

3. NC2003/1850/F - PROPOSED BUILDING PACKING HYDROPONIC PRODUCE, EGG GRADING, COLD STORE, PACKAGE STORE AND SMALL WORKSHOP AT LYNCROFT, BADLEY WOOD, WHITBOURNE, WORCESTER, WR6 5SJ

For: Mr L R Roper at above address.

Date Received:
19th June 2003

Expiry Date:
14th August 2003

Ward:
Bringsty

Grid Ref:
69394, 57380

Local Member: Councillor T W Hunt

1. Site Description and Proposal

- 1.1 Lyncroft is an agricultural unit which, extends to about 3.3 hectares, located on Badley Wood Common, in open countryside which is designated as being of Great Landscape Value. The agricultural enterprise consists of production of herbs and a variety of salad crops which are grown in 2 polytunnels using a hydroponic system (plants that are grown in a soil-free system), egg grading and packing, and sheep grazing. There is also a mobile home on the site. Lincetter Farm is some 320 metres to the west.
- 1.2 The area is predominantly open fields with hedges of natural vegetation, trees and shrubs associated with the common. It has a particular landscape value with a number of tracks leading to wooded areas.
- 1.3 The proposed building, 18.2m x 9.1m, 3.6m to the eaves and 0.8m to ridge, is to be located behind a high hedge that runs alongside a recently tarmaced road that leads to Lincetter Farm. The building is to be used for the packing of hydroponic produce, egg grading, cold storage, package store and small workshop. The building is to be located adjacent to the site entrance.

2. Policies

PPG 7 The Countyside - Environmental Quality and Economic and Social Development.

Hereford & Worcester County Structure Plan

Policy CTC 2 Development in Areas of Great Landscape Value

Policy A3 Construction of Agricultural Buildings

Malvern Hills District Local Plan

Landscape Policy 1 Development Outside of Settlement Boundaries

Landscape Policy 3 Development in Areas of Great Landscape Value

Landscape Policy 7 Agricultural and Forestry Buildings and Roads

Herefordshire Unitary Development Plan (Deposit Draft)

Policy LA2 Landscape Character and Areas Least Resilient to Change

Policy E13 Agricultural & Forestry Developments

3. Planning History

- 3.1 MH92/0694 - Portacabin and ancillary buildings for free range egg production - Refused 6 October 1992.
- 3.2 MH96/0646 - Mobile Home - Approved 10 December 1996. (Temporary Planning permission for 3 years only) .
- 3.3 NC1999/2294/F - Agricultural Workers Dwelling - Refused 24 November 1999.
- 3.4 NC2000/1404/F - Retention of Mobile Home, Hen House, 2 Portacabins and 2 Gardens Sheds - Refused 22 August 2000.
- 3.5 NC2001/0174/F - Retention of Mobile Home, Hen House, 2 Portacabins and 2 Gardens Sheds - Refused 3 April 2001 - Appeal Allowed 12 November 2001 for 3 years only.

4. Consultation Summary

- 4.1 No statutory or non-statutory consultations required.

5. Representations

- 5.1 Whitbourne Parish Council - no objection.
- 5.2 The applicant has said:
 - a) the barn will replace 2 existing portacabins;
 - b) the barn will be partitioned into the following sections egg grading, packaging material, cold store and small workshop;
 - c) these facilities will enable me to meet new egg marketing regulations, facilitate the current production capacity and will allow the expansion of the business;
 - d) the business currently supplies a number of local establishments (21 shops and 3 restaurants) with a mix of hydroponically produced market garden produce.
- 5.3 Letter of objection received from Mr & Mrs JE Galvin, Lincetter Farm, Badley Wood, Whitbourne who make the following comments :
 - a) Since moving to Lincetter Farm we have suffered the negative visual impact off a series of temporary structures used to support Mr Roper's enterprises. These include ; mobile chicken sheds, mobile home, portacabins, polythene tunnels, derelict single decker bus and the removal of sections of ancient hedgerow.
 - b) The application is for an industrial unit ill suited for such an area and will be clearly visible from Lincetter Farm
 - c) The road network is inadequate to serve this proposal.
- 5.4 The full text of these letters can be inspected at Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The Malvern Hills District Local Plan, Landscape Policy 7 deals specifically with proposals for agricultural development setting a criterion for consideration. The Policy permits development where it forms part of a group of buildings where practicable and relates to existing buildings in terms of size and colour, it is not located on a skyline and is consistent in scale and design with the agricultural forestry use or purposes in connection with which it is proposed, and does not conflict with Landscape Policy 2 and other relevant plan policies.
- 6.2 In terms of its visual impact on the character of the area, it is acknowledged that the site is located within an area of attractive, undulating countryside, characterised by a rich mixture of grass fields, woodland, substantial field boundary hedgerows and presently overgrown common land. In this context the mobile home and collection of associated buildings are generally well screened from public vantage points by substantial encircling boundary planting which reduce their impact on the landscape quality of the area. They are none the less open to views from the west and from Lincetter Farm. However, given that Lincetter Farm is some 320metres to the west of the site it is not considered the siting of this building will adversely affect the amenities of that dwelling. The proposed building is to be located behind a high roadside hedge, which forms a substantial screen to the site. The design and scale of the building is consistent with and is not untypical of many similar functional agricultural buildings on this site, and others elsewhere on Badley Wood Common. Further, the siting of the building will not compromise the agricultural function it is intended to serve.
- 6.3 The mobile home was allowed on Appeal, under ref. NC2001/0174/F for 3 years only. This is due to expire on 16 November 2004. In allowing the appeal the Inspector considered a 3 year temporary permission would give the applicant sufficient time to establish the agricultural enterprise. This building will help in achieving this objective.

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.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.