

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>3 June 2020</b>
<b>TITLE OF REPORT:</b>	<b>192711 - ERECTION OF A CATTLE SHED, 1 BAY EXTENSION TO AN EXISTING GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING AND LANDSCAPING. AT FARMSTEAD SOUTH EAST OF BAGE COURT, DORSTONE, HEREFORD, HR3 5SU</b>  <b>For: Mr Morgan per Mr Ian Pick, Station Farm Offices, Wansford Road, Nafferton, Driffield, East Yorkshire YO25 8NJ</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192711&amp;search=the%20bage">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192711&amp;search=the%20bage</a>
<b>Reason Application submitted to Committee – Re-direction</b>	

**Date Received: 30 July 2019**

**Ward: Golden Valley  
North**

**Grid Ref: 330214,243034**

**Expiry Date: 20 February 2020**

Local Member: Councillor Jennie Hewitt

## **1. Site Description and Proposal**

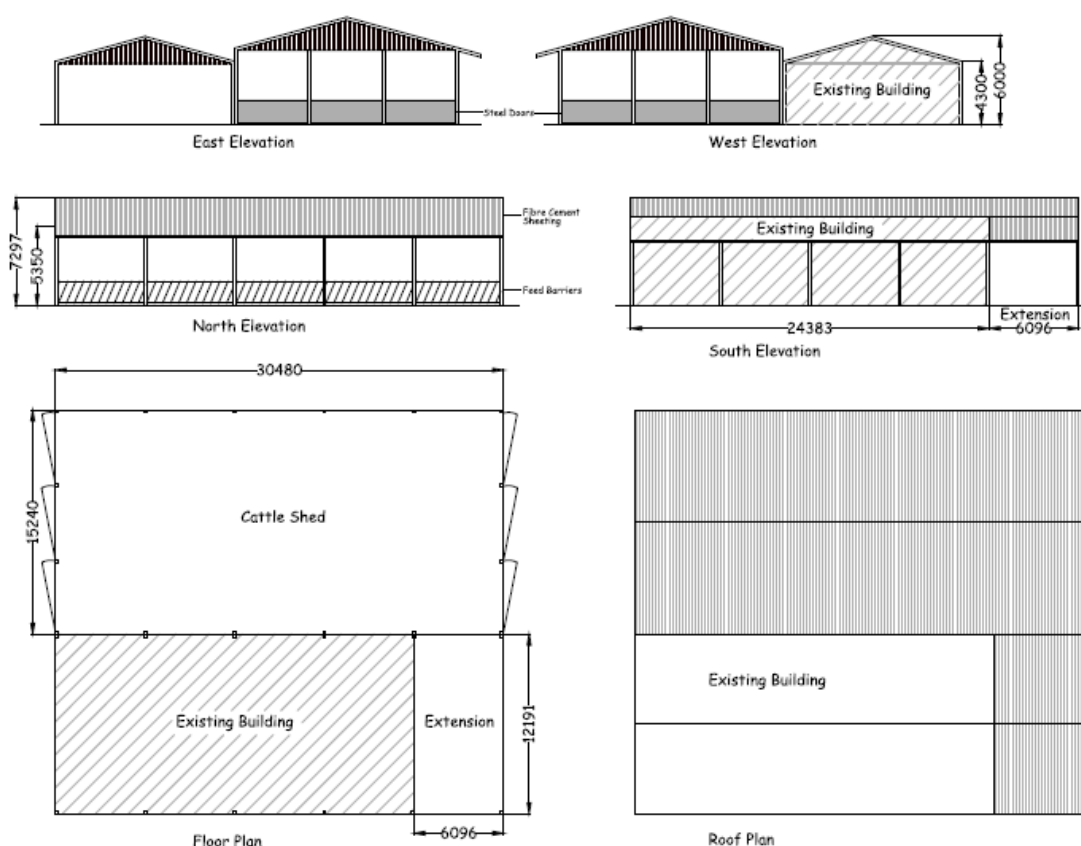
- 1.1 Located within the upper Golden Valley in western Herefordshire, some 14 miles west of the City of Hereford, the application site relates to a group of modern agricultural buildings which are found 0.5 miles to the South East of Bage Court and within the rural parish of Dorstone. The site is accessed off both Scar Lane and from the B4348 – the main road running through the Golden Valley and connecting the communities of Ewyas Harold/Kingstone with Peterchurch, Dorstone and Hay on Wye.
- 1.2 The application site is located within the base of the Golden Valley and the site and the immediate surrounds are essentially level, although the ground rises to the north and east of the site, climbing towards Merbach Hill and Arthurs Stone which can be found to the north and east respectively. A post and wire fence delineates the southern boundary of the site from the open countryside beyond and the western extreme of the site opens up to a large field which was in use for arable crop production at the time of visiting. Mature hedgerows and trees generally separate the site from Scar Lane and the agricultural land to the north.
- 1.3 The application seeks planning permission for the erection of one cattle shed together with a one-bay eastern extension to an existing agricultural storage building. The proposed cattle shed would be located to the immediate north, and adjoining the general purpose agricultural building found to the south which is subject to the one bay extension. The new building would be of a typical agricultural appearance, with a pitched roof of fibre cement sheeting and a maximum

