

6 DCSW2007/0036/F - AGRICULTURAL SHEDS - STORAGE FOR HAY, FEED, TRACTOR AND MACHINERY AT CAEMAWR, DORSTONE, HEREFORDSHIRE, HR3 6AY.

For: Mr. J.L. Walsh, Caemawr, Dorstone, Herefordshire, HR3 6AY.

Date Received: 5th January, 2007 Ward: Golden Valley North Grid Ref: 30972, 43959

Expiry Date: 2nd March, 2007

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 Caemawr is prominently situated at the corner junction of the unclassified 75220. It is elevated and in an isolated position on Arthur's Stone Lane which runs along the high ridge of land between Dorstone and Bredwardine. The land to the southeast is part paddock/agricultural bounded by mature hedging adjacent to the roadside. The land to the north includes garden curtilage and agricultural land. Access to the field is directly off the unclassified road via a field gate. The area falls within open countryside and designated Area of Great Landscape Value, which is described as the landscape type Enclosed Moors and Commons in the Landscape Character Assessment.
- 1.2 The proposal is to site two agricultural buildings on the land south of the house, adjacent to the road. The largest of the building measures 13.72m x 7.62m x 4.88m to eaves, 7.92m to ridge, positioned on the south side of the two stables, at right angles to the road. The smaller building measures 6.10m x 4.57m x 3.05m to eaves, 4.88m to ridge, positioned on the north side of the two stables. Materials of the buildings are to be agreed.
- 1.3 However, the submitted application raised objections by the Conservation Officer and Dorstone Parish Council and as such the applicant has amended the submitted drawings. On the 12th February 2007 amended plans were received reducing the larger building, however, further plans were submitted on the 19th February 2007 altering the dimensions and design. The amended plan reduces the height of the larger barn from 7.92m to 4.88m to ridge and altering its design to form a 'T' shape, essentially forming two buildings. The section along the roadside measures 9.14m x 6.10m with door opening to the south elevation. The other section will be at right angles linking into the building measuring 6.10m x 6.10m with double door opening to the west. The smaller building to the north of the stables remains the same dimensions.

2. Policies

2.1 Planning Policy Statements

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy DR1	-	Design
Policy E13	-	Agricultural and Forestry Development
Policy LA2	-	Landscape Character

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C8	-	Development within Areas of Great Landscape Value
Policy ED9	-	New Agricultural buildings

3. Planning History

- 3.1 DCSW2006/3870/F Construction of stables (two loose boxes) - Approved 18.01.2007

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Conservation Manager notes that the applicant has listened to the Council's concerns and reduced the size of the hay barn considerably. The proposed outbuildings, at the revised scale, would largely be concealed by the roadside hedgerow and that the adverse impact of the outbuildings has been reduced to an acceptable degree. Recommend that some new hedgerow tree planting be undertaken, should the planning application be successful.
- 4.3 Traffic Manager - No objection

5. Representations

- 5.1 In support, the applicant submitted a design and access statement outlining the purpose of the agricultural sheds in order to store hay, feed, tractor and machinery to support agricultural viability of the land. Their design, location and access to the agricultural land have been determined by the nature of area and regard to the existing dwellinghouse.
- 5.2 Further information accompanied the amended plans on the 19th February 2007, stating that the reduction in the size of the larger building would provide a floor area of 93sqm. The height reduction will not enable the round hay bales to be stacked, but can compromise with smaller square bales. The buildings are the same proportion as the stables for which planning permission has been granted in 2006. The hay barn will be used for lambing, but assuming 20 ewes and Defra's 2sqm per lambing ewe, there will only be 53sqm of storage space for hay/straw/feed, machinery and equipment. This building is now 12.5% less and 36% less volume. The size of the smaller shed remains at 27.8sqm for the storage of smaller equipment, i.e. quad bike, strimmer, tools, lawnmower, tack, workbench.
- 5.3 Dorstone Parish Council's comment as follows:

"I refer to the recent letter, 12th February, 2007, regarding the amended plans for the above application. Dorstone Parish Council have studied the amended plans, considered carefully the accompanying letter also an email dated 19th February, which was copied to Mrs. Tyler. Following discussion the Parish Council noted the reduction in size by 12%, however, they are still concerned regarding the overall size of the buildings, proximity to the road, impact on the countryside and note the small acreage involved. Therefore they do not support the amended plans. Council considers no justification for the proposed separate shed to the Hay Barn, removal of this would make the proposed application more acceptable".

The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The main issues in the determination of the application are:

- Siting and design of the agricultural buildings
- Impact upon the landscape qualities and wider surroundings

6.2 Herefordshire Unitary Development Plan, Policy E13 outlines criteria for agricultural development. In the case of new buildings, development should be sited with existing groups of buildings where practicable, are sited so as to be readily assimilated into the landscape, avoiding isolated or skyline locations and would not adversely impact upon the environment.

6.3 The two agricultural buildings will form part of the two stables, which were granted planning permission SW2006/3870/F on the 18th January, 2007. These further two buildings will provide shelter for lambing and necessary storage for hay, feed and equipment.

6.4 The amended plan has considerably reduced the size of the Hay Barn, albeit it is in the same position, adjoining the north and south elevations of the two stables, the group remains all at the same height, being 4.88m to the ridge. The re-design of the building, creating two roof sections has reduced its elongated appearance especially on the northerly approach from Arthur's Stone. The entire length of the buildings would measure approximately 22.85m, along the roadside elevation, given that it would be situated behind the mature hedgerow and not segregated around the land, it is considered that the proposed siting and design would be unreasonable to refuse.

