

BREINTON PARISH COUNCIL

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Simon Rowles
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Dear Mr Rowles

P223067/PA4 – (Part 3) Class Q - Prior Approval. Agricultural buildings north east of Little Breinton, Breinton, Hereford HR4 7PH.

Notification for prior approval for a proposed change of use of agricultural buildings to two smaller dwellinghouses and three larger dwellinghouse (Class C3) and for associated operational development.

Breinton Parish Council considered this matter in some detail at its meeting on the 19th October 2022. We object most strongly to the applicants attempt to have their proposed housing development regarded by the Planning Authority as 'permitted' and thus benefitting from prior approval. We trust that Herefordshire Council will agree with us and reject the notification.

What is being proposed is nothing less than a small housing estate in the middle of open countryside. Ironically it appears to us that the agricultural buildings concerned are only redundant because of an earlier successful application (202203) to build an agricultural shed near the village hall. Housing of the sort proposed at any other similar location in the parish would be rejected outright if a full planning application were ever made. Building at this particular location is contrary to Breinton's Neighbourhood Development Plan policies B3 and B4 as well as the Core Strategy Policies RA3, RA5 and H2. On these grounds alone the applicant should be expected to go through the full planning process if they wish to pursue their conversion scheme.

With consideration of this application limited the Parish Council comments on the following matters.

- a) **Transport and highways impacts of the development** – this development will generate a considerable increase in vehicle movements and the plans show car parking for 14 vehicles. The road to the development site is a single track road accessing onto a single track lane with a national speed limit (60mph) at a point where there is poor visibility in both directions. The narrow country lanes have few passing places, no pavements and this development will increase the risk posed to those who regularly walk and ride (bikes and horses) on the lanes by generating significant extra traffic.

The site is not well located to employment, schools or any other services and so cannot be considered a sustainable development in planning terms. The proposed development will not promote residents to travel by sustainable modes of travel but will encourage car dependency both within the development and the surrounding area.

- b) **Flooding risks on the site** - The site has no mains sewerage and is located just uphill from the Pigeon Barn development. The Pigeon Barn development is already subject to repeated flooding due to the run off from the fields around Little Breinton. 5 new homes of the scale proposed will exacerbate the flooding of the existing Pigeon Barn homes.

- c) **Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order** - The site is open countryside not well located to any services, employment, or schools and lacks mains sewerage. We do not believe that the principle of development has been established and maintain that the location and siting of the proposed five houses is undesirable i.e., harmful, or objectionable in policy terms alone.

We look forward to the Planning Authority confirming our view and rejecting the notification. Should the applicant then come back with a full planning application in the normal way, the Parish Council will consider the matter afresh including other aspects of the proposed development which will at that stage be material considerations.

Yours sincerely

Emily Godsall

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Clerk, Breinton Parish Council