

8 DCNC2007/2448/F - PROPOSED AGRICULTURAL BUILDING TO STORE HOP GROWING RELATED IMPLEMENTS AND HOPS AT HAWTHORNE HOP YARD, AVENBURY, BROMYARD, HEREFORDSHIRE, HR7 4JZ

**For: Mr E. Lewis per Linton Design 27 High Street
Bromyard Herefordshire HR7 4AA**

Date Received:

31st July 2007

Ward:

Bromyard

Grid Ref:

65335, 52520

Expiry Date:

25th September 2007

Local Member: Councillors B Hunt & A Seldon

1. Site Description and Proposal

- 1.1 The application relates to an area of land within a larger field given over for the production of hops. In total this area amounts to approximately 2.4 hectares.
- 1.2 The site is located at the easternmost end of the field and this is also the lowest lying area owned by the applicant with the land continuing to rise to the southwest. It is close to an existing field access and is bounded by high field hedgerows to the east and northwest. A small group of dwellings lie to the southwest, the closest being approximately 200 metres away. Development is otherwise randomly dispersed along the lane and the site therefore lies in an open countryside location.
- 1.3 The proposal is for the erection of an agricultural storage building. It has a floor area of 307 square metres and a height to its ridge of 7 metres. The plans indicate that the building will be finished with profiled sheeting coloured green for the walls and grey for the roof.

2. Policies

- 2.1 Herefordshire Unitary Development Plan
DR3 - Movement
E13 - Agricultural and forestry development
LA2 - Landscape character and areas least resilient to change

3. Planning History

- 3.1 NC2007/2211/S - Prior notification application for the erection of an agricultural building for hop and related implement storage - Concluded that the proposed building required planning permission for two reasons. First is that it would have been within 25 metres of a classified road. Secondly is that the building relates to a farm holding of less than 5 hectares.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Transportation Manager - Notes that the existing vehicular access is poor but raises no objection subject to a series of conditions to improve visibility splays, suitably surface the area immediately adjoining the carriageway and to ensure that any gates are set back.

5. Representations

5.1 Avenbury Parish Council - Do not support the application because it fails to meet policy E13, Sections 1, 2 and 4 of the Herefordshire Unitary Development Plan.

5.2 Nine letters of objection have been received in response to the public consultation period. In summary the points raised are as follows:

1. Poor vehicular access to the site.
2. Any access improvement would lead to the removal of hedgerow.
3. Junction of the lane with the B4214 is has poor visibility.
4. Elevated position will mean that any building is highly visible and will constitute a significant intrusion in the landscape.
5. The size of the building is not necessary for such a small area of land.
6. The size and nature of the proposal will significantly reduce the quality of life for occupants of adjoining properties.

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 considerations in respect of this application are visual and landscape impact, highway safety and whether there is a need for a building of the scale proposed.

6.2 Policy E13 is specifically referred to by the parish council who believe that it fails on points 1, 2 and 4. The policy reads as follows:

6.3 Proposals for agricultural and forestry development subject to planning controls including prior approval of details will be permitted where:

1. in the case of new buildings, development is sited with existing groups of buildings where practicable, having regard to the functional relationship with other buildings and services;

2. where new buildings cannot be located with existing buildings, that such development is sited so as to be readily assimilated into the landscape, avoiding isolated or skyline locations and taking advantage of natural land form;
 3. adverse impacts on residential amenity and the environment are avoided; and
 4. proposals are well related to existing development and the landscape in terms of scale, design, colour and materials.
- 6.4 With regard to the first point, no other buildings exist on the land and therefore it is not practicable to site this proposal as part of a group. To do so would suggest that it should be immediately adjacent to the nearby residential dwellings. This would not be favoured for two reasons, residential amenity and landscape impact.
- 6.5 The second point is therefore of most relevance to this application. It does occupy an isolated location in an area characterized by randomly spaced development in the open countryside. Contrary to the comments of the objectors, the site is not one of significant prominence. It occupies the lowest lying part of the applicants land and is well screened by existing hedgerows. Its position also allows the use of an existing field access without the need for significant engineering works to create an access track. It is concluded that the proposal does not occupy a position on the skyline and takes advantage of the natural land form, therefore complying with this part of the policy.
- 6.6 Although not mentioned by the parish council, the issue of residential amenity is referred to by a number of the objectors. Being used for storage purposes and some 200 metres away from the nearest dwelling, the proposal will not cause any demonstrable detriment to residential amenity. The scheme accords with this element of the policy.
- 6.7 Finally, the proposal should be considered in terms of its scale, design and appearance. In itself an agricultural building of just over 300 square metres is not unduly large. Its design and appearance is that of a typical modern farm building. The choice of materials, subject to precise details, is considered to be acceptable and again the scheme accords with this part of policy E13.
- 6.8 It is concluded that the proposal accords entirely with E13 of the UDP. The application should now be considered in terms of highway safety and need.
- 6.9 The Transportation Manager notes that the existing field access is not of a particularly good standard and that visibility is poor. However his comments suggest that the proposal is acceptable subject to the imposition of conditions and therefore it is not considered that the issue of highway safety represents a justifiable reason to refuse the application.
- 6.10 The applicant's agent has advised that the building is to be used in connection with the use of the land for the growing of hops. Specifically, it will be used to house agricultural machinery including two tractors, and a range of equipment to be used in connection with hop growing on the land.
- 6.11 It is therefore concluded that the proposal is acceptable and accords with the Unitary Development Plan. The application is recommended for approval.

