times. Therefore the business requires a dwelling on the holding.

The functional need requires workers to live within sight, sound and smell of the production area and in close proximity for the maintenance and support of the holiday enterprise. There is no other property available that could fulfil this need.

A clearly established function need and that need related to a full-time worker

The functional need considers all unexpected situations that could arise from the farming activities at The Old Kennels Farm, along with the standard requirements for the management and operation of the farm holding which required Brian Wilce to be on hand 24 hours a day, seven days a week, which is outside normal working hours. If Brian Wilce cannot reside on site to meet these requirements then the viability and existence of the farm would be threatened.

Fire / Catastrophic Event – When stock is housed it is vital that a stockperson is responsible for the monitoring of the valuable product and to monitor any risk of fire or catastrophic damage – thus be able to raise the alarm and reduce financial loss/ consequential damage through stock management.

Supplies – Due to the manufacturing process requiring varied amounts of equipment, it is essential for a worker to be on hand to fix any mechanical fault, electrical supply issue or water supply issue immediately – to ensure the product is not affected in any way.

Cleanliness – The manufacturing of food products is strictly managed. The maintenance of each process is essential at ensuring the end product is not spoilt or damaged. Therefore a continuous and labour intensive watch over the area routinely is required.

Security – It is vital that the storage of machinery and product is carefully watched at all times of the day, in case of theft or damage. Any interference with the manufacturing of the cider could have huge consequential effects to the business turnover.

Financial Need

The business demonstrates clear evidence that the current activities and proposed expansion has been budgeted and planned on a sound financial basis.

Brian Wilce has invested a large amount of his own private capital into the farm of the years, particularly the cider manufacturing business.

It should be noted that the business is now at a stage where for it to continue to be profitable, whilst also allowing for continued development, then it is vitally important for Brian Wilce to be living on site – alongside the rest of the Wilce family.

Conclusion

In summary this statement has been written in support of the full planning application for an essential workers dwelling at Old Kennels Farm.

In light of the above report, there is a clear essential need to support the requirement of multiple permanent workers, particularly that of Brian Wilce.

On the basis of the information provided and given the nature and scale of the existing farming activities and planned future expansion, there is considered to be a clear functional and welfare requirements for Brian Wilce, a fulltime worker, to live at the site in order to provide the requisite supervision of the enterprises and to undertake essential duties and other management requirements outside of normal working hours.

The proposal is to erect a modest sized dwelling to house Brian and his partner, to enable him to provide an adequate level of management for the business. The dwelling is required to allow Brian to be readily available at all times, as is required for the successful running of the cider production enterprise and to deal with emergencies, to manage stock and assist in the protection of the farm, machinery, commodities and persons against trespass, theft and vandalism.

245

The proposed development required the essential need for a farm workers dwelling, which has been informed as a result adheres to relevant National and Local Planning Policy and Guidance. The proposed development aligns itself with the NPPF and Herefordshire Core Strategy, being sustainable and forming part of the required development of a rural agricultural business. The dwelling has been sited to take into account the rural nature of the surrounding landscape and will sit comfortably within its context.

Therefore in accordance with NPPF and other relevant planning policy there is a clear need for an agricultural dwelling to be attached to Old Kennels Farm.

2416

6.2 Application No. 211130 – Proposed demolition of existing single storey extension and construction of new two storey extension – **Swingate, Homend Crescent, Ledbury, Herefordshire, HR8 1AQ**

At the time of preparing the agenda there were no representations in respect of this application.

When attempting to print of the existing and proposed plans an error occurred, therefore Members may wish to view these on the portal.