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Further information on the subject of this report is available from Mr Ollie Jones on 01432 260612

height at the ridge of almost 7.3 metres. Its length is proposed to be 30.5 metres and this would match the resultant length of the building to the south which would be subject to the 6.1 metre building. The extension would match the design and ridge-line of the existing building.

- 1.4 The proposal also includes the insertion of a 91 metres soft-landscape barrier, running for the length of the south-eastern boundary of the site and allowing a gap of around 4.5 metres from the south-eastern building line of the proposed extended and new building. The barrier would comprise of native species Hawthorn, Hazel and Holly which would be interested with Oak, Hornbeam and Sycamore tree species.
- 1.5 One is referred to the below proposed drawings which clearly illustrates the proposal



*Proposed plans and elevations*

## 2. Policies

- 2.1 The Herefordshire Local Plan - Core Strategy (CS) policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/download/downloads/id/1788/core\\_strategy\\_sections\\_combined.pdf](https://www.herefordshire.gov.uk/download/downloads/id/1788/core_strategy_sections_combined.pdf)

SS1 - Presumption in favour of sustainable development  
 SS6 - Environmental quality and local distinctiveness  
 RA6 - Rural economy  
 MT1 - Traffic management, highway safety and active travel  
 LD1 - Landscape and townscape  
 LD2 - Biodiversity and geodiversity

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LD3 - Green infrastructure  
SD1 - Sustainable design and energy efficiency  
SD3 - Sustainable water management and water resources  
SD4 - Waste water treatment and river water quality

2.2 Dorstone Neighbourhood Development Plan (made 17 February 2017)

ENV 1 Conservation, heritage and landscape  
E1 Small businesses, farming and employment

[https://www.herefordshire.gov.uk/download/downloads/id/8739/neighbourhood\\_development\\_plan\\_adopted\\_version.pdf](https://www.herefordshire.gov.uk/download/downloads/id/8739/neighbourhood_development_plan_adopted_version.pdf)

2.3 National Planning Policy Framework (NPPF)

Chapter 2 - Achieving sustainable development  
Chapter 4 - Decision-making  
Chapter 6 - Building a strong and competitive economy  
Chapter 9 - Promoting sustainable transport  
Chapter 12 - Achieving well-designed places

**3. Planning History**

- 3.1 172894 - Erection of an agricultural building for free range egg production with associated egg packing area and feed bin. Appeal Dismissed – 16 March 2018
- 3.2 161909 - Erection of an agricultural building for free range egg production with associated feed bins and hardstanding areas. Appeal Dismissed – 29 March 2017
- 3.3 143343 - Proposed erection of 2 no. broiler rearing unit with associated feed bins, hardstanding and attenuation pond. Appeal Dismissed – 24 December 2015
- 3.4 111368 - Erection of general purpose agricultural building. Approved – 4 August 2011
- 3.5 082211 - Erection of general purpose agricultural building. Approved – 8 September 2008

**4. Consultation Summary**

Internal Council Consultations

4.1 **Transportation Manager** – no objection.

