

12 DCSE2007/1067/F - ERECTION OF AGRICULTURAL STORAGE BUILDING AT JAYS PARK LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7UH.

For: Mr. J. Edwards per Mr. D.R. Pearce, Land Development & Planning Consults Ltd, Lavender Cottage, Nettleton, Chippenham, Wiltshire, SN14 7NS.

Date Received: 13th April, 2007 **Ward: Penyard**

Grid Ref: 66316, 26029

Expiry Date: 8th June, 2007

Local Member: Councillor H. Bramer

1. Site Description and Proposal

1.1 The application site comprises 2 fields which are on the north side of the unclassified road linking junction 3 of the M50 with Linton. They are about 8.4ha in area and form a new agricultural unit but were formerly part of Two Parks Farm. The fields have been used as permanent pasture. The land rises from the highway to the north, with a tall hedge along the roadside. The access to the fields has been altered over the past 5 years by the erection of wall, gates and fencing and the land has been developed as a residential caravan site. Enforcement notices requiring removal of the former and cessation of the latter have recently been upheld on appeal.

1.2 It is proposed to erect an agricultural storage building just to the north-east of the access and close to the boundary hedge. This land has already been excavated and levelled in connexion with the works referred to above. The building would be 22m long and 12m wide x about 5.5m to ridge. The wall would be concrete blockwork up to 2m and profiled steel sheeting above and for the roof. The intention is to develop a fruit growing enterprise to supplement grazing. This is a revised application following withdrawal of an application for determination as to whether prior approval would be required for a larger building (34m long) to be sited further from the road. Concerns were raised by the case officer regarding siting on a more elevated and open site and in response the current application has been submitted.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy LA2	-	Landscape Character and Areas least Resilient to Change
Policy E13	-	Agricultural and Forestry Development

3. Planning History

3.1	DCSE2005/2611/F	Retrospective application for mobile home	-	Refused 28.11.05
	DCSE2007/0415/S	Agricultural storage building.	-	Withdrawn 9.3.07

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objections to the grant of permission.

5. Representations

5.1 A Design and Access Statement has been submitted which in summary gives the following explanation:

- (1) This application has been prepared following an earlier application submitted under the 'prior notification' procedure (DCSE2007/0415/S). Following discussions with the Case Officer it was agreed to withdraw the application in order to take the opportunity to achieve an improved siting albeit in a location where full planning permission would be required. In addition a review of the needs of the agricultural holding has resulted in a smaller building now being sought.
- (2) The land is currently improved pasture used for the grazing of livestock.
- (3) The building is required for agricultural storage associated with a proposed fruit growing enterprise on the adjacent land. The steel-frame building would be to a colour and profile to be agreed with the local planning authority.
- (4) There are no other agricultural storage or livestock buildings on this agricultural unit.
- (5) The building occupies a position close to the access from the highway and adjacent to the roadside hedge which comprises the principal landscape feature affecting the setting of this building. The siting of the building enables the retention of this hedge and the opportunity for its improvement and future maintenance. Consequently the loss to agricultural production and the impact on visual amenity would be minimised.
- (6) The appearance of the building is defined by the proposed function and the levels of adjacent land. It is proposed to clad the roof and walls of the building with plastic coated steel profile sheeting, with blockwork to a height of 2 metres.
- (7) Access to the site of the building is to be achieved via an existing agricultural access.

5.2 Linton Parish Council "does not support this application. The Parish Council consider the size of this agricultural storage building to be excessive for the amount of land to be utilised for fruit growing. It is noted that the access is from the ornamental gates and wall, edging the site. We understand these are subject to an enforcement notice which has gone to appeal. There is also a residential caravan on the site and a considerable amount of hard-standing has been made on what was agricultural land. We believe this is also subject to an enforcement notice. Under these circumstances the Parish Council is unable to support this application."

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

6. Officer's Appraisal

- 6.1 This proposal relates to a new agricultural enterprise on land some distance from the farm complex (Two Parks Farm) of which it was formerly a part. Consequently the proposed building cannot be sited close to existing building, as encouraged by policy E13. Nevertheless this location is the least harmful in terms of visual impact being partially screened by the established roadside hedge, close to the access with its existing tarmac access drive and on lower ground which has been excavated. The proposed design and external appearance of the building are typical of small agricultural stores.
- 6.2 The concerns of the Parish Council are appreciated. The soft fruit enterprise has not yet been established and the building appears large in relation to the size of the land holder (less than 10ha). Nevertheless the proposed enterprise would require storage facilities for agricultural machinery, fertilisers and the produce, including sorting and packing. Erection of this building would be a significant investment for an enterprise of this scale and a planning condition could be imposed to ensure that the building is used only for agricultural purposes. As noted above the appeals against the enforcement notices have been dismissed and the breaches of planning control must be remedied by mid-July 2007. The latter includes removing a section of conifer hedge and planting a hedge of mixed native species. For these reasons I consider that the proposal complies with Policy E13.