RECOMMENDATION

That planning permission be granted with 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 - 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.

- 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 - H05 (Access gates)

Reason: In the interests of highway safety.

- 7 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informatives:

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

- 2 - N19 - Avoidance of doubt

- 3 - HN05 – Works within the highway.

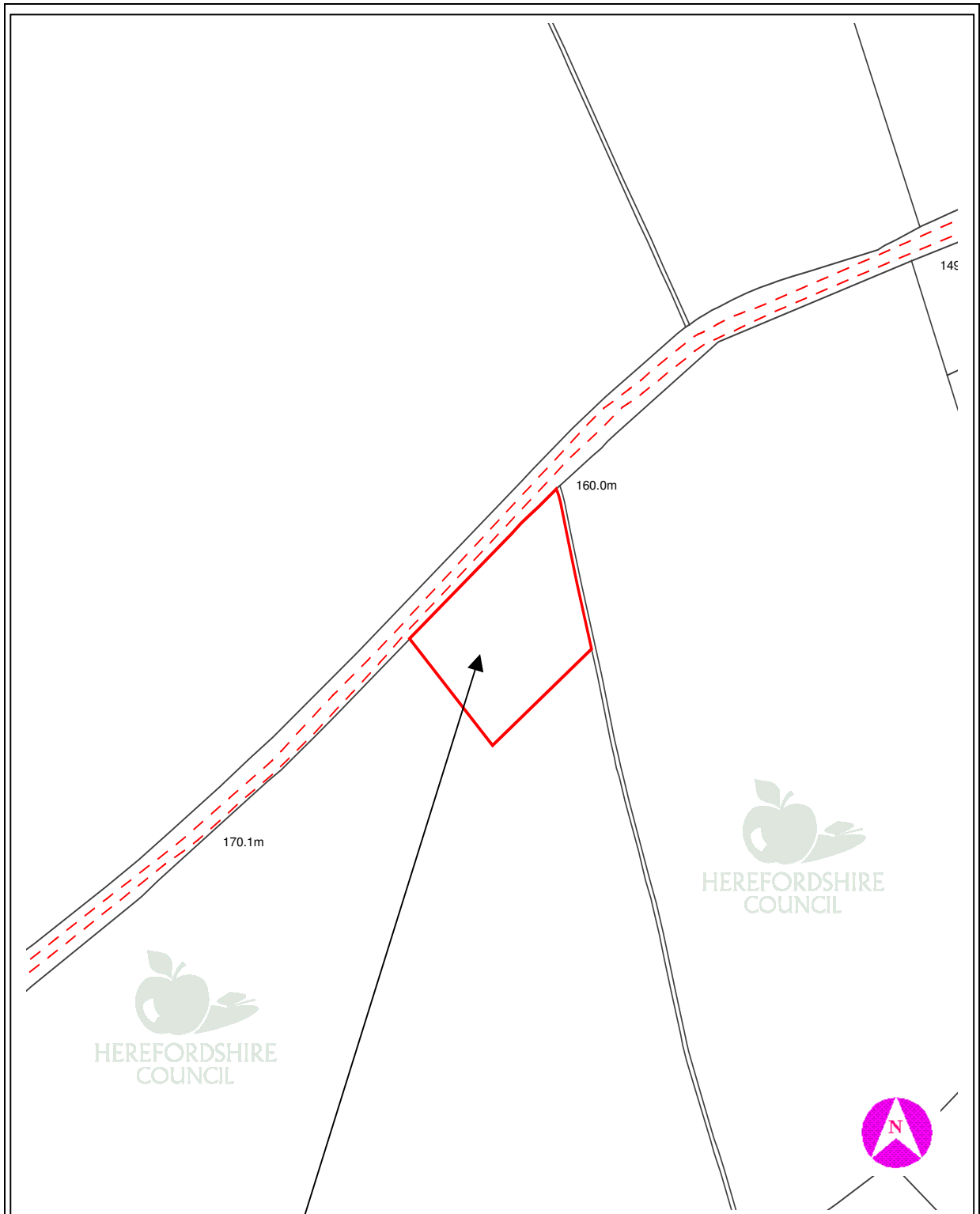
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/2448/F

SCALE : 1 : 1250

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