4.2 **Conservation Manager (Ecology)**

20 August 2019 - The additional cattle shed has a floor area of 464.5msq. This falls under any trigger sizes (500msq) for air pollution emissions in regards to any Sites of Special Scientific Interest as identified through natural England's details SSSI Impact Risk Zone data set. Based on this information no detailed air emissions assessment is required for this specific development at this location. No likely significant effects on any relevant SSSI have been identified.

There are no further ecology comments on this this development within an existing developed farm complex.

3 January 2020 - Following the receipt of amended plans, the following comments were made; -

No further comments

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Further information on the subject of this report is available from Mr Ollie Jones on 01432 260612

#### 4.3 Conservation Manager (Landscapes)

30 October 2019 - 30/10/2019 - The proposal is for a cattle shed and a one bay extension to an existing unit. I have visited the site and spoken with the applicant and have the following comments to make:

The farmstead and associated outbuildings lie within the Golden Valley, the site has been the subject of numerous applications and appeal decisions and I am satisfied that its sensitivity in landscape terms has already been fully established. I do not therefore consider it necessary to comment in depth upon the baseline, as this can be readily understood from my previous comments in relation to previous development upon the site.

In terms of the proposal before me now, I consider that the extension of the built form to the east adjacent to existing units is a logical progression and efficient use of the existing space. I note that the proposals include Yorkshire cladding for the walls which I consider to be an appropriate choice of material. Having revisited the elevated views from Scar Lane I do have a concern in relation to the selection of roofing material which is proposed as fibre cement sheeting, however I note the applicant's comments in respect of how this material weathers down in time. In any case roofing material should be agreed with the local planning authority and the applicant has indicated a willingness to be flexible over this matter.

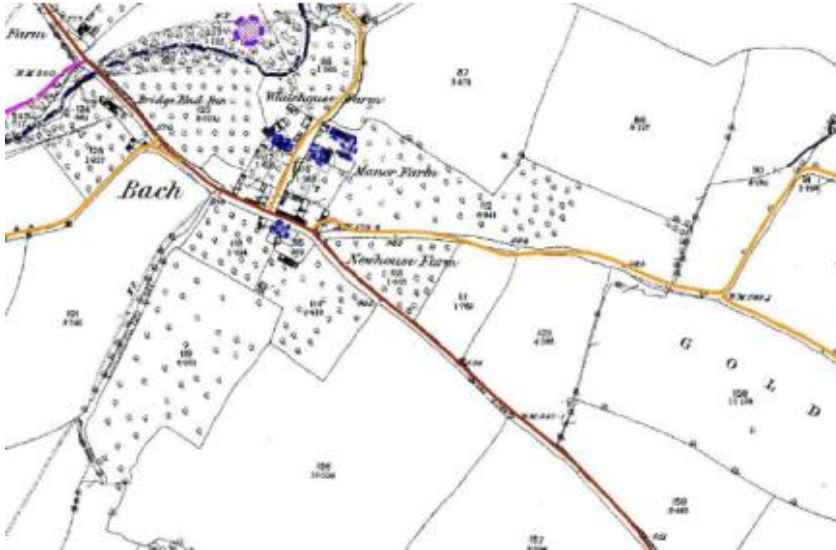
In relation to the extension of built form in a southerly direction I do not wish to encourage incremental spread of development into the wider Golden Valley, however I am mindful that the built form extends up to and not beyond the existing fence line. Because of this I have reviewed the historic mapping in order to understand if the fenced boundary was an historic hedgerow. The mapping indicates this may well have been the case and on this basis therefore, I would recommend the reinstatement of hedgerow. I have no objection to the boundary being amended by two to three metres to allow for maintenance of buildings, however the boundary will need to be a strong landscape buffer which indicates where built form can extend to.