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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

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 E10 (Use restricted to that specified in application)

Reason: To define the terms of the permission and to protect the rural character of the area.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

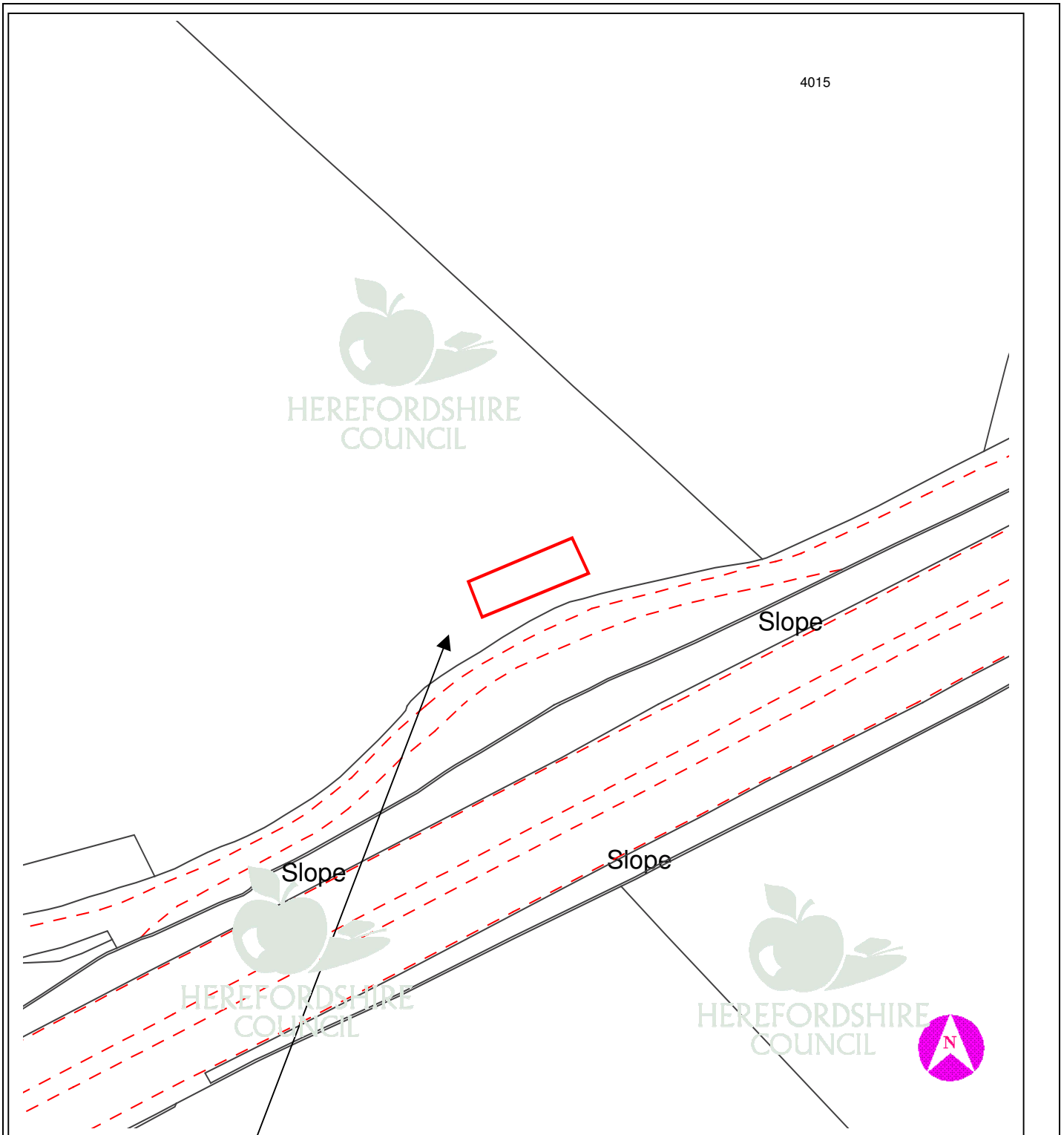
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/1067/F

SCALE : 1 : 1250

SITE ADDRESS : Jays Park Linton, Ross-on-Wye, Herefordshire, HR9 7UH

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