

13 DCCE2007/0571/F - PROPOSED EXTENSION TO BARN LAND NEAR TO WHITETHORN WOOD (WHITETHORN FARM), CAREY, HOARWITHY, HEREFORDSHIRE, HR2 6NG**For: Mr. & Mrs. M. Soble, Paul Smith Associates, 19 St Martins Street, Hereford, HR2 7RD****Date Received: 22nd February, 2007 Ward: Hollington Grid Ref: 55988, 31041****Expiry Date: 19th April, 2007**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The site is located north of unclassified road 72001 west of the hamlet of Carey. Ground levels fall steeply from the road northwards towards the site and also from west to east surrounding the site. Immediately south is a small deciduous woodland known as Whitethorn Wood and around 80 metres north of the site are three detached dwellings located on the northern side of unclassified road 72003.
- 1.2 An existing gravel track provides access into the site leading to an agricultural storage building and a pole barn for which permission was approved in 2005 and 2006 respectively. A timber chalet mobile home has also been sited to the north of the pole barn which is occupied by the applicants and secured temporary planning last year alongside which is a further mobile home which is to be occupied by seasonal workers and again, received temporary planning permission last year but is to be re-sited alongside unclassified road 72003. The site lies within the Wye Valley Area of Outstanding Natural Beauty.
- 1.3 Planning permission is sought for the construction of a single storey lean-to extension of the existing agricultural storage building. The extension measures 11.8 metres in width by 6.2 metres in length by 3.6 metres in height to the highest point of the roof. The extension is constructed from the same materials as the existing building, namely weatherboarding cladding and fibre cement sheeted roof with three rooflights and double door on the front. The extension is to be used for agricultural purposes and specifically will house a cider press and mill, apple washing unit and barrels used to process produce grown on the farm.

2. Policies

6.1 Herefordshire Unitary Development Plan 2007:

S7	-	Sustainable development
LA1	-	Areas of Outstanding Natural Beauty
LA2	-	Landscape character and areas least resilient to change
E13	-	Agricultural and forestry development
DR1	-	Design

6.2 Planning Policy Statement 7 – Sustainable Development in Rural Areas

3. Planning History

- 3.1 CE2007/0056/S - Proposed construction of glasshouse. Prior Approval Not Required 29th January, 2007.
- 3.2 CE2006/3596/S - Agricultural building for storage of straw, hay, animal feed stuffs and general storage. Prior Approval Not Required 8th December, 2006.
- 3.3 CE2006/3291/F - Siting of two mobile homes to be occupied by seasonal agricultural workers only. Temporary planning permission approved 23rd November, 2006.
- 3.4 CE2006/1772/F - Siting of temporary living accommodation for agricultural worker. Temporary planning permission approved 29th August, 2006.
- 3.5 CE2006/0400/S - Agricultural building to store hay, straw, animal feeds and general storage. Prior Approval Not Required 28th February, 2006.
- 3.6 CE2006/0403/S - Agricultural glass house for raising of plants. Prior Approval Not Required 28th April, 2006.
- 3.7 CE2005/1944/S - Housing for irrigation control equipment and standby generator. Prior Approval Not Required.
- 3.8 CE2005/1124/S - Erection of agricultural building. Prior Approval Not Required 27th April, 2005.
- 3.9 CE2005/0350/F - Construction of farm track. Approved 4th May, 2005.
- 3.10 CE2004/4258/S - Agricultural building and construction of farm track. Prior Approval Refused 6th January, 2005.
- 3.11 CE2005/0093/S - Erection of agricultural building and construction of farm track. Prior Approval Refused 2nd February, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No objection.
- 4.3 Public Rights of Way Manager: No objection.

5. Representations

- 5.1 Little Dewchurch Parish Council: No objection
- 5.2 5 letters of objection have been received. The main points raised are:

1. We query how the applicants have been allowed to turn an Area of Outstanding Natural Beauty into a field of polytunnels, barns, sheds, mobile home etc;
 2. There is constant noise from refrigeration units and movements of vehicles and machinery both into the field and along very narrow local lanes which echoes throughout the valley;
 3. This proposal will be one step closer to achieving the applicants aim of having a permanent mobile home on site;
 4. The building is to be used for producing bottled fruit juices which is an industrial rather than agricultural activity resulting in a further increase in noise and disruption;
 5. We ask when the Council would draw a line to the destruction of the Area of Outstanding Natural Beauty;
 6. Local indications are that the bottling plant is set up to be used for further produce from other growers and not just from the applicant.
- 5.3 One letter of comment states that whilst they are unable to support the on-going proposal on site the increase in the length of the barn will have little impact. If a noisy bottling plant is required it should be sited elsewhere as far away from the village as possible and built to the specifications required to prevent noise pollution.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The proposed extension is to be constructed off the western gable end of the existing agricultural storage building and from the same materials. The scale is modest and remains subservient to the existing building with the total height being considerably lower than the existing barn. Furthermore, the extension is largely screened by existing buildings and therefore will have minimal additional impact within the landscape which is designated as an Area of Outstanding Natural Beauty.
- 6.2 Most of the objectors refer to the existing noise emanating from the site and comment on the proposed use of the extension for the processing of bottled fruit. The processing of produce grown on the same agricultural holding in planning and legal terms is regarded as a use ancillary to the primary agricultural use of the land and therefore does not require planning permission. As such the processing of fruit, providing it is only produce grown on the applicants holding is in itself an agricultural use. Nevertheless, it is likely that this will generate additional noise over and above noise resulting from the general agricultural activities on the holding and therefore it is considered reasonable and necessary to require the extension to be appropriately insulated to minimise noise emissions from the activities within the extension.
- 6.3 The objectors also express concerns regarding the on-going developments at the site and the impact on the AONB. There have been many applications over the last few years, many of which have been subject to full debate and consideration by Committee and have been deemed acceptable, notwithstanding the landscape designation of the site. Ultimately, each application must be considered on its merits and the proposal when assessed against Policy E13 of the Herefordshire Unitary Development Plan 2007 relating to agricultural development is acceptable subject to conditions.