Given the landscape sensitivity in this instance I do not consider it appropriate to secure landscape plans via condition; the plans should be submitted as part of the application and as minimum should include the following:

- A triple staggered mixed native hedgerow
- Hedgerow trees – spacing 15-30m, size heavy standard, mix of species; oak, damson, crab apple, hornbeam, sycamore.

The plans should be supported by a maintenance programme for a minimum of a 5 year period to ensure their successful establishment.

I would also recommend the case officer seeks to secure lighting via a condition.



Historic Map circa 1840

7 November 2019 – Following the receipt of amended plans, the following comments were made; -

I have reviewed the submitted landscape plans, I am content with the triple staggered hedgerow shown, additional tree planting is required for the full length of the hedgerow including the section adjacent to the shed.

12 January 2020 – Following amended plans showing additional tree planting, the Landscape Office has no objection to the proposal.

4.4 **Environmental Health (Contamination)** – no comments.

## 5. Representations

### 5.1 Dorstone Parish Council

10 September 2019 - At a meeting of Dorstone Parish Council a majority of councillors supported the application. Concern was raised at the impact the development would have on the landscape, in particular the extension would go beyond footprint of the existing buildings

9 December 2019 – Following receipt of amended plans, the following comments were made; -

Dorstone Parish Council considered the landscape officer report and the proposed landscape scheme for this sensitive site, they support the amendments concerning the landscape tree planting, ensure the plan is carried out, in full, in view of historical non- compliance with conditions on this same site.

5.2 Letters of objection have been received from 22 parties. It is noted that some of these originate from the same household. The points raised can be summarised as follows; -

#### *Planning Procedure*

- Concerns with regards to the location of site notice.
- Object to further intensive farming in Dorstone Parish.
- No landscape consultation has been undertaken and this was a major consideration in previous appeals at the site.

- Approving application would undermine the preceding three appeal decisions at the site.
- Planting scheme on website is not legible

### *Landscape and Design*

- Application extends the building line at the site
- Landscape considered to be more than highly valued by inspector in previous appeal decisions at the site.
- Building should be positioned to the western side of the 2017 permitted barn.
- The increase in size of the barns is of an industrial scale.
- New building line should be established to the east of the complex with all future building to the west.
- Building should be reduced in height as it would be the highest barn within the complex.
- Refusal of agricultural building only a few hundred metres was refused on landscape grounds (182422/PA7).
- Have a duty to preserve this historical landscape and Area of Outstanding Natural Beauty
- The amended drawings still lead to an encroachment into the open countryside to the east and therefore would not screen the building given its height.
- Wider margin of tree planting is required between the development and The Bage and the road and trees are omitted from the section along the western elevation of the barn.
- Landscape Officer presents conflicting views with regards to the spread of development at the site.
- Re-instatement of south-east historical hedge as a landscape barrier does not justify increased development.
- Roofing should be anthracite in colour
- Oak trees should be Durmast Oaks and not Rubor.
- Sycamore Trees are boring and instead Populus nigra, Tilia cordata or Castanea sativa should be used.

### *Future Development*

- Fears that the application is made on the premise that it is an ongoing attempt to overturn the previously three dismissed appeal decisions for broiler units/application would be pre-cursor and set a precedent to future development.
- New buildings should not extend beyond the existing building line as this would lead to an everlasting spread of buildings. This should be a condition of any approved scheme.
- If approved, no new building should be allowed for 5 more years.

### *Residential Amenity*

- Additional building to the east would exacerbate the unpleasant smells (i.e. during mucking out of the sheds).

