

**6 DCCE2007/2720/F - ERECTION OF GLASSHOUSE.  
WHITETHORN FARM, CAREY, HOARWITHY,  
HEREFORDSHIRE, HR2 6NG**

**For: Mr. & Mrs. M. Soble, Paul Smith Associates, 19 St  
Martins Street, Hereford, HR2 7RD**

**Date Received: 23rd August, 2007    Ward: Hollington    Grid Ref: 55989, 31069**

**Expiry Date: 18th October, 2007**

Local Member: Councillor GFM Dawe

**1. Site Description and Proposal**

- 1.1 The site is located north of unclassified road 72001 west of the hamlet of Carey. Ground levels fall steeply from the road northwards towards the site and also from west to east around the site. South is a small deciduous woodland known as Whitethorn Wood and north of the site are three detached dwellings located on the northern side of unclassified road 72003.
- 1.2 An existing gravel track provides access into the field leading to an agricultural storage building and a pole barn for which permission was approved in 2005 and 2006 respectively. Beyond the pole barn is a timber chalet mobile home for which temporary planning permission was approved in 2006 and a further two mobile homes occupied by seasonal workers again subject to a temporary planning permission. The site lies within the Wye Valley Area of Outstanding Natural Beauty (AONB).
- 1.3 Planning permission is sought for the erection of a glass house on land immediately north of the existing principal agricultural building on site and south of Yew Tree Cottage. The scale of the glasshouse has been reduced from that originally submitted and now measures 30.5 metres in length by 24.4 in width by 2.4 metres in height to the eaves and 3 metres to the ridge. The glasshouse will be used to provide an extended season for the production of organic plants, fruit and vegetables. The glasshouse is of a typical design and construction with a series of pitched roofs.

**2. Policies**

2.1 Herefordshire Unitary Development Plan 2007:

S7	-	Sustainable development
LA1	-	Areas of Outstanding Natural Beauty
LA6	-	Landscaping schemes
E13	-	Agricultural and forestry development
DR1	-	Design
DR3	-	Movement
DR4	-	Environment

2.2 Planning Policy Guidance:

PPS7	-	Sustainable development in rural areas
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### 3. Planning History

- 3.1 CE2007/2638/S – Agricultural Building for cider press/barrel storage. Prior Approval Not Required 14th September, 2007.
- 3.2 CE2007/1971/F – Removal of condition 3 of planning permission CE2007/0571/F. Planning permission refused 17th August, 2007.
- 3.3 CE2007/0571/F – Proposed extension to barn. Planning permission approved 25th April, 2007.
- 3.4 CE2007/0056/S - Proposed construction of glasshouse. Prior Approval Not Required 29th January, 2007.
- 3.5 CE2006/3596/S - Agricultural building for storage of straw, hay, animal feed stuffs and general storage. Prior Approval Not Required 8th December, 2006.
- 3.6 CE2006/3291/F - Siting of two mobile homes to be occupied by seasonal agricultural workers only. Temporary planning permission approved 23rd November, 2006.
- 3.7 CE2006/1772/F - Siting of temporary living accommodation for agricultural worker. Temporary planning permission approved 29th August, 2006.
- 3.8 CE2006/0400/S - Agricultural building to store hay, straw, animal feeds and general storage. Prior Approval Not Required 28th February, 2006.
- 3.6 CE2006/0403/S - Agricultural glass house for raising of plants. Prior Approval Not Required 28th April, 2006.
- 3.7 CE2005/1944/S - Housing for irrigation control equipment and standby generator. Prior Approval Not Required.
- 3.8 CE2005/1124/S - Erection of agricultural building. Prior Approval Not Required 27th April, 2005.
- 3.9 CE2005/0350/F - Construction of farm track. Approved 4th May, 2005.
- 3.10 CE2004/4258/S - Agricultural building and construction of farm track. Prior Approval Refused 6th January, 2005.
- 3.11 CE2005/0093/S - Erection of agricultural building and construction of farm track. Prior Approval Refused 2nd February, 2005.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None required.

