

**7 DCSW2007/2235/F - PROPOSED GENERAL STORAGE BUILDING, CASTLEBURY, MADLEY, HEREFORD, HR2 9PE****For: Mr P Mason per Mr RL Gell, Penderw, Old Radnor, Presteigne, LD8 2RP****Date Received: 12th July 2007****Ward: Stoney Street****Grid Ref: 40274, 37525****Expiry Date: 6th September 2007**

Local Member: Councillor DC Taylor

**1. Site Description and Proposal**

- 1.1 The proposal site is on the northern side of the C1193 road that links the south-western approach to Madley, i.e. on to the Brampton road, and Shenmore to the west. The site is well treed on the western and eastern boundaries. The site is in gently undulating landscape. There are no visible neighbouring properties.
- 1.2 It is proposed to erect a storage building. The building will be sited 45 metres north of the roadside or southern boundary of the site. There is an existing beech hedge between the site and the aforementioned highway from which access is gained. It is a three bay building 13.7 metres long, 9.2 metres wide and 6.5 metres to the ridge (4.5 metres to the eaves). The roof will be covered in big 6 fibre cement sheeting, colour anthracite grey and the walls will be clad in tan feather-edged boarding.
- 1.3 The building will be used to store bee-hives and associated equipment, implements, materials and equipment.

**2. Policies****2.1 Planning Policy Statement**

PPS.1 - Delivering Sustainable Development

**2.2 Herefordshire Unitary Development Plan 2007**

Policy H.18 - Alterations and Extensions  
Policy DR.1 - Design  
Policy E.13 - Agricultural and Forestry Development

**3. Planning History**

- 3.1 DCSW2007/0919/F Replacement dwelling and garage - Approved 04.05.07

**4. Consultation Summary**Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager recommends that the building be not used for commercial or business purposes.

**5. Representations**

5.1 The applicant's agent has submitted a Design and Access Statement in which the following main points are made:

- clients just taken up residence, will soon start work on replacement dwelling
- domestic curtilage around new house, small area of agricultural land to rear (presently unimproved grassland which will be grazed when fenced)
- storage needed for various implements, fodder, etc
- storage also required for large number of bee hives, arrayed on land for miles around
- also building materials and equipment will be stored
- style of building that of a small modern agricultural building
- dark grey fibre cement roof (30 degree pitch)
- walls covered in tanalised softwood weather boarding. It will fit in well in rural area and match the garage approved with new house
- existing hedgerow trees and high old hedge to lane to rear will all be retained, providing landscaping for building
- access will be via new access for house
- conclude that building fits well into site, good standard of design and accords with policy.

5.2 Madley Parish Council make the following observations:

“We do not support this application. We feel the size is excessive and are concerned that some time in the future planning permission will be sought to change into a house.”

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 The main issue relates to the design and size of the building and the possible future use of it.

6.2 It is evident, from what is stated in the case submitted, that the new building will serve the needs of the applicant on his smallholding. The design of the building and in particular the materials of horizontal boarding and an anthracite grey coloured roof will help assimilate the building into the landscape, particularly the roof colour. The building is wider than the approved garage, almost due west of it, but is shorter in length. It is considered that the height is compatible for a modern agricultural storage building. It is a three-bay building with one window and double sliding doors and a single width door.

6.3 The building will not dominate the size nor detract from the amenity of the locality given that it is sited well into the site and is sited adjacent to established trees and hedging on the eastern boundary of the applicant's property.

6.4 It would be unreasonable to withhold planning permission for this agricultural storage building without specific justification. Should an application be received in the future for a change of use then it would be determined with regard to development plan policies at that time.