Attached:

- Block Plan
- Site Plan



Scale: 1:500



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License number: 100031961
Produced: 24/02/2021
Serial number: 18516

SWINGATE
HOMEND CRESCENT
LEDBURY
HR8 1AQ

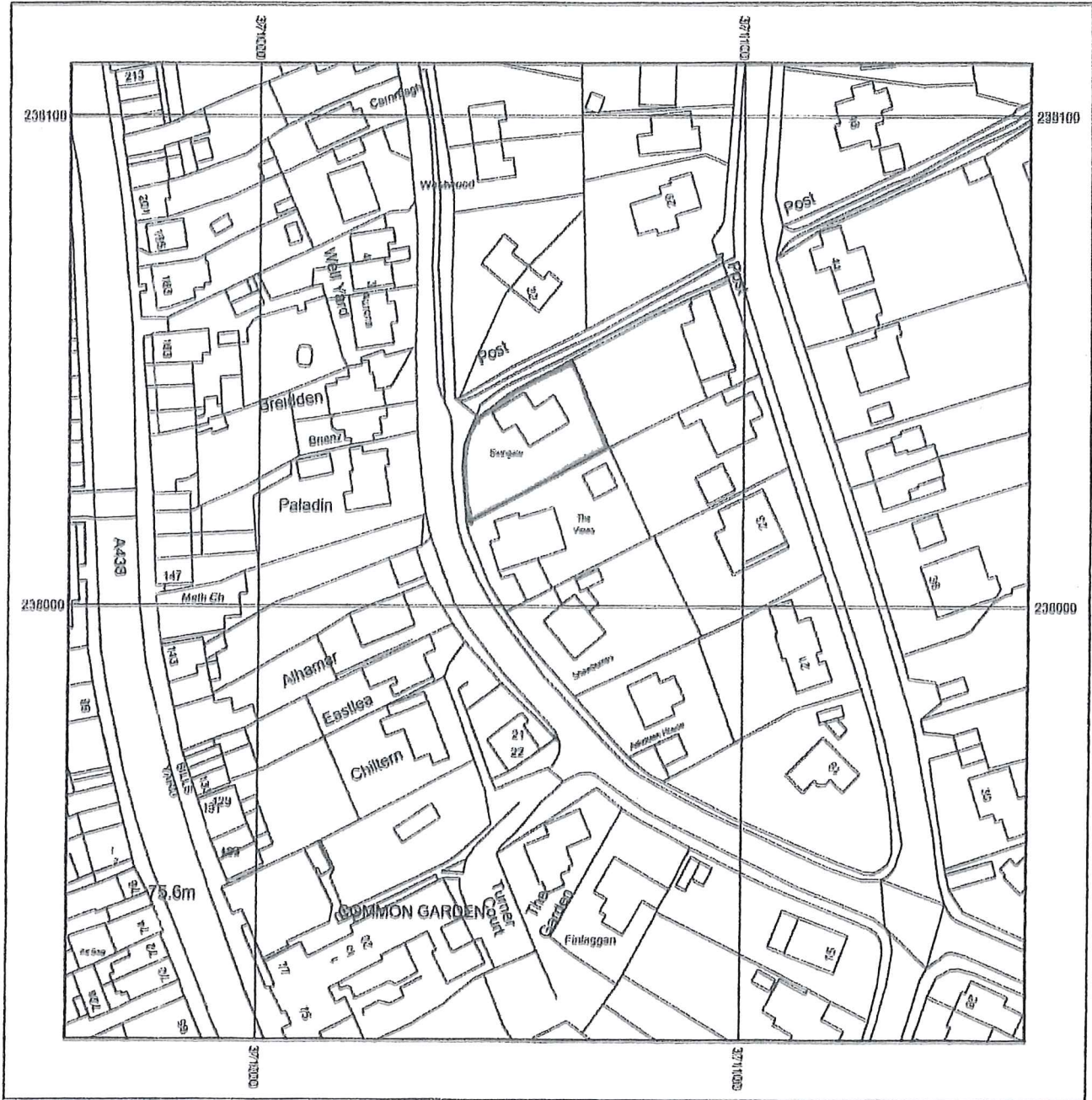
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HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

17 MAR 2021

To:
Ack'd:

2418



Metres
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Scale: 1:1250



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License number: 100031981
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SWINGATE
HOMEND CRESCENT
LED BURY
HR8 1AQ

HEREFORDSHIRE COUNCIL
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- 6.3 Application No. 21145 – Proposed conversion of loft space and garage to living accommodation and to extend the porch. The works include change to external materials of garage. – **Carnreagh, Homend Crescent, Ledbury, Herefordshire, HR8 1AH**

At the time of preparing the agenda there were no representations in respect of this application.

