

10 DCNE2006/4028/F - PROPOSED LIVESTOCK BUILDING AT THE SPONEND FARM, FROMES HILL, LEDBURY, HEREFORDSHIRE, HR8 1HT.**For: Mr. R. Coleman per McCartneys, 54 High Street, Kington, Herefordshire, HR5 3BJ.****Date Received: 27th December, 2006 Ward: Frome Grid Ref: 68595, 46512****Expiry Date: 21st February, 2007**

Local Member: Councillor R.M. Manning

1. Site Description and Proposal

- 1.1 The application seeks full planning permission for the erection of a livestock building on a site a short distance to the north of the proposed agricultural worker's mobile home, within the same field at Sponend Farm, Fromes Hill.
- 1.2 The site occupies a relatively isolated location approximately 100 metres to the north east of the main farm complex of Sponend Farm and 150 metres to the east of two independently occupied cottages. It is accessed by an existing track that is a public bridleway. The land is currently used for grazing and the site is positioned in the corner of the field on an east-facing slope. Well-established hedgerows from the northern and western boundaries whilst aspects to the south and east are open with distant views to the Malvern Hills.
- 1.3 The application is made subsequent to 2 applications involving a livestock building, listed at section 3 - planning history. The application is considered alongside that for a temporary mobile home for an agricultural worker (ref: NE2006/3843/F), made by the same applicant on land in his ownership.
- 1.4 The building would have a simple rectangular plan and appear typical of modern livestock buildings, with 7 open fronted bays to the front and Yorkshire boarding above blockwork to the rear. 32m x 13.7m, the gross floor area would be 438 square metres. Height to the ridge would be just in excess of 6m.
- 1.5 The applicant owns 80 acres at Sponend, of which the site for the mobile home and agricultural buildings are part. The farmhouse and buildings are tenanted on short term agreements, with a further 20 acres tenanted at Sponend and 120 acres taken on a Farm Business Tenancy at Stretton Grandison (4 miles away). In essence, therefore, because of land ownership issues the applicant seeks to establish what would effectively become a new farmstead in open countryside within close proximity of the existing.

2. Policies**2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

E13 – Agricultural and forestry development

Planning Policy Statement 7 – Sustainable Development in Rural Areas

3. Planning History

NE03/1796/S – General purpose shed housing livestock, straw and machinery - Planning permission required

NE05/0092/F – General purpose farm building for livestock/machinery -Withdrawn

NE05/2021/F – Erection of agricultural livestock building -Refused

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager - No objection.

4.3 Environmental Health - No objection.

4.4 County Land Agent - Has responded to this proposal and the proposed temporary dwelling under the same heading. The observations are incorporated within the Officers Appraisal.

4.5 Conservation Officer - "The application site neither coalesces with the existing dwellings adjacent to the main road and Sponed Farm, nor is it remote from them. I believe that the development of a new farm holding in open countryside must be considered in relation to all necessary ancillary buildings to ensure integration into the wider landscape ... the application site is not widely overlooked and specific detrimental impact upon the landscape character or important views would be difficult to define. If the application were to be approved it would be necessary to require detailed landscaping for the scheme for the site reinforcing existing hedge boundaries, creating new hedge boundaries and incorporating some additional tree planting. On balance I would recommend refusal. Submission of a more comprehensive scheme with more detail and strong justification may be acceptable".

5. Representations

5.1 Parish Council - The Parish Council observed that there were no detailed plans for the structure and reserve comment. They do not comment unequivocally, but voice concern at the proposal to erect a house for 6 people and agricultural building(s), which they consider would be of detriment to the visual amenity of the Area of Great Landscape Value.

5.2 The Campaign to Protect Rural England - Objection. The proposed building would detract significantly for the visual amenity (of the area) and should be sited close to the other farm buildings.

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

6. Officers Appraisal

- 6.1 The key issue in the determination of this application is the impact that the development would have upon the surrounding landscape.
- 6.2 The application relates to the proposal for temporary agricultural worker's accommodation also made by the applicant (ref: DCNE2006/3843/F). The building would be used for the housing of livestock within 400m of protected buildings, although the Environmental Health Manager raises no objection on amenity grounds.
- 6.3 Policy E13 (Agricultural and forestry development) requires that proposals be sited with existing groups of buildings where practicable or sited so as to be readily assimilated into the landscape where this can not be achieved. Proposals should also relate well to the landscape in terms of scale, design, colour and materials.
- 6.4 In this case, land ownership issues prevent a siting closer to the existing farmstead. Moreover the Landscapes Officer has identified that the site is not readily overlooked from public vantage points and the harm to the landscape is thus difficult to define. The site is already well screened around the majority of the field margins, although this can be reinforced where appropriate incorporating hedgerow trees.
- 6.5 The building is a necessary accompaniment to the accommodation sought under NE2006/3843/F and is recommended for approval subject to 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 - B10 (Details of cladding (agricultural and industrial buildings))

Reason: To minimise the visual impact of the development.