RECOMMENDATION

That planning permission be approved 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 B02 (Matching external materials (extension)).

Reason: To ensure the external materials harmonise with the existing building.

- 3 F02 (Scheme of measures for controlling noise).

Reason: In order to protect the amenity of occupiers of nearby properties.

Informatives:

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

- 2 N19 - Avoidance of doubt.

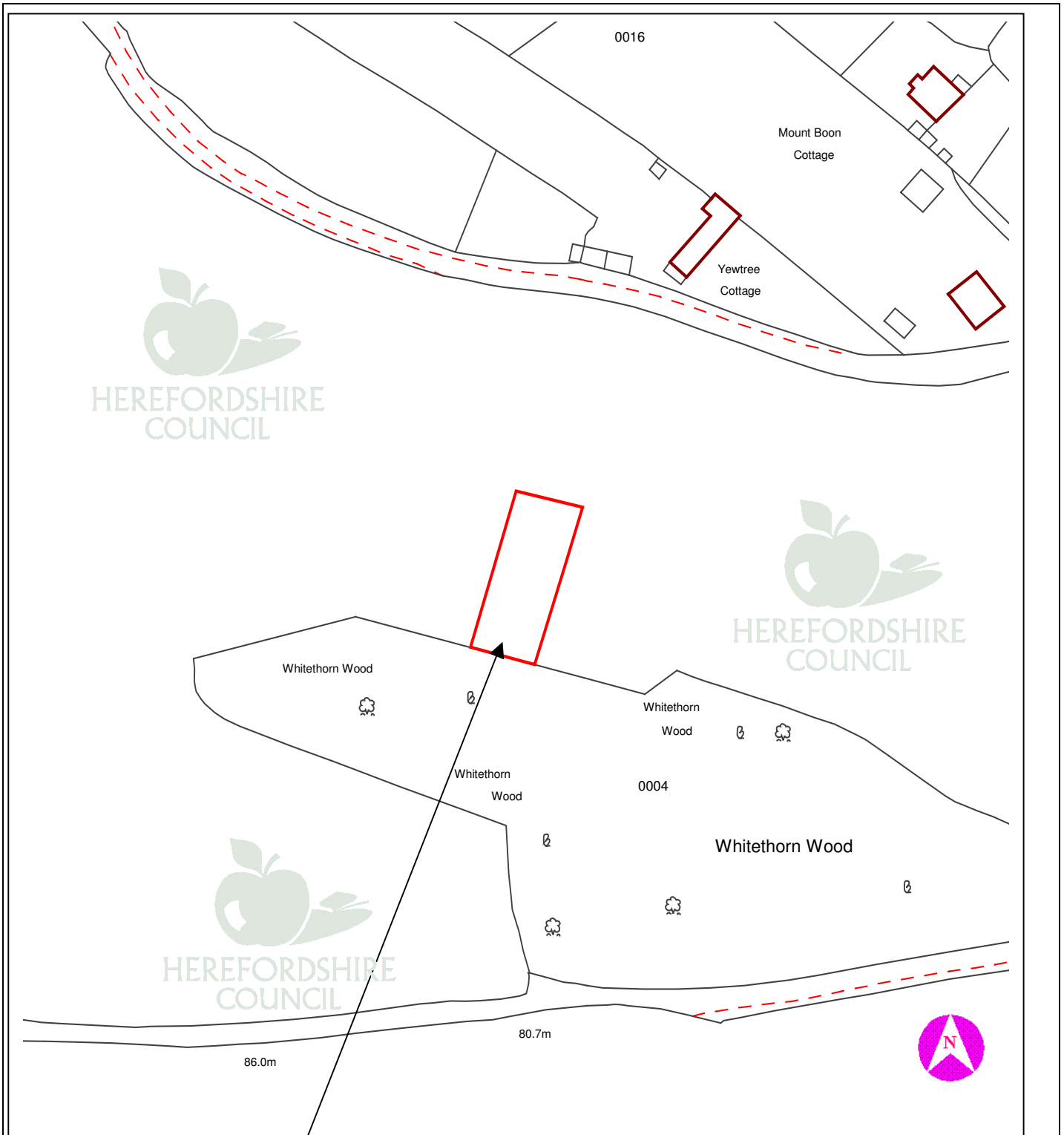
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/0571/F

SCALE : 1 : 1250

SITE ADDRESS : Land near to Whitethorn Wood (Whitethorn Farm) Carey Hoarwithy Herefordshire HR2 6NG

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