

9 DCSW2007/3561/F - CHANGE OF USE OF BUILDING FROM AGRICULTURAL USE TO HANGAR-STORAGE-AGRICULTURAL USE, BYECROSS FARM, PRESTON-ON-WYE, HEREFORD, HR2 9LJ.

For: Mr T Fenn, Byecross Farm, Preston-on-Wye, Herefordshire, HR2 9LJ.

Date Received: 12th November, 2007 Ward: Golden Valley Grid Ref: 37757, 42510 North

Expiry Date: 7th January, 2008

Local Member: Councillor PD Price

1. Site Description and Proposal

- 1.1 Byecross Farm is located on the northern side of the Class III road (C1191) that links Moccas to the west and the northern fringes of Preston-on-Wye to the east. Byecross constitutes a small group of dwellings either side of the C1191 road. Byecross Farm is in close proximity to the River Wye.
- 1.2 The proposal is for the use of a former polytunnel shaped structure as a hangar, as well as for storage and agricultural use in association with the farmstead.
- 1.3 The building is 8 metres wide, 16 metres long and 3.5 metres at its highest. The building is covered in slate blue coloured box profile sheeting. It is sited to the south-west of the approved airstrip some 70 metres east of the applicant's dwelling and parallel to the Class III road (C1191).

2. Policies

2.1 Planning Policy Statement

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy DR2 - Land Use and Activity
 Policy DR13 - Noise
 Policy LA2 - Landscape Character and Areas Least Resilient to Change
 Policy HBA12 - Re-use of Rural Buildings

3. Planning History

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|-----|-----------------|---|---|--|
| 3.1 | NW2001/2137/F | Erection of polytunnel | - | Approved 02.10.01 |
| | DCSW2005/2867/S | Secure agricultural building for trailers | - | Determined 20.09.05 |
| | DCSW2006/3750/U | Use of field as a camp site | - | Certificate of Lawfulness granted 25.01.06 |

DCSW2006/3763/F Retrospective planning for toilet/shower block built in existing steel framed building - Approved 21.02.07

DCSW2006/3762/F Use of land as an occasional airstrip (retrospective application) - Approved 15.07.07

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objections.

5. Representations

5.1 The Wyeside Parish Council make the following observations:

“The Parish Council does not support this application and recommends the building be left for agricultural use. We have expressed views about noise/disruption to livestock and although there is a limit to 'flight' take-offs and landings, this is not controlled.”

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 is considered to be the impact of the development of the continued use of an existing building for part use as a hangar for the applicant's aircraft.

6.2 It is considered that the use of what was formerly an agricultural structure sited close to the roadside hedgerow of the C1191 road will not impinge upon the amenity of the locality nor on the amenity of adjoining residents. The use of the existing structure would appear to obviate any need for a further building on the property. The building is not incongruous in the landscape. This is particularly given that the barrel roof is 3.5 metres at its highest point.

6.3 It was acknowledged in granting planning permission for continued use of the adjoining land as an airstrip for sole use by the applicant that an aircraft would more than likely need to be stored either in an existing building or in a new one. The continued use of the barrel shaped building, the subject of this application, is a satisfactory proposal as regards utilising existing buildings in the open countryside.

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 use of the building for storing an aircraft shall enure for the benefit of Mr. A. Fenn only and not for the benefit of the land or any other parties interested in the land, and only at such time as he occupies Byecross Farm.**

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

- 3. F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

Informative(s):

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

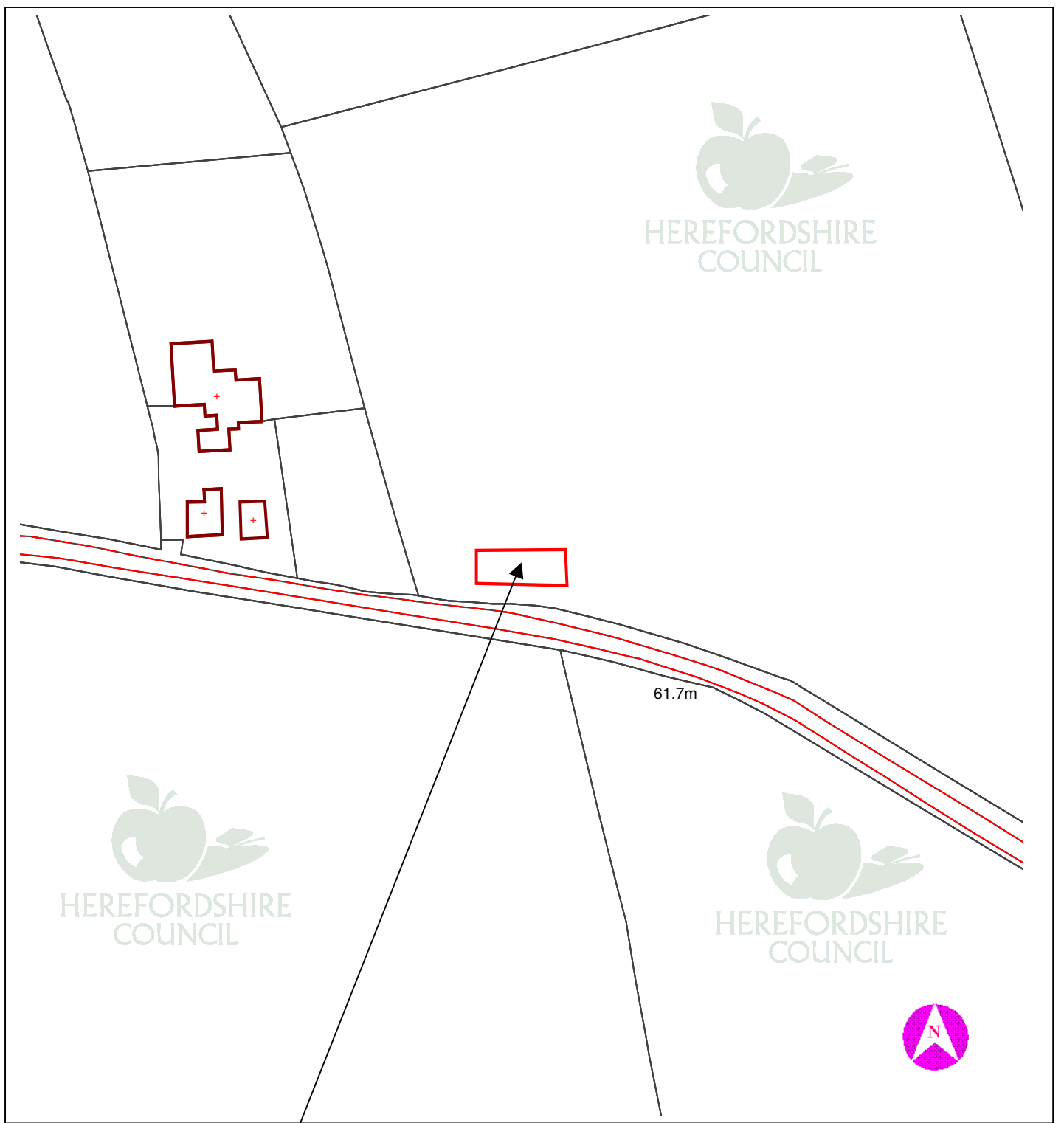
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/3561/F

SCALE : 1 : 1250

SITE ADDRESS : Byecross Farm, Preston-on-Wye, Hereford, Herefordshire, HR2 9LJ

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