

**4 SE2003/0968/F - PROPOSED APPLE STORAGE BUILDING PHOCLE GREEN, HEREFORDSHIRE****For: Chicory Crops Ltd per A J Lowther & Son Ltd,  
The Works, Whitchurch, Ross-on-Wye, Herefordshire  
HR9 6DF****Date Received: 26th March 2003****Ward: Old Gore****Grid Ref: 6256 2726****Expiry Date: 21st May 2003**

Local Member: Councillor J W Edwards

**1. Site Description and Proposal**

- 1.1 This site is located in open countryside approximately half a mile north of Phocle Green and is sited approximately 180 metres to the east of the unclassified road No 70005 which runs between the A449 and the B4221. The site is situated on the edge of a large field and is adjacent to an existing building of a similar size used for storage and packing. Vehicular access to the site is via an existing track which leads to an existing access onto the unclassified road.
- 1.2 The proposal is for the erection of an apple storage building. The building will be clad in grey sheeting to match that approved on the adjacent building. The building will measure 29 metres by 12 metres and will be 7 metres high to ridge level. The building will be used to store apples and also other fruit grown on the applicant's land on which the building is to be sited.

**2. Policies****2.1 Department of the Environment – Planning Policy Guidance No 7 (Revised)**

The Countryside-Environmental Quality and Economic and Social Development.

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC9	-	Development Requirements
Policy A1	-	Development on Agricultural Land
Policy A3	-	Agricultural Buildings

**2.3 South Herefordshire District Local Plan**

Policy GD1	-	General Development Criteria
Policy C1	-	Development within Open Countryside
Policy ED9	-	New Agricultural Buildings
Policy T3	-	Highway Safety Requirements

**2.4 Unitary Development Plan – Deposit Draft**

Policy S2	-	Development Requirements
Policy DR2	-	Land Use and Activity
Policy E13	-	Agricultural and Forestry Development

### 3. Planning History

- 3.1 SE2002/1961/S Proposed general store building and proposed road. - Prior Approval Not Required 6.08.02

### 4. Consultation Summary

- 4.1 None

### 5. Representations

- 5.1 The Parish Council observe:

"Council unanimously agreed to object to this application.

The development is in a particularly prominent and exposed location.

The applicant has three existing stores with an immense storage capacity/facility in the village. A further building of this size constitutes overdevelopment on the land and it will increase traffic on an unsuitable access road."

- 5.2 A letter of objection has been received from The Ross on Wye and District Civic Society. The main points being:

- adds a further structure to a formerly open location visible from many directions.
- At very least attention should be paid to suitable planting to screen the new building.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

### 6. Officers Appraisal

- 6.1 The proposed building will be sited adjacent to an existing building, of a similar size and character, and will be used to store fruit grown on the applicant's land. The applicant currently uses fruit storage buildings which are situated away from where the fruit is grown. Therefore it would benefit him for a number of reasons if there was a fruit storage building on the land in question, e.g. ease of movement, keeping produce fresh, not having to transport fruit on the road system to the other storage buildings.
- 6.2 The proposed size and design of the building is considered to be appropriate and acceptable and in keeping with the existing building on the site. The proposed building will be situated in a shallow dip with the land around it at a slightly higher level. Consequently the lowland nature of the site ensures that the new building will not be prominent on the surrounding rural landscape especially as it will be associated with the existing building and also nearby buildings on the adjacent property on the road frontage i.e. to the south of the application site where recently planning permission has been granted for a storage yard, Ref No SE2002/1753/F.
- 6.3 Due to the nature of the site it is not considered absolutely necessary for any landscaping/tree screening. However it would help to soften the new building within the immediate landscape if there were some tree planting on the northern and western

sides of the proposed building. The applicant has indicated that he would be willing to plant trees for screening purposes if required. There are no nearby dwellings affected by the proposal although there is a dwelling situated to the north which can view the site but this is some distance away and is not affected by the development.

- 6.4 The proposed development complies with the relevant planning policies for the area which require that applications for agricultural/horticultural buildings should be treated sympathetically where a need is shown and that such buildings should be sited adjacent to existing buildings and not be in isolated or visually intrusive positions i.e. in particular Policies A1 of the Hereford and Worcester County Structure Plan and ED9 of the South Herefordshire District Local Plan. Also the proposed development complies with other policies which require that new buildings are sited in positions where they would not adversely affect the landscape nor any adjoining uses i.e. in particular Policies GD1 and C1 of the South Herefordshire District Local Plan. The site has a suitable means of access and as such complies with Policy T3 of the South Herefordshire District Local Plan. The Head of Engineering and Transportation (South) has no objection to the proposal.
- 6.5 In conclusion it is considered that the proposed development set in this lowland location with some additional tree planting would be perfectly acceptable and would not adversely affect the surrounding landscape. The proposed external materials are also considered to be acceptable. As such the proposal is in accordance with policies and it is recommended for approval with conditions.

#### **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 A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3 B08 (Dark roof colouring (agricultural buildings) )**

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

**4 G04 (Landscaping scheme (general) )**

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

**5 G05 (Implementation of landscaping scheme (general) )**

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

**6 Before any work commences on site full details showing how the building is intended to be cut into the ground shall first be submitted to and be subject to the prior written approval of the local planning authority.**

**Reason:** To define the terms to which this planning permission relates.

- 7 Before any work commences on site full details of the extent/area and intended top surface material of any proposed hardstanding area to be used in connection with the building, hereby approved, shall first be submitted to and be subject to the prior written approval of the local planning authority.**

**Reason:** To protect the visual amenities and character of the surrounding rural area.

**INFORMATIVE NOTE**

- 1 The landscaping details required by Condition No. 4 should be in the form of appropriate tree planting, in particular, on the northern and western sides of the building hereby approved.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.