

**12 DCSE2007/0334/F - MOBILE FIELD SHELTER FOR AGRICULTURAL LIVESTOCK (RETROSPECTIVE APPLICATION) AT LAND ADJOINING CHADWYNS FARM, FOREST GREEN, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RF.**

**For: Mrs. J.A. Sweet-Escott, Abingdon, Weston Grove, Ross-on-Wye, Herefordshire, HR9 5LU.**

**Date Received: 2nd February, 2007    Ward: Kerne Bridge    Grid Ref: 59808, 19606**

**Expiry Date: 30th March, 2007**

Local Member:    Councillor J.G. Jarvis

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

- 1.1 The site is a 2.056 hectare holding adjacent to Chadwys Farm, Forest Green, Walford. The site is located within the open countryside, within the Wye Valley Area of Outstanding Natural Beauty and Area of Great Landscape Value. A public bridleway (WA91) runs to the west of the site. The site is located in an isolated location immediately adjacent to the unclassified road (U/C 70409) and public bridleway (WA91). There are no existing buildings on the site. Access is gained through an existing agricultural access. A mature hedgerow borders the site. An area of Ancient Woodland is located immediately to the south of the site.
- 1.2 The building measures 4.86m long x 4.24m wide x 3.9m high to the ridge. It is constructed from dark stained timber boarding under corrugated steel sheeting.
- 1.3 The application has arisen following an investigation by the Enforcement Officer. Whilst the building is described as mobile, it was erected on site and not transported therefore it has a degree of permanence and is considered to be development. In addition the applicant informed the Enforcement Officer that the building was for keeping horses on the land which does not fall within the definition of agriculture contained in section 336(1) of the Town and Country Planning Act 1990 is retrospective for a field shelter for agricultural livestock.

## **2. Policies**

### **2.1 Planning Policy Guidance**

- |       |   |  |
|-------|---|--|
| PPS.1 | - | Delivering Sustainable Development     |
| PPS.7 | - | Sustainable Development in Rural Areas |

### **2.2 Herefordshire Unitary Development Plan**

- |             |   |                                      |
|-------------|---|--------------------------------------|
| Policy S.1  | - | Sustainable Development              |
| Policy S.2  | - | Development Requirements             |
| Policy DR.1 | - | Design                               |
| Policy DR.2 | - | Land Use and Activity                |
| Policy LA.1 | - | Areas of Outstanding Natural Beauty  |
| Policy E.13 | - | Agriculture and Forestry Development |

### 2.3 Hereford and Worcester County Structure Plan

- CTC.1 - Development in Areas of Outstanding Natural Beauty
- CTC.2 - Development in Areas of Great Landscape Value
- CTC.9 - Development Requirements
- A.3 - Construction of Agricultural Buildings

### 2.4 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy C.1 - Development within Open Countryside
- Policy C.5 - Development within Area of Outstanding Natural Beauty
- Policy C.8 - Development within Area of Great Landscape Value
- Policy ED.9 - New Agricultural Buildings

## 3. Planning History

- 3.1 None relevant.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 The Forestry Commission have no objection to the proposal.

### Internal Council Advice

- 4.2 The Traffic Manager has no objection to the proposal.

The Conservation Manager comments are awaited.

## 5. Representations

- 5.1 The applicant has provided the following in support of the application:

“I have a new agricultural holding and eartag number for cattle, sheep and pigs, any of which will be needing the field shelter for shelter, collecting points and food storage. Depending on the weather, grass growth and market availability, I will purchase the stock for this field in the near future.”

- 5.2 Walford Parish Council has no objection to the scheme if the shelter is for agricultural purposes only and that the site is agreed with the neighbours.

- 5.3 3 letters of representation have been received from:

Colonel and Mrs. J.D. Trezona, Drual Cottage, Forest Green, Ross-on-Wye, HR9 5RD  
James and Michelle Thornley, Chadwyns Farm, Forest Hill, Walford, HR9 5RF  
Nigel Fransham, Plum Tree Cottage, Walford, HR9 5RF

In which the following main points are raised:

- It does not resemble a normal field shelter but is more akin to a summer house or store for possessions.

- It is large, ugly, totally out of proportion and on the skyline in this AONB.
- The applicant is not a farmer but a private citizen of Ross-on-Wye. At a loss to see any need for such an obvious eyesore in a field in this lovely protected area.
- If the shed is to remain in the field, it should be situated where it is now. The proposed site is in our view.
- The applicant owned our farm for 26 years and had not farmed it for at least 5 years so it is unlikely she is going to use this field for agriculture.
- The field in question is rented out to a local farmer who uses our barns. If he requires further shelter he can use our outbuildings.
- A more appropriately sized shelter (not so tall and not such a high roof line) would be better so that it is not so prominent.

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 considerations in this application are whether the erection of the building is acceptable in principle, the impact on the landscape and the impact on the amenity of neighbouring dwellings.
- 6.2 The design of the building is typical of an agricultural field shelter and can serve an agricultural purpose. It is small scale and constructed from traditional materials. Policy E13 encourages development to be sited within existing groups of buildings. There are however, no other buildings on the site and therefore the development needs to be sited to be readily assimilated into the landscape, avoiding isolated skyline and taking advantage of natural landform. The building is currently located adjacent to the U70409 in a prominent position when viewed from the east, south and west. The building is proposed to be sited to the southwest of the current site. There is an existing hedgerow and farm buildings at 'Chadwyns Farm' which will provide a good visual break and minimise its impact when viewed from the east and south. The ancient woodland to the south of the site assimilates the building into the landscape when viewed from the north. A condition can be attached to ensure that the dark staining of the building is completed within one month of the date of permission.
- 6.3 Concern has been raised regarding the proposed use of the building. The applicant has confirmed that the land is registered as an agricultural holding and her intention is to keep livestock on the land. The State Veterinary Service has confirmed that the land is registered to the applicant for keeping beef, sheep and pigs. It is considered that there is sufficient evidence to conclude that the building is required for agricultural purposes and at 80m<sup>2</sup> is not excessively large in relation to the area of land it is intended to serve. A condition will be attached to the permission to restrict the use of the building for agricultural purposes.
- 6.4 It is considered that there is sufficient distance between the proposed siting of the building and the dwelling at Chadwyns Farm, approximately 40 metres, for there to be no adverse impact on their amenity.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 Within one month of the date of this decision the building hereby approved shall be sited in accordance with the approved plans received on 23rd January 2007.**

