

**8 DCNW2008/0491/F - PROPOSED ERECTION OF A POLYTUNNEL AND STORAGE BUILDING/SHED FOR BEE-KEEPING USE AT MANLEY FIELD, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9DR.**

**For: Mr N Ball per Mr D Walters, 27 Elizabeth Road, Kington, Herefordshire, HR5 3DB.**

**Date Received: 19th February, 2008      Ward: Pembridge & Lyonshall with Titley      Grid Ref: 38683, 57986**

**Expiry Date: 15th April, 2008**

Local Member: Councillor RJ Phillips

**1. Site Description and Proposal**

- 1.1 Manley Field is located just outside the village of Pembridge of the A44 heading towards Kington. The applicant lives not far from the field in the village of Pembridge itself. To the east of the field is Manley Lane, where there are a number of residential dwellings looking out onto the field. In all other directions the field is surrounded by open countryside.
- 1.2 This application proposes to group the proposed storage building and polytunnel together in the far southeastern corner of the field. The polytunnel proposed will be used in connection with a vegetable plot and measures 9.14 x 3 meters. The storage building also measures 9.14 x 3 and will be used in connection with bee keeping. The building will be split into three compartments for beehive storage, beehive repair and implements storage. The building will be constructed of natural boarding.
- 1.3 A site visit revealed there are currently 6 hives in the field and a caravan, which according to the agent is being used for storage until planning for a building is granted. The applicant has stated in a supporting letter submitted with the application that he does not envisage more than 10-12 full hives plus nuclear hive (baby hives) on Manley field.

**2. Policies**

**2.1 National Guidance**

Planning Policy Statement 7 – Sustainable Development in Rural Areas

**2.2 Herefordshire Unitary Development Plan 2007**

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR4	-	Environment
Policy E11	-	Employment in the Smaller Settlements and Open Countryside
Policy E13	-	Agricultural and Forestry Development

Policy E15	-	Protection of Greenfield Land
Policy HBA6	-	New Development within Conservation Areas
Policy NC1	-	Biodiversity and Development

### 3. Planning History

- 3.1 NW2007/3053/F – Proposed polytunnel and storage building for bee-keeping use at Manley Field - Refused 20th November 2007. The application was refused for the following reason:

'The proposal is considered unacceptable due to its visual impact on the character, appearance and landscape quality of the surrounding Conservation Area. Accordingly the development is contrary to Policies S1, S2, DR1, DR2, DR4, E11, E13, E15, HBA6 and LA3 of the Herefordshire Development and the main objectives of PPS7 'Sustainable Development in Rural Areas'.

- 3.2 NW2007/1603/S – Proposed storage building for beekeeping equipment. Planning permission required.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None required.

#### Internal Council Advice

- 4.2 The Transportation Manager has raised no objection to the proposal.
- 4.3 The Public Rights of Way Manager has commented that the development would not appear to affect the public footpath that runs along side of the eastern boundary of the site and has raised no objection.
- 4.4 The Head of Environment Health has no objection.
- 4.5 The Conservation Manager notes that Manley Field is presently in the Conservation Area but the recent appraisal has suggested the drawing of a new boundary close to the built-up streets of the village. The buildings are considered modest in scale and grouped more or less as suggested in previous advise. Against the backdrop of modern houses, it is not considered that the development would harm the special character of the area. Therefore approval is recommended subject to a condition requiring a sample of the roof material.

### 5. Representations

- 5.1 Pembridge Parish Council - object to the application for the following reasons:
1. It opposes development of a Greenfield site.
  2. The installation of a polytunnel and storage building would cause a detrimental change to the visual impact at the entrance to the village, and would be contrary to the Parish Plan Pg.10 which states:

"The most attractive entrance to the village is probably from the western edge, arriving from Kington"

3. The development is contrary to UDP Policy S1 - Sustainable Development, paragraph 1.
- 5.2 Letters of objection have been received from the following neighbours:

Mr & Mrs P Griffiths, 5 Manley Lane, Pembridge, Herefordshire, HR6 9DR  
Mr Ryan, Buttermere, West Street, Pembridge, Herefordshire  
Mr R Warner, 3 Manley Lane, Pembridge, Herefordshire  
Mr G Hardy, Bryn Curl, Byletts, Pembridge, Herefordshire, HR 9HY  
Rev SFD Parrett, 4 Manley Lane, Pembridge, Herefordshire, HR6 9DR  
Mr A Moss, Brickhouse, West Street, Pembridge, Herefordshire, HR6 9DX  
Trudi Mosli, Byletts, Pembridge, Herefordshire, HR6 9HY  
Elizabeth Lynch, Byletts, Pembridge, Herefordshire, HR6 9HY

The objections are summarised as follows:

- Use of polytunnel for domestic use in the countryside.
- The visual Impact the proposal will have on the area.
- Entrance to the field poor.
- Potential noise and light pollution.
- The size and number of hives constituting a commercial operation, which would not be welcome at the site.
- Land should remain in Agricultural use.

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. Officer's Appraisal**

- 6.1 The issues for consideration in the appraisal of this application are as follows:

- The principle of development,
- The impact of the building on the Conservation Area and
- The effect on the residential amenities of neighbouring dwellings.

### Principle of Development

- 6.2 The keeping of Bees to produce honey falls under the definition of agriculture as set out in the Town and Country Planning Act 1990. The applicant has stated that it is envisaged that at any one time there will be 10-12 full hives plus nuclear hives (baby hives) on Manley field. Each hive has an average population of 35,00-50,000 bees. It is considered that the storage building is required for the essential operation of the scale of bee keeping proposed at the site.
- 6.3 According to applicant the reason for the polytunnel is to extend the growing season for their own vegetables for their own consumption. They believe that this will enable them to reduce their food miles and become more sustainable. It is considered that when considering any application for the erection of a polytunnel the benefits of extending the growing season against the environmental impact needs to be balanced, and that polytunnel developments should not be allowed at any environmental cost.

The impact of the development on the Conservation Area

- 6.4 Policy HBA6 in the Herefordshire Unitary Development Plan (HUDP) sets the criteria for new development within Conservation Areas. It requires new development within Conservation Areas to preserve or enhance its character and appearance. Since the previous applications the storage building and the polytunnel have been grouped together in the far southeast corner of the field. In the previous application the development was considered unacceptable due to its visual impact on the character, appearance and landscape quality of the surrounding Conservation Area.
- 6.5 Policy E13 of the Unitary Development Plan deals with agricultural development and the supporting text refers to the need to balance landscape impact against the operational needs of agriculture, recognising that necessary developments are often prominent in the rural landscape.
- 6.6 The visual impact of the development relates to the approach into the village from Kington. However by grouping the two together this impact is reduced and given the modest scale of the development, the scheme now proposed represents an acceptable solution aesthetically respecting the character and appearance of the surrounding area.

Residential Amenity

- 6.7 In this situation, given the scale of the development proposed, it is considered that no adverse impact on residential amenity will occur as a result of the application.

Conclusion

- 6.8 The proposed development is considered to be acceptable and in accordance with the relevant planning policies and guidance in the Herefordshire Unitary Development Plan.

**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.**

**INFORMATIVES:**

- 1 The applicant is reminded that it is the landowners' responsibility to conduct their undertaking in such a way to ensure, so far as is reasonably practicable, that they and other persons who may be affected are not thereby exposed to risks to their health or safety. It is also the landowners' responsibility to make a suitable and sufficient assessment of the risks to the health and safety of persons not in their employment arising out of or in connection with the conduct of their undertaking.**

2 N19 - Avoidance of doubt

3 N15 - Reason(s) for the Grant of Planning Permission