Attached:

- Location Plan
- Existing Plans 1 - 3
- Proposed Plans 1 - 3

A black and white line drawing of a map section. A road, labeled 'homend crescent', runs diagonally across the middle of the image. Above the road, there are several rectangular shapes representing buildings or lots. Below the road, there are more rectangular shapes, some of which are labeled. One building is labeled 'carnreagh'. The drawing uses simple lines to represent the boundaries of the land and the structures.

2421



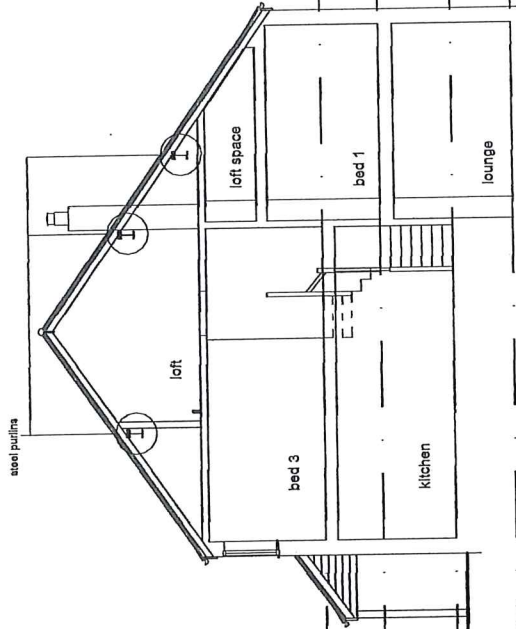
Existing Block Plan

scale 1:500



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			<p>drawing: LOCATION & BLOCK PLANS</p>	<p>job no: 20_447</p>	<p>drawing no: /01</p>	<p>revision:</p>

Existing plans



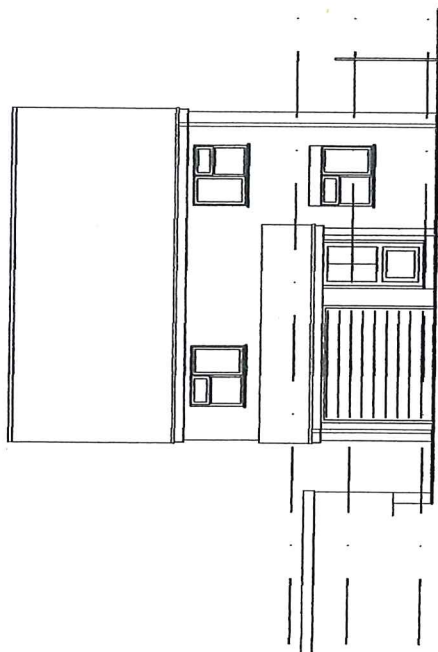
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Extg Section

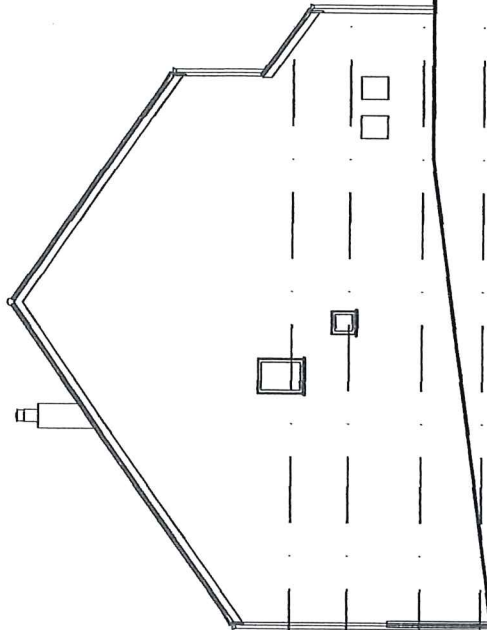


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	derrick whittaker architect 1 FARJON CLOSE, NEW WILLO, LEDBURY, HEREFORDSHIRE HR8 1AH TEL: 01531 634180 e-mail: derrickwhittaker@derrickwhittaker.com www.derrickwhittakerarchitect.co.uk		drawing: EXISTING SECTION		job no: 20_447	drawing no: /04	revision:

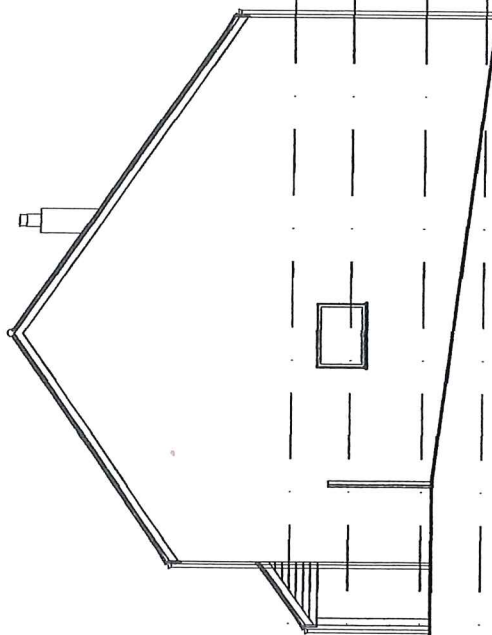
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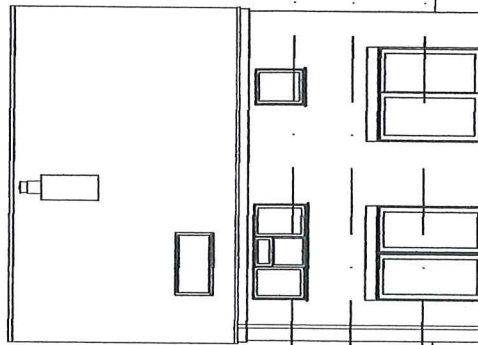
East Elevation



South Elevation



North Elevation



West Elevation



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Herefordshire, HR8 1AH for Mr P & Mrs D McCann.

drawn by:

DW

scale:

1:100 @ A3

date:

Oct 2020

job no:

20_447

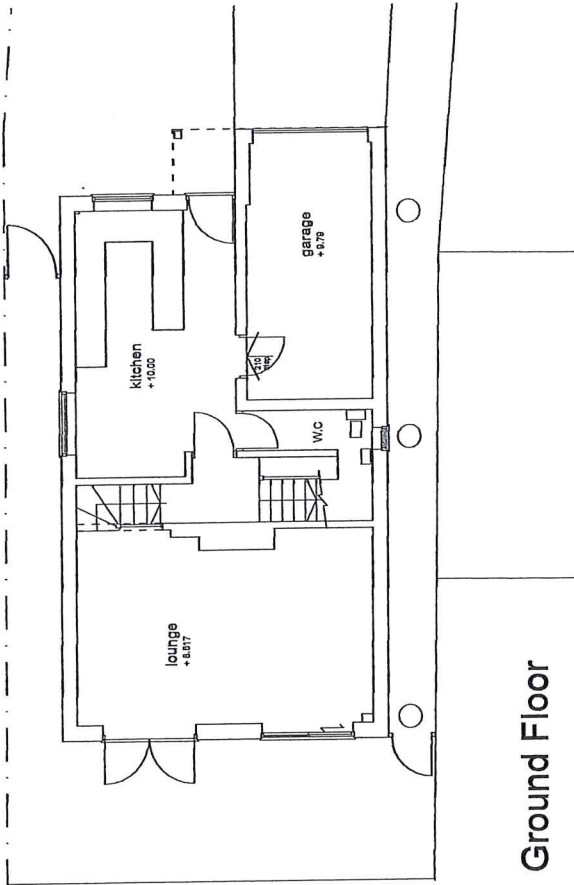
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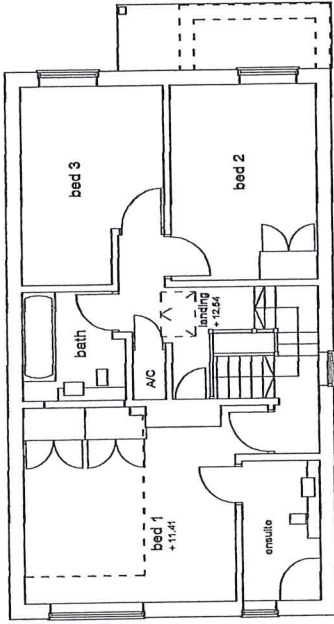
EXISTING ELEVATIONS

revision:

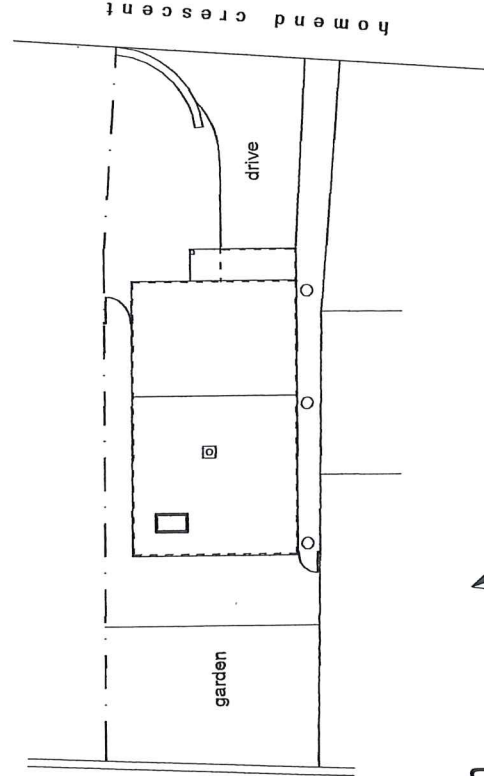
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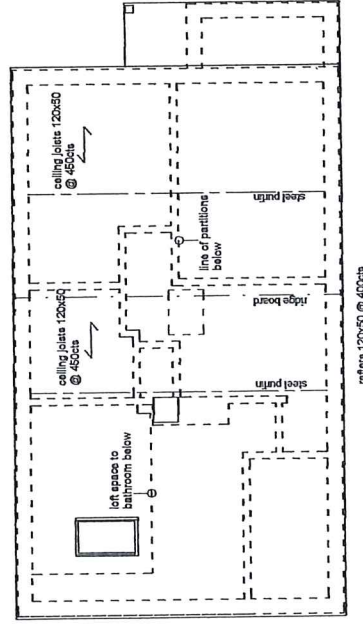
Ground Floor



First Floor



Site Plan



Loft



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Project: Proposed Conversion of Garage and Loft to Living Accommodation at Camreagh, Homend Cras, Ledbury, Herefordshire, HR8 7AH for Mr P & Mrs D McCarroll.
Drawing: EXISTING SITE & FLOOR PLANS
Job no: 20_447

Scale: 1:200 & 1:100 @ A3
Drawing no: /02
Date: Oct 2020
Revision:

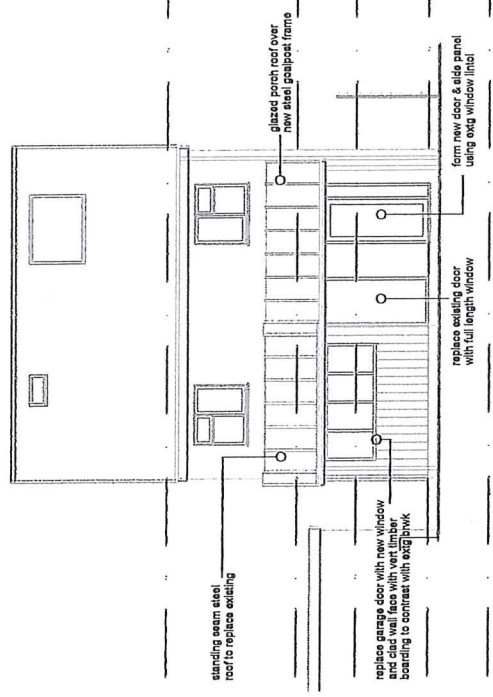
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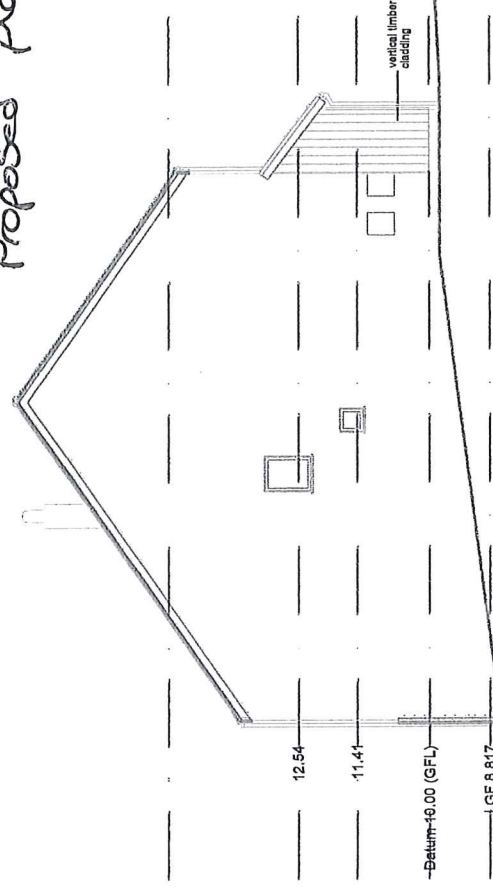
Proposed Sections

<p>Check all conditions on site prior to commencement. Any discrepancies to be reported immediately to client, without delay.</p> <p>As 23.11.2022 Approved to reflect Client comments. DW</p>	<p>derrick whittaker architect</p> <p>1 FARJEN CLOSE, NEW WILLS, LEDBURY, HERFORDSHIRE, HR8 3PU</p> <p>e-mail: derrickwhittaker@btinternet.com www.derrickwhittaker.co.uk</p>	<p>project: Proposed Conversion of Garage and Loft to Living Accommodation at Carrreagh, Homend Cres, Ledbury, Herefordshire, HR8 1AH for Mr P & Mrs D McCann.</p> <p>drawings: PROPOSED SECTIONS</p>	<p>drawn by: DW</p> <p>job no: 20_447</p> <p>scale: 1:100 @ A3</p> <p>date: Oct' 2020</p> <p>revision: A</p>
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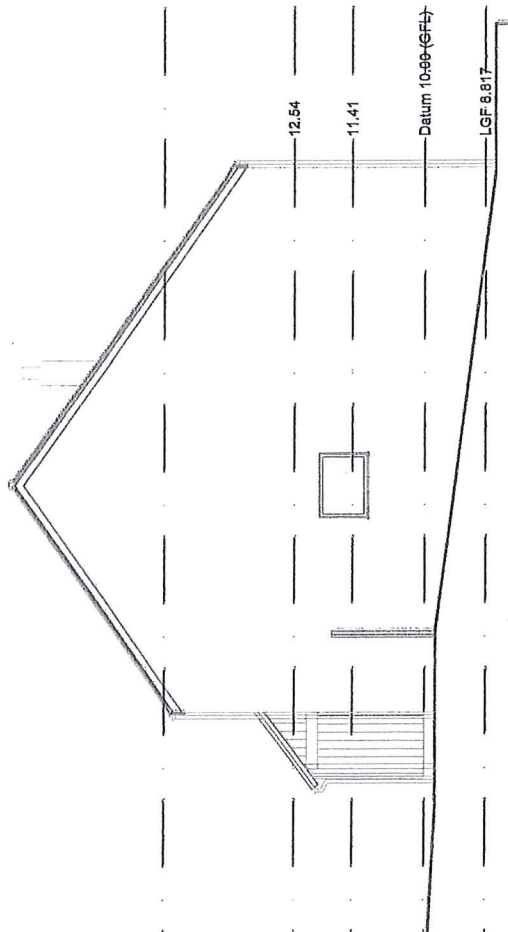
Proposed Plans
2