### *Agricultural Justification*

- Applicant does not demonstrate sufficient need for the new buildings and the cattle could be housed in existing buildings
- Buildings should only be permitted where they are reasonably necessary for the purposes of agriculture and should be designed for the purpose of agriculture.

- It is essential that an agricultural expert is consulted.
- Details of all the land owned by the applicant should be submitted along with a detailed explanation of all the existing agricultural activities taking place.
- Details of the proposed use of the buildings should be provided (i.e are the cattle to be housed in the buildings or permanently?)
- Market trend for beef is in decline with no sign of change and therefore the shed will likely be used for the pig enterprise.
- Questions with regard to why the applicant did not build the western end of the existing barn and is instead proposing an extension to the eastern end – there appears to be no need for this.

#### *Economy*

- Proposed agricultural buildings would negatively impact tourism within the Golden Valley and would create no jobs.

#### *Neighbourhood Development Plan*

- Dorstone Neighbourhood Development Plan is strongly against intensive farming.

#### *Ecology and Climate*

- Application lacks information with regard to concrete apron, details of protected species or hedgerows to be affected.
- Foul sewerage would leak into the River Dore and this would be exacerbated by increasing periods of heavy rainfall and the intense use of the buildings for the housing of cattle and pigs.
- Climate change should result in a temporary moratorium on any project which would exacerbate such issues – i.e 80 additional cattle.

#### *Highways*

- The local highway network is not designed to cater for intensive and unsustainable farming practices and not enough information re access has been submitted.
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#### *Other*

- Applicant has already carried out unauthorised development at the site (i.e. feed bins).
- Increase in buildings on the site is regrettable given that the historic buildings at Bage Court have not been converted as previously approved.
- Proposal would greatly increase the risk of disease and pollution
- Dorstone is on the cusp of being recognised as an area of International Archaeological Significance (Arthur's Stone, the Dorstone Dig and Snodhill Castle) – this significance is believed to be greater than Stonehenge.
- Applicant has used all permitted development rights which are specifically designed to control and block creeping expansion.
- The agent employed who primarily deals with applications for poultry units raises concerns with regards to the underlying intent for the application.
- Scar Lane floods and therefore the submitted application form does not provide the correct answer and the relevant section.
- The 'No' answers to waste storage and collection on the submitted application form are not sufficient

- If permission is given, a condition should be attached so that all hedges on the farm are cut in a three year rotation and thus giving more resource and habitat to the wildlife.

The consultation responses can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=192711&search=the%20bage](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192711&search=the%20bage)

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

## 6. Officer's Appraisal

### Procedural Matters

- 6.1 Comments received contain some concerns with regards to the advertisement of the application. It is noted that the application was advertised by way of a site notice on the access to the site off Scar Lane and the B4348 on 8 November 2019 and the Council is satisfied that it has fulfilled its statutory duty in this regard. All interested parties were subject to re-consultation on any material amendments to the proposal throughout the course of the application process.
- 6.2 As set out above, it is confirmed that the Landscape Officer has been consulted on the proposal, including on any amended drawings and additional information submitted. Whilst the resolution is rather low, the submitted landscaping specification is considered legible to Officers and therefore has been subject to adequate assessment.
- 6.3 In addition, comments have been made which highlight comparisons of the scheme with regards to nearby refused application 182422/PA7 and other previous applications under the 'prior notification process' at the application site. Whilst the planning matters pertaining to the this scheme will be discussed in the below sections, it is advised that this application is made in full and is therefore assessed with regards to the adopted Development Plan for this part of Herefordshire and not, The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 6.4 Whilst the concerns as raised in the representations are appreciated, it is advised that this application cannot be assessed with speculative assumptions in mind and is to be assessed on its own merits.