6.5 The comments of the Parish Council are noted in respect of removing the smaller shed, however, as explained by the applicant, the reduction in the size of the Hay Barn necessitates the need for the smaller shed to secure other equipment that is necessary. In my opinion, such removal of the building is unnecessary and would lead to reduction in storage facilities and exacerbate the situation during different times of the year, especially lambing.

6.6 The site is visually sensitive, because it is on rising ground at the head of Arthur's Stone Lane and in the foreground of Caemawr. The unclassified road travels south to north providing open views across the surrounding landscape and beyond to the Black Mountains. The sense of openness and the topography of the landscape is an important characteristic. The Council's Landscape Character Assessment describes the landscape type as "Enclosed Moors and Commons". The Conservation Manager

raised objections to the submitted scheme in terms of the large scale building and its visual impact within the pastoral landscape and considered that any such building would need to be comparable in scale with the dwellinghouse.

- 6.7 The amended plans dated 19th February, 2007 have addressed these concerns and the Conservation Manager considers the reduction in the size of the building is acceptable within the landscape subject to an appropriate condition regarding hedgerow tree planting.
- 6.8 The applicant has suggested further planting to help mitigate any harm that the development would cause to the landscape character. It is considered that the use of appropriate materials and further planting would help to break the visual views of the agricultural buildings and provide a wind buffer across the land which is open to inclement weather.
- 6.9 The proposal to construct two agricultural buildings adjacent to the roadside would not adversely affect the landscape character and wider surroundings, and as such accords with the HUDP policies.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 Notwithstanding the details shown on the submitted plans, samples of materials to be used for the walls and roof are to be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: To protect the visual amenities of the area.

3 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

6 G22 (Tree planting)

Reason: To ensure the environment of the development is improved and enhanced.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission.

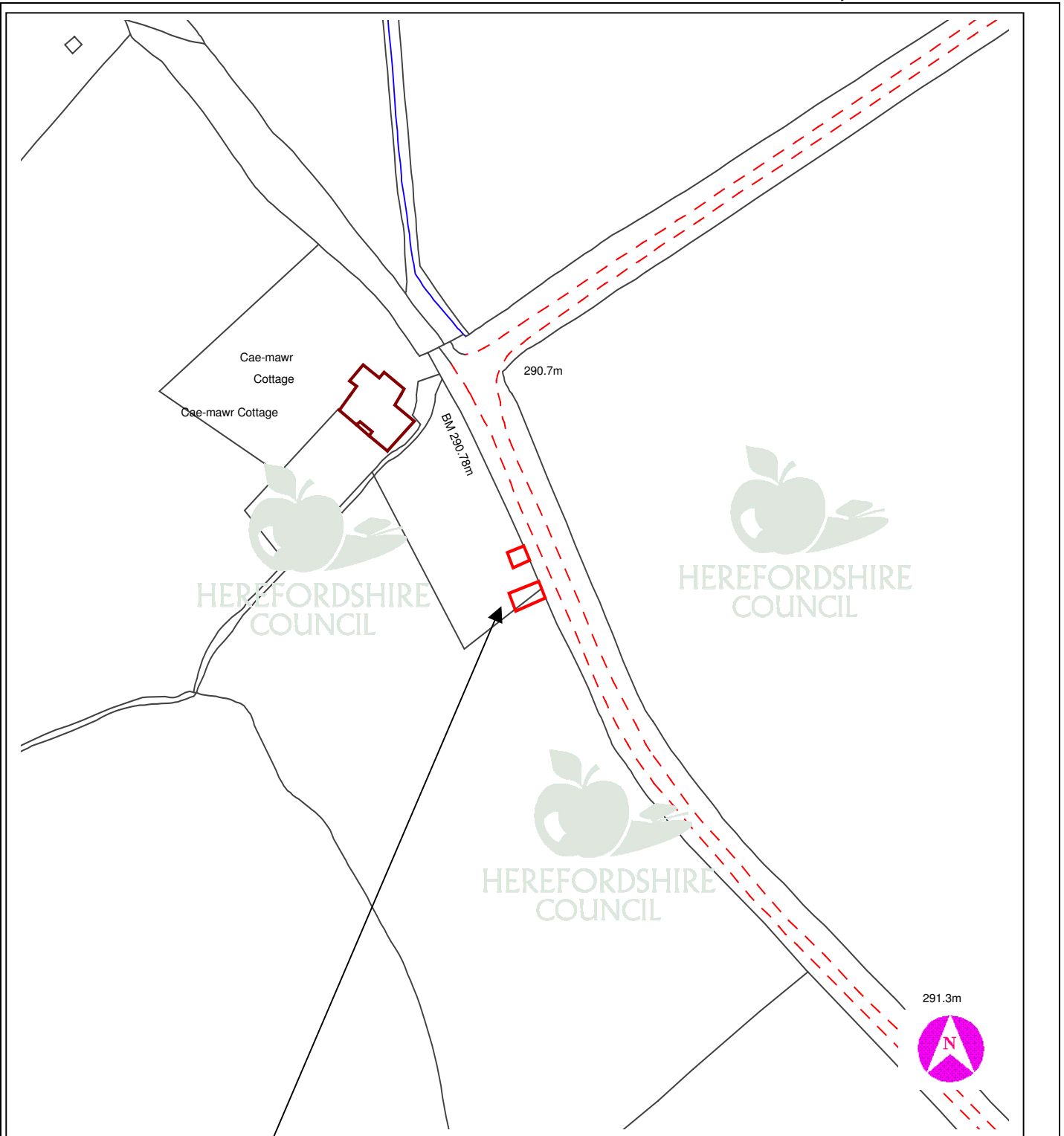
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/0036/F

SCALE : 1 : 1250

SITE ADDRESS : Caemawr, Dorstone, Hereford, Herefordshire, HR3 6AY

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