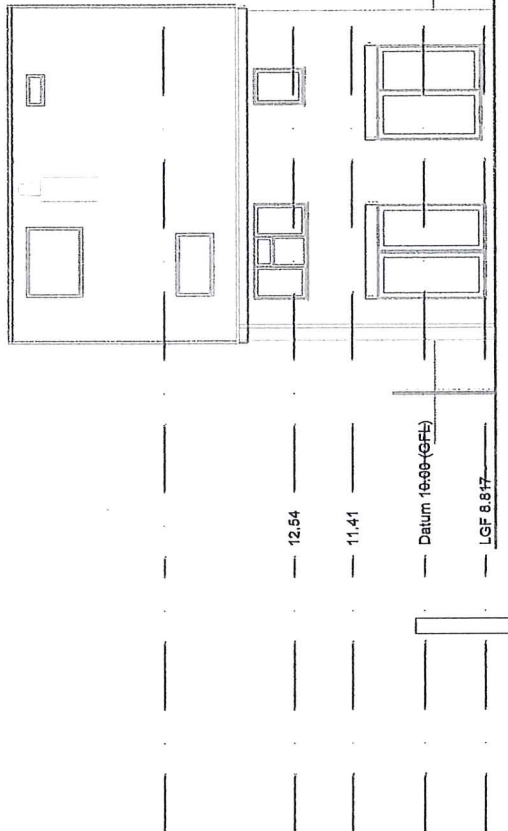
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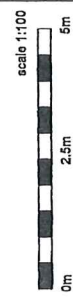
South Elevation



North Elevation



West Elevation



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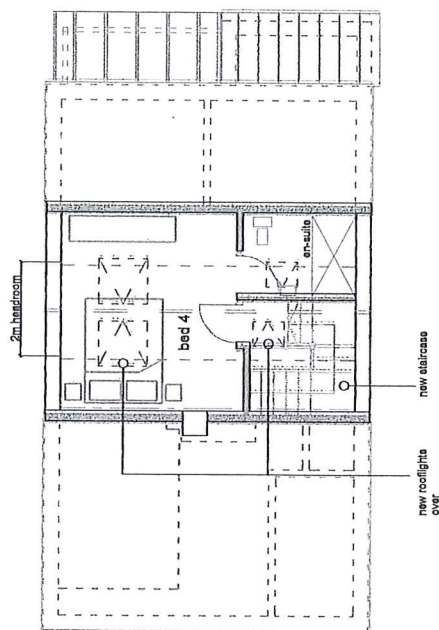
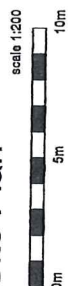
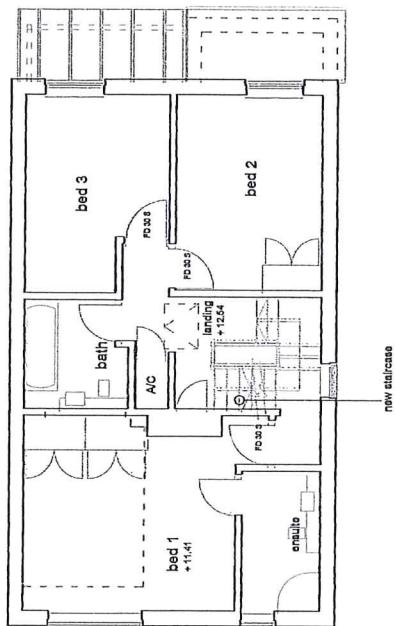
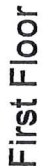
Project: A-23112320 Approved to reflect Client comments. DW

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Project: Proposed Conversion of Garage and Loft to Living
Accommodation at Carnreagh, Homend Cres, Ledbury,
Herefordshire, HR8 1AH for Mr P & Mrs D McCann.
Drawing: EXISTING ELEVATIONS

drawn by: DW
scale: 1:100 @ A3
date: Oct 2020
drawing no: /SK02
revision: A
job no: 20_447

2427



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