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 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

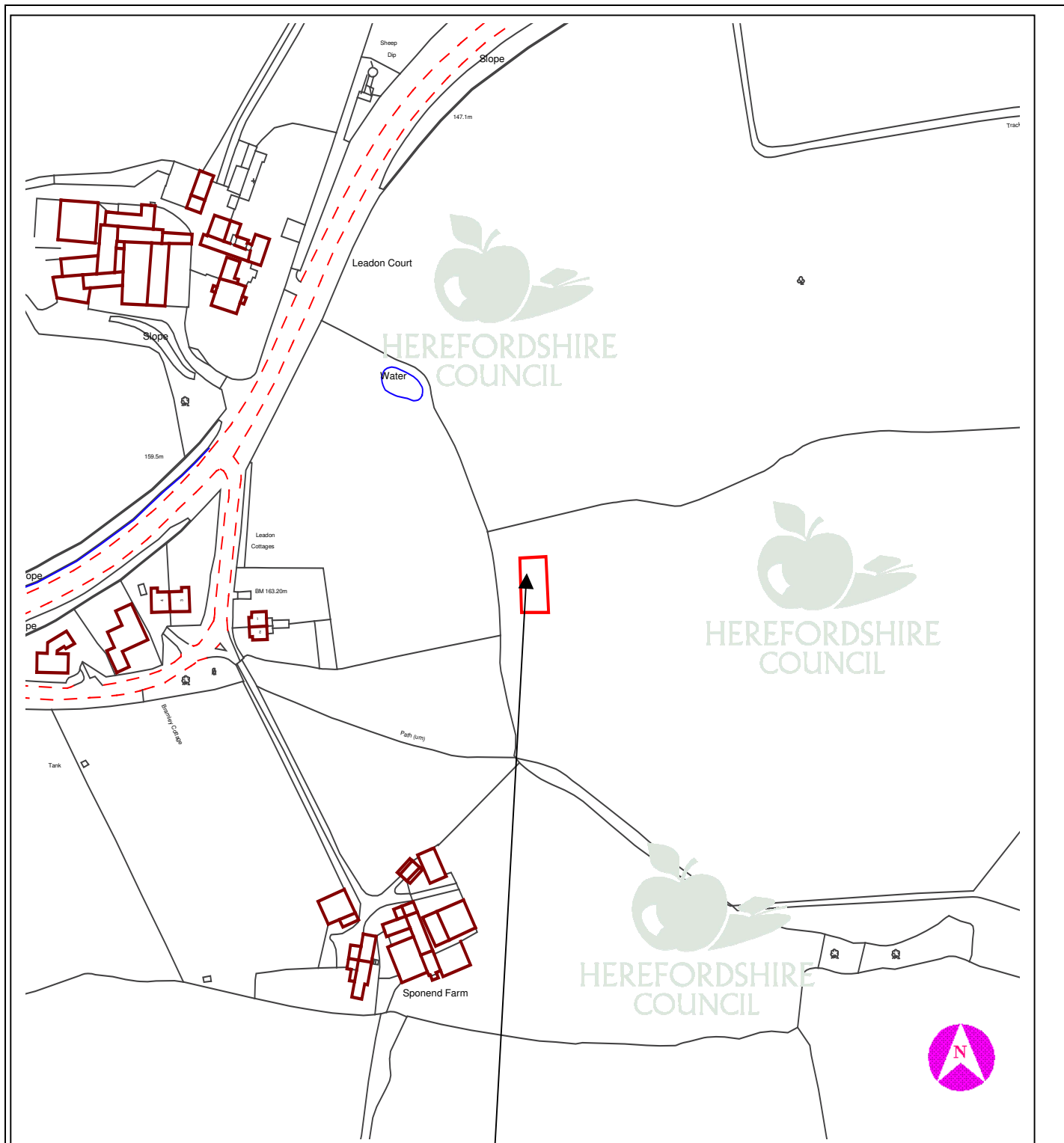
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/4028/F

SCALE : 1 : 2500

SITE ADDRESS : The Sponend Farm, Fromes Hill, Ledbury, Herefordshire, HR8 1HT

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