**Reason: To protect the visual amenities of the area.**

- 2 Within one month of the date of this decision the building shall be stained a matt, dark colour, details of which shall be first submitted to and agreed in writing with the local planning authority. The colour so approved shall not thereafter be changed without the prior written approval of the local planning authority.**

**Reason: To protect the visual amenities of the area.**

- 3 The building hereby approved shall be used for agricultural purposes only as defined within section 336(1) of the Town and Country Planning Act 1990 (as amended).**

**Reason: To prevent the establishment of an unacceptable use in the countryside.**

**INFORMATIVES:**

- 1 N19 - Avoidance of doubt**
- 2 N15 - Reason(s) for the Grant of Planning Permission.**

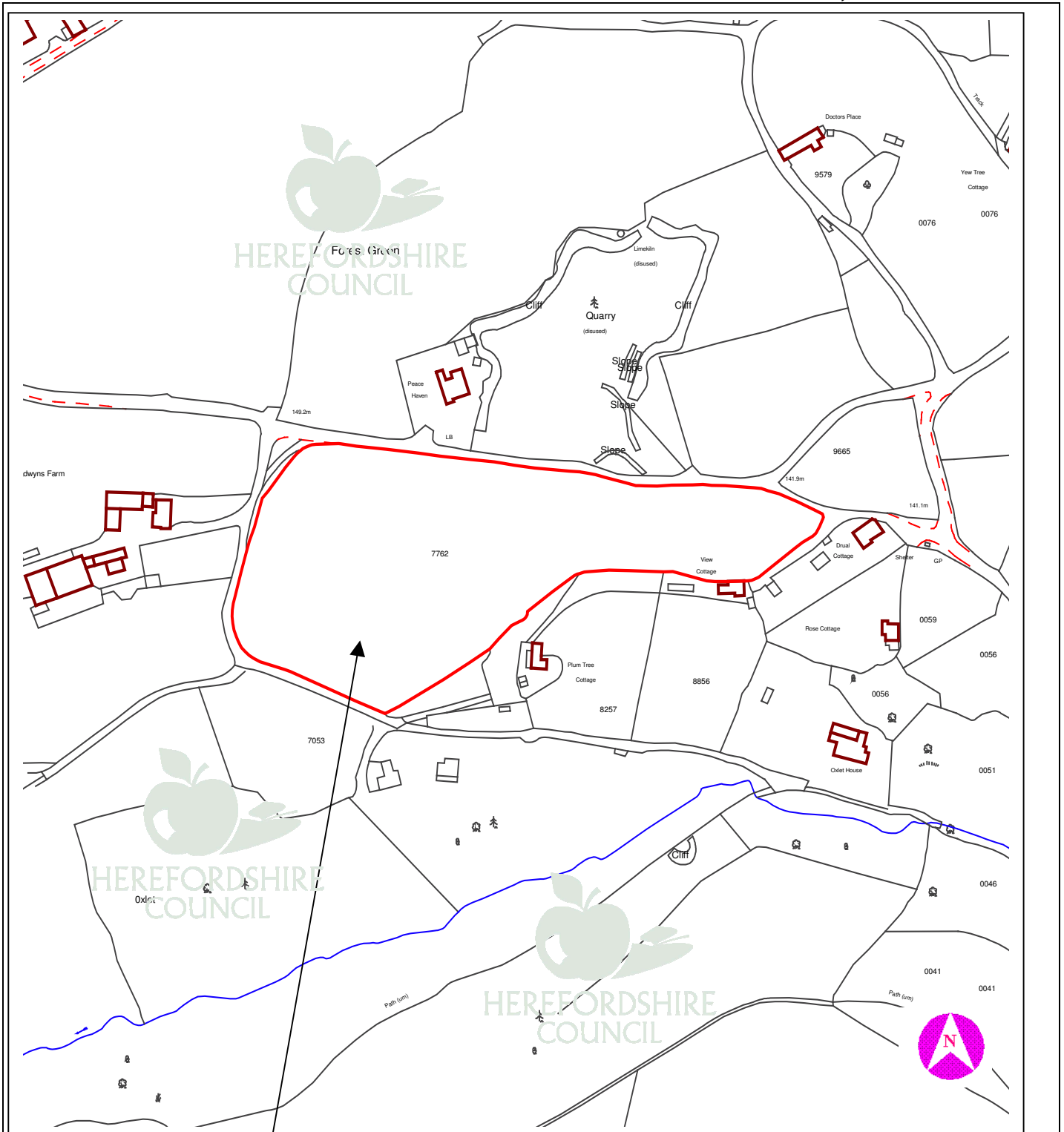
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2007/0334/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Land adjoining Chadwyns Farm, Forest Green, Walford, Ross-on-Wye, Herefordshire, HR9 5RF

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