### Policy Context and Principle of Development

- 6.5 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows: *"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 6.6 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the 'made' Dorstone Neighbourhood Development Plan (DNDP). At this time the policies in the DNDP relevant to the determination of this application can be afforded weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.
- 6.7 Objective 8a of the CS seeks to support and encourage the development and diversification of the county's historic strength in land-based industries, including agriculture and food production, to provide for the maintenance of a thriving, productive, efficient, competitive and sustainable agricultural sector, recognising the high importance of this sector to the county's economy as a whole and to the rural economy in particular. Policy RA6 of the CS in turn therefore provides



support to the rural economy by supporting the small scale expansion of existing rural businesses, subject to them ensuring that the development is of a scale which would be commensurate with its location and setting; does not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell and finally, does not generate traffic movements that cannot safely be accommodated within the local highway network.

- 6.8 At Chapter 6 of the NPPF, paragraphs 83 and 84 respectively set out their support for the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and the development and diversification of agricultural and other land-based rural businesses.
- 6.9 Further, the DNDP supports intensive livestock units that demonstrate no significant adverse landscape, environmental or amenity impact, and with access arrangements that fully satisfy the requirements of the Highway Authority.
- 6.10 The proposal presents a modest extension to an existing agricultural storage building and the erection of one cattle building. The comments received which question the need for additional buildings are acknowledged, however, the rural enterprise is well-established and by virtue of the application, it is understood that the applicant seeks to expand the enterprise and thus requires additional agricultural storage space and livestock housing. It is considered that the buildings would be of a typical functional agricultural appearance which are considered to be reasonably necessary for the purposes of agriculture. It is therefore considered that there is policy support for the principle of the development.
- 6.11 With the principle of this form of development having been established, the main issues to consider in the determination of this planning application are those of visual amenity and the impact the proposal would have on the wider landscape setting, impacts on the amenity of neighbours, highways impacts and that on biodiversity and ecological networks.

#### Landscape Impact

- 6.12 The proposal would extend the length of the existing agricultural storage building by 6.9 metres and erect an additional cattle building for the resultant length of the above, with a ridge height 1.15 metres in excess of the existing building to be extended.
- 6.13 As a starting point, Policy ENV 1 of the DNDP states that development proposals will be supported where they conserve or enhance the character of the Conservation Area, including its listed buildings, archaeological sites, and heritage features; as well as its important open space, main views from locations freely accessible by the general public and landscape features and views.
- 6.14 Whilst the site is not located within the Dorstone Conservation Area, given the sites location at approximately 1 mile to the north-west of Dorstone, and given the topography of the land to the north and east of View 9 (V9), The Bage is not visible from this northern part of Dorstone and the proposal would not lead to any harm to this identified view.
- 6.15 The policy also sets out that development proposals should be of a scale and design which would ensure that any new build would merge seamlessly with the existing landscape and those identified landscape features of open fields and high hedgerows and trees – these features which the DNDP considers typically characteristic of the area and thus contributing to the valued landscape of the Golden Valley. Further, the DNDP supports intensive livestock units that demonstrate that there would be no significant adverse landscape, environmental or amenity impact, and with access arrangements that fully satisfy the requirements of the Highway Authority.