#### Internal Council Advice

- 4.2 Traffic Manager: No objection

4.3 Head of Environmental Health and Trading Standards: No objection.

4.4 Conservation Manager:

I have taken the approach that as the application site is located within the Wye Valley AONB the introduction of this development into the landscape is contrary to Policy LA1 of the UDP in so much as the proposal is not small in scale, does not make a positive contribution to the intrinsic natural beauty of the landscape and is not necessary to facilitate the economic and social well-being of the designated area and its community. However, the policy does allow for certain exemptions and it is suggested that the proposal is not likely to have an adverse impact on the economy of the area and that the impact on the quality of landscape can be mitigated in general and some biodiversity, landscape and historic landscape gains achieved.

To this end the landscaping scheme has been produced following discussion on site with the applicant to reflect and address both the visual impact of the development and the operational constraints of the proposed building. The landscaping scheme proposes to add to the already significant tree and shrub planting recently carried out on the site (areas 'F' on the submitted landscaping plan), tree planting to the northern boundary; principally to screen glimpsed views from the lane immediately adjacent and from neighbouring properties. This planting is indicated as areas 'A' to 'E' on the submitted landscaping plan. Furthermore a new hedge is proposed across the site, immediately to the east of the proposed development, on a line corresponding to an historic field boundary and adjacent to the public right of way crossing the site. This is marked as 'G' on the submitted plan. Both the planting of the new hedge 'G' and the landscaping at 'A' and 'B' will also mitigate against any detrimental impact on middle and long distance views of the site. The landscaping scheme addresses the requirements of Policy LA6 of the UDP.

## 5. Representations

5.1 Little Dewchurch Parish Council: We recommend refusal due to adverse impact on the Area of Outstanding Natural Beauty.

5.2 Sixteen letters of objection have been received the main points raised are:

1. The development will generate increased noise and light pollution.
2. The development will lead to increased traffic on the sub-standard highway.
3. The development will be in direct view of neighbouring properties.
4. The scale of the development is excessive.
5. The development will have a detrimental impact on the Area of Outstanding Natural Beauty.
6. The development may impact on the adjacent public footpath.
7. More suitable sites exist within the holding for a development of this type and size.
8. The development will not benefit anyone else in the community other than the applicants.
9. The glasshouse and its materials does not fit in with either existing development or surrounding development, this being contrary to Appendix E of PPG7 and Planning Policy Statement 7.
10. The existing site is now an eyesore in the AONB and each day it gets a little worse.
11. The development will destroy the tranquility of the valley.

12. The fact that the size of the glasshouse has been reduced is deeply damaging to the credibility and agricultural justification for the proposal.
  13. The development is a large scale development (about 33% larger than a standard retail warehouse unit).
  14. PPS7 para 15 places great emphasis on the need to safeguard the quality and character of the wider countryside with AONB having a higher status of protection.
  15. Further information is required regarding the visual impact, noise, vehicle generation, drainage, materials and the degree of earth movement, all of which has not been provided and is essential to the consideration of the application.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

- 6.1 The applicants need for the glasshouse was identified in the original business plan provided in support of the first building on site approximately three years ago. The business plan identified intentions to expand the range of fruit, vegetables and plants grown and in particular to extend the growing season. The construction of the greenhouse will facilitate this and the glasshouses and polytunnels are now very much a central component of a viable horticultural business. The agricultural justification for a glasshouse is therefore accepted.
- 6.2 Policy LA1 of the Herefordshire Unitary Development Plan 2007 states that development within an Area of Outstanding Natural Beauty will only be permitted where it is small scale, does not adversely affect the intrinsic natural beauty of the landscape and is necessary to facilitate the economic and social well being of the designated areas and their communities or can enhance the quality of landscape or by diversity.
- 6.3 The first issue is therefore whether the development can be considered as small scale. The revised plans identify a glasshouse of 750 sq metres (8000 sq ft) in area. This building represents a large scale building by general agricultural standards although may not be considered large scale in horticultural terms. However, the scale of any development must be assessed against its context. The proposed glasshouse will be considerably larger than any other development in the immediate or wider locality and therefore in the context of the site, the applicants holding and the wider area the development cannot be regarded as small scale.
- 6.4 The next test is whether the development adversely affects the natural beauty of the landscape. In this regard, the site for the development is currently undeveloped and it is inevitable that any development will have an impact and given the nature of the development and the materials, it is considered that this impact will be harmful. The development will also, as required in the third criteria, not facilitate the economic and social well being of the community to any tangible degree neither will it enhance the quality of the landscape. As such the proposal fails to accord with the first part of Policy LA1 relating to development within the AONB.
- 6.5 However, Policy LA1 also allows for exceptions and in this regard, the comments of the Conservation Manager (Senior Landscape Officer) are relevant. The applicants have submitted a landscaping scheme following consultation with the Conservation Manager. Whilst he considers that the impact of the development on the AONB will be

harmful, the proposed landscaping scheme will satisfactorily mitigate the detrimental effect on the landscape. As such the requirement of Criteria 4 of Policy LA1 is, in the view of the Conservation Manager satisfied. In respect of exceptions 1, 2 and 3 of the same policy, the development is not of greater national interest than the purpose of the AONB and therefore the development fails this test. Criteria 2 states that the development must not have an adverse impact upon the local economy which it will not and Criteria 3 requires investigation of alternative sites to be pursued. It is considered that the chosen site in landscape terms is the most appropriate within the land owned by the applicant.

- 6.6 Notwithstanding the comments of the Conservation Manager, concerns still exist with the impact of the development both in its own right and cumulatively alongside other developments on site and the consequential impact on the character and appearance and intrinsic natural beauty of the AONB. The applicants advise that if this proposal is approved, the other glasshouse approved under an agricultural notification procedure will not be required. However, no legal agreement has been offered to rescind these permissions. On balance, given that the Conservation Manager is satisfied that the harmful impact of the development can be acceptably mitigated as detailed in the provisional landscaping scheme, the development is acceptable in terms of its landscape impact. This will be subject to the landscaping being completed in its entirety within the first planting season following implementation of the permission and the use of well established trees.
- 6.7 The Traffic Manager raises no objection to the development although further information is awaited regarding the possible intensification in the use of the site and potential for retail sales, which may necessitate a restriction on such sales. The development does fall within the outlook of properties immediately to the north but with the additional planting proposed it is not considered that the development will have any additional impact on the amenity of neighbouring properties. No artificial lighting or heating is proposed.
- 6.8 Overall, while concerns remain regarding the scale of the development and its consequential impact on the AONB, the proposed landscaping and potential biodiversity enhancement is considered sufficient to meet the requirements of Policy LA1 of the Herefordshire Unitary Development Plan 2007 alongside Policy E13 relating to agricultural development. On this basis, the application is supported.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers:**

- 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. G04 (Landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 3. G05 (Implementation of landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

- 4. **G07 (Details of earth works).**

**Reason: (Special Reason).**

- 5. **G26 (Landscaping management plan).**

**Reason: In the interests of visual and residential amenity.**

- 6. **The development hereby permitted shall not be artificially illuminated or heated without the prior written agreement of the local planning authority. In obtaining such agreement, full technical details shall be provided of the lighting/heating to be used and the lighting/heating used shall not be changed thereafter without prior approval of the local planning authority.**

**Reasons: In the interests of residential amenity and to minimise light pollution.**

**Informatives:**

- 1. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**
- 2. **N19 - Avoidance of doubt.**

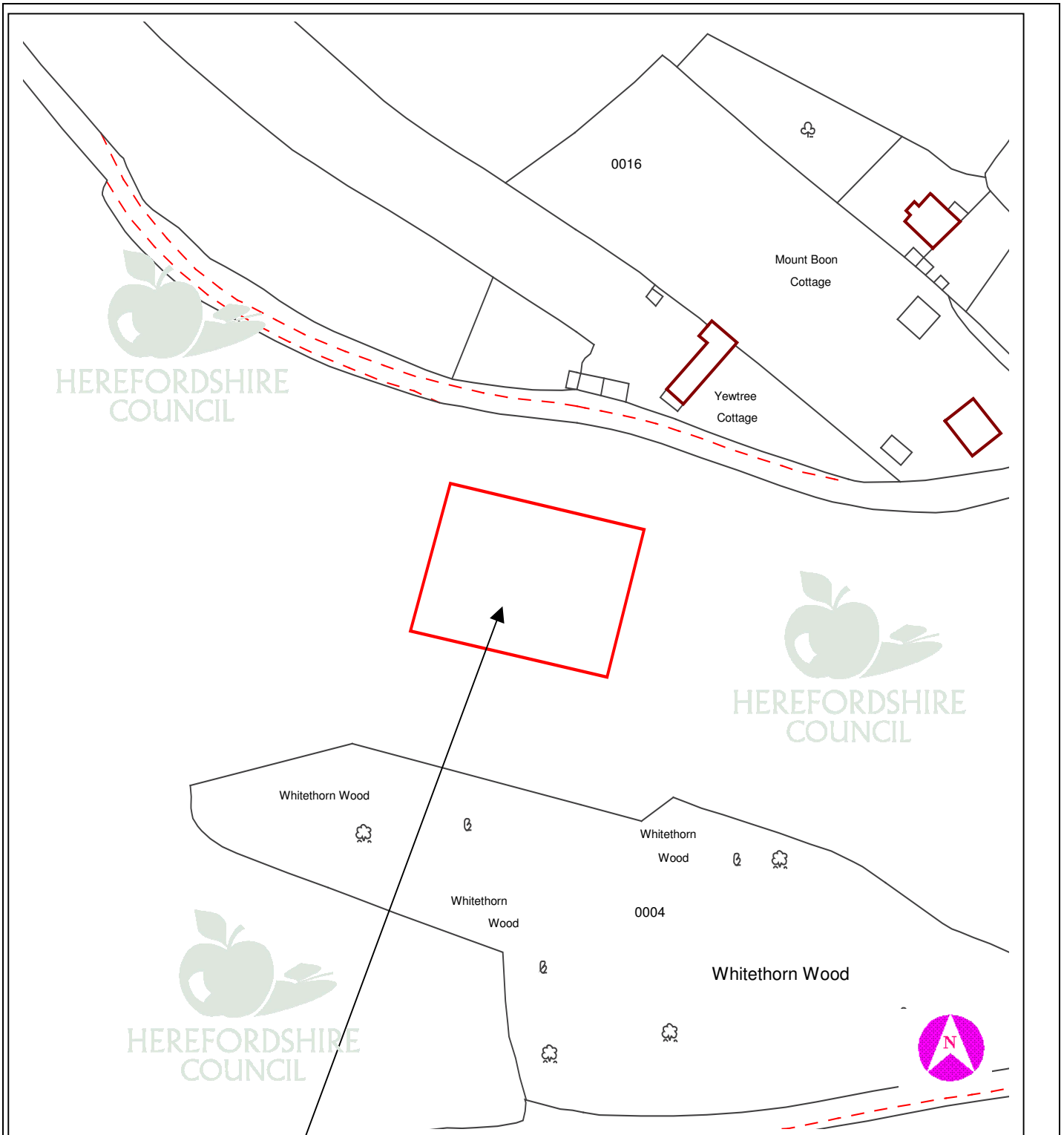
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/2720/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Whitethorn Farm, Carey, Hoarwithy, Herefordshire. HR2 6NG

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