

2 SW2003/1477/F - PORTAL FRAMED BUILDING TO HOUSE LIVESTOCK, BROOKLANDS FARM, ORCOP, HEREFORD, HR2 8ET

**For: Mr A Havard per Collins Engineering Limited.
Unit 5, Westwood Industrial Estate, Pontrilas, Hereford,
HR2 0EL**

Date Received: 16th May 2003 Ward: Pontrilas Grid Ref: 4653 2645

Expiry Date: 11th July, 2003

Local Member: Councillor G.W. Davis

1. Site Description and Proposal

1.1 The application site is on the northern side of the Class III road (C1234) that links Pontrilas to the west with the A466 road to the east.

1.2 It is proposed to erect a livestock building partly on the site of one approved in 1999 but not implemented. This building is to the south-west of the main complex of buildings at Brooklands Farm. The building will be 6 metres to the ridge, 15 metres wide and 50.3 metres long. This compares to the building approved in 1999, that was 22.8 metres long, 13.7 metres wide and 5.9 metres to the ridge. The roof and box profile sheeted gable ends will be coloured slate blue.

2. Policies

2.1 Planning Policy Guidance

PPG.7 - The Countryside: Environmental Quality and Economic and Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Areas of Great Landscape Value
Policy CTC.9 - Development Requirements
Policy A.3 - Agricultural Buildings

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.8 - Area of Great Landscape Value
Policy ED.9 - New Agricultural Buildings

3. Planning History

3.1 SH950008PF Steel portal frame silage clamp - Approved 24.02.95

SW1999/2204/F Building to house livestock during - Approved 27.09.99
winter months

4. Consultation Summary

- 4.1 The Environment Agency has no objections but raises issues of water pollution and has advised the applicant accordingly.

5. Representations

- 5.1 The Parish Council has no objection.
- 5.2 Two letters of representation have been received from:

Mrs. C. Moyle, The Grange, Orcop, HR2 8ET
Mr. T. M. Vessey, Brooklands House, Orcop, HR2 8ET

The following main points are raised:

- spoil appearance of one of the loveliest valleys in South Herefordshire. Close to the road
- more traffic, using narrow road, limited visibility
- already very noisy farm. More livestock in man-made structure will mean more noise
- large poultry shed erected 5 years ago, ill managed as neighbouring property suffered an infestation of flies for several weeks (Council's Environmental Health Department called in)
- need more vigorous checks
- refer to previous comments relating to surface water treatment.

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 determining issues are considered to be the impact of the building in the landscape, traffic generation, environmental effects and surface water treatment.
- 6.2 The building will have an impact in the landscape, however this will be ameliorated by its siting in relationship to existing farm buildings to the north-east. There are not many alternative sites as there is a free range poultry unit to the north-west that is sited in a natural fold in the land.
- 6.3 It is not considered that the siting of what will be a building for over-wintering livestock would generate traffic that the C1234 road could not manage in its present form. The Head of Transportation and Engineering does not object to the erection of the building which supports this contention.
- 6.4 With regard to the environmental impact it is understood that the building would be used for the over-wintering of livestock. As such it is not considered to be in the conventional sense an intensive livestock unit. The advice from the Head of Environmental Health and Trading Standards is that he does not object although he draws attention to DEFRA guidance on siting of the dwellings from livestock units. The guidance refers in particular to intensive buildings, i.e. poultry units, buildings housing

animals all year round. The proposed building would be used in the winter months when residents in the locality would be likely to be using their gardens less than in the summer. The nearest property, Brooklands House, have always been more concerned with waste blocking a gully that runs down the driveway to Brooklands Farm, continues under the Class III road and then on part of the eastern side of Brooklands Farm. The applicants have been made aware of the concerns of the occupants of Brooklands House previously, and in the event that this application was supported a condition would be attached controlling solid waste emanation from the site. It should also be noted that the Environment Agency do not raise objections, but have written to the applicants in respect of the control of wash-waters, manures and stable waste.

- 6.5 It is considered that the building will not materially detract from this part of the Area of Great Landscape Value, and is therefore in accordance with the provisions of Policies C.8 and GD.1 contained in the South Herefordshire District Local Plan.
- 6.6 The environmental consequences have been assessed and it is considered that the application satisfies the criteria for new agricultural buildings contained in Policies ED.9 and GD.1.

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. **Surface water drainage from the proposal site shall be constructed such that it drains down existing channels/gulleys alongside the driveway to Brooklands Farm and does not contain solid material.**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.