- 6.16 Policy SD1 of the CS requires development proposals to respect the scale, height, proportions, massing and architectural detailing of surrounding development with Policy LD1 requiring development proposals to ensure that the landscape setting has positively influenced the design and site selection.
- 6.17 The design of the buildings is typical in their agricultural appearance and undisputedly they are not of any special architectural merit. However, they are functional and their design reflects that of the existing built form by virtue of the materials and scale, and would not appear alien within the existing cluster of buildings. However, given the sensitivity of the site, external materials are recommended to be controlled by way of condition attached to any approval of this application. Crucially however, the extension and new building would have a direct and close relationship with the existing buildings and would form part of the operational farmstead. They would have a functional link and would not appear as detached from the existing complex. What is more, whilst the increased height of the new building is appreciated, given its close proximity to the other buildings it is not considered that this would result in the building appearing as overly dominant within the complex or overbearing within the wider landscape setting.
- 6.18 As a number of the received representations refer to, the site has been subject to a rather extensive set of planning history, largely pertaining to three refused applications for a poultry unit to the south of the site, two of which were appealed and later dismissed on landscape grounds. These appeal decisions (APP/W1850/W/17/3188897 and APP/W1850/W/16/3162464) are material to the consideration of this application so far that is relevant to the nature of this proposal. Re-affirmed by the level of public interest which this application has generated, officers concur with the inspector that the surrounding landscape of the Golden Valley is valued and forms a special landscape area between the Black Mountains to the west and the Herefordshire lowlands to the east. The inspector notes that the area around the appeal site, by virtue of its mosaic of fields, hedgerows, woodland and villages combined with its steep sided valley slopes, appears to be integral to the *'...strong sense of transition from the wild and remote beauty of the upland plateau to the cultivated intimacy of lowland England'* referred to in the summary profile of NCA99. Further, they observed that it is a working landscape with capacity to accommodate new farm buildings but also consider that it is part of a valued landscape.
- 6.19 In addressing the concerns raised by representations, there are considered to be marked differences between the previously dismissed poultry units schemes and this submission. It was considered that due to a combination of their length, enclosed and utilitarian design, and facing materials, the proposed poultry units were considered to have an austere industrial appearance. The inspector also added that the design of the proposed poultry units would contrast notably with the open sided nature of the existing buildings of the complex, a contrast in which would cause harm to the landscape setting when viewed from the B4348 and Scar Lane and other viewpoints. The proposed buildings would, as mentioned, clearly relate to the existing complex given their siting and by virtue of their open-sided design and through the use of matching materials, would positively assimilate into the established built form which would minimise any impact on the landscape setting. Therefore, whilst it is accepted that the proposal would increase the bulk of the site and that inevitably, this would be visible from a number of vantage points, the additions are not considered as such which would be wholly incongruous with the rural landscape setting, by virtue of their appropriate scale and design.
- 6.20 Moreover, negotiations with the applicant have resulted in the proposal being inclusive of a soft landscape barrier along the entirety of the south-eastern boundary of the site, and therefore running approximately 4.5 metres from the side building lines of the proposed buildings. Notwithstanding the comments received which describe the proposals as inadequate or lacking excitement, it is considered that barrier would include an appropriate range of native hedgerow and tree species. One would be reminded that the existing boundary treatment is that of a post and wire fence which does result in the site appearing as rather exposed and somewhat unplanned and unestablished, especially when viewed from high ground from Scar Lane to the

east and from the south/west when viewed from the B4348. Concerns with regards to the encroachment of the site into the open-countryside to the south-east have been raised through representations to this application but it is understood that this is a longstanding concern within the community. Whilst the Local Planning Authority cannot introduce speculative assumptions as to whether or not the applicant wished to further expand the complex in this direction, it is considered that such development would likely lead to unacceptable landscape harm. Taking account of this, it is considered that the proposed landscape barrier would present as a natural demarcation of this south-eastern boundary. Noting that Policy LD3 of the CS seeks to retain and provide additional green infrastructure through the proposition of additional trees and hedgerows, the proposal would accord with this requirement whilst also softening the appearance of the additions. The proposed landscaping barrier, which implementation of would be secured by way of condition, would ensure that the proposal would merge seamlessly with the existing built form and the valued landscape character. As such, the proposal is therefore in compliance with Policy ENV 1 of the DNDP and Policy LD1 of the CS.

- 6.21 With the above in mind, whilst the landscape character is appreciated and widely valued, it is not one in which is designated and does not form part of an Area of Outstanding Natural Beauty. The overall scale, design and massing of the proposed buildings, whilst clearly adding to the bulk, would not be considered to cause harm to the landscape setting, aided through the provision of the soft landscaping barrier.