**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. The premises shall be used for agricultural purposes and for no other purpose.**

**Reason: In order to define the terms to which the application relates.**

**Informative(s):**

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

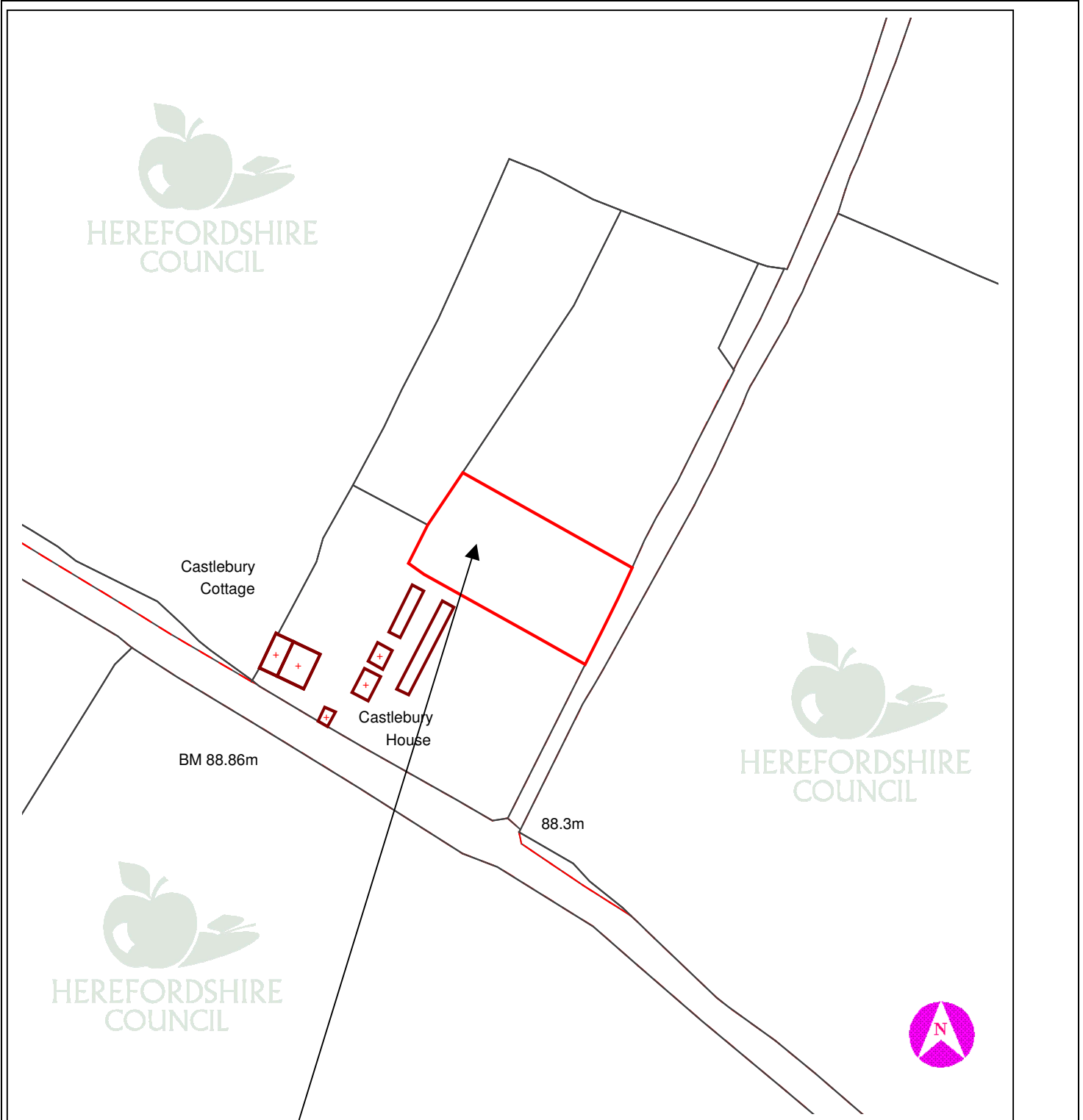
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCSW2007/2235/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Castlebury, Madley, Hereford, Herefordshire, HR2 9PE

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005