#### Amenity

- 6.22 The proposed additions relate to an existing and established complex which form the centre of operations for the applicants agricultural business. The application site is divorced from immediate residential neighbours and therefore it is no way considered that any resultant intensification in operations (which are not likely to be significant if commensurate to the scale of built expansion) would have any undue adverse impact on any neighbouring residents through noise or odour. Further to this, the use of the buildings has been questioned but it is noted the use is for agricultural purposes. The NPPF makes it clear that there may be other regimes which control the use, pollution control or livestock numbers for example, but this is beyond the scope of development management. In summary, the proposal does not identify any conflict with the development plan with regards to its anticipated impact on the amenity of neighbours.

#### Ecology and Biodiversity

- 6.23 Concerns have been raised with regards to the proposal's impact on species and also the quality of river water within the River Dore; the tributary of which lying within close proximity to north of the site and on the opposite side of Scar Lane.
- 6.24 Policy E1 of the DNDP sets out that development proposals should not have any adverse impacts on the River Wye Special Area of Conservation (SAC), echoing the requirements set out in more detail at Policy SD3 and SD4 of the CS.
- 6.25 The applicant has advised that given the building would be for the housing of cattle, all manure will be solid with no slurry given that the cattle would be on straw, as is standard practice.
- 6.26 The Council's Ecologist has commented that the additional cattle shed would have a floor area of 464.5msq. This falls under any trigger sizes (500msq) for air pollution emissions in regards to any Sites of Special Scientific Interest as identified through natural England's details SSSI Impact Risk Zone data set. Based on this information, there is no detailed air emissions assessment required for this development at this location. Noting that the site is outside the River Wye Special SAC, there are no other triggers for a Habitat Regulations Assessment (HRA) process and there are therefore no likely significant effects on any other relevant SSSI.

## Highways

- 6.27 The proposal would lead to a modest expansion of the agricultural business and the existing access off the B4348 and Scar Lane would be used as existing, with no alteration to this arrangement being suggested. The expansion of the enterprise resultant of the increased building footprint at the site is not considered such that would lead to a vehicular uplift which would be considered as severe, with regards to the impact on the local highway network when having regards to Policy MT1 and Policy E1 of the DNDP.

## Flooding

- 6.28 The application site is not found within a Flood Zone and therefore there is no requirement for the applicant to submit a Flood Risk Assessment (FRA) as part of the submission. In any case, the use is considered as less vulnerable and the proposal is not considered to result in an increase in flooding risk in the locale.

## Archaeology

- 6.29 The proposed buildings would relate to an existing and established complex and given the proximity between the site and any scheduled monuments, there is considered to be no harm.

## Conclusion

- 6.30 The application would result in the modest expansion to a small scale rural enterprise, fulfilling economic objectives of sustainable development. The proposed buildings, by virtue of their design, scale and siting would positively respond to the existing and established complex of buildings and are not considered to cause harm to the wider landscape setting. Moreover, no harm to ecological networks or the local highway network is identified. Overall, the proposal is considered to accord with the provisions of the Dorstone Neighbourhood Development Plan, the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework. The proposal is therefore considered a sustainable form of development and is accordingly recommended for approval subject to the conditions as set out below.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers:**

- 1. Time limit for commencement (full permission)**
- 2. Development in accordance with the approved plans**
- 3. Samples of external materials**
- 4. Prior to the first use of the buildings hereby approved all planting, seeding or turf laying shall be carried out in accordance with the approved landscaping scheme (JM/04A – received 12 January 2020 and planting specification – received: 7 November 2019). Any trees or plants which die, are removed or become severely damaged or diseased within 5 years of planting will be replaced in accordance with the Landscape and Maintenance and Management Plan – received: 7 November 2019. The landscaping barrier shall remain in perpetuity.**

**Reason: To ensure implementation of the landscape scheme approved by local**

planning authority in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy, Policy ENV 1 of the Dorstone Neighbourhood Development Plan and the National Planning Policy Framework.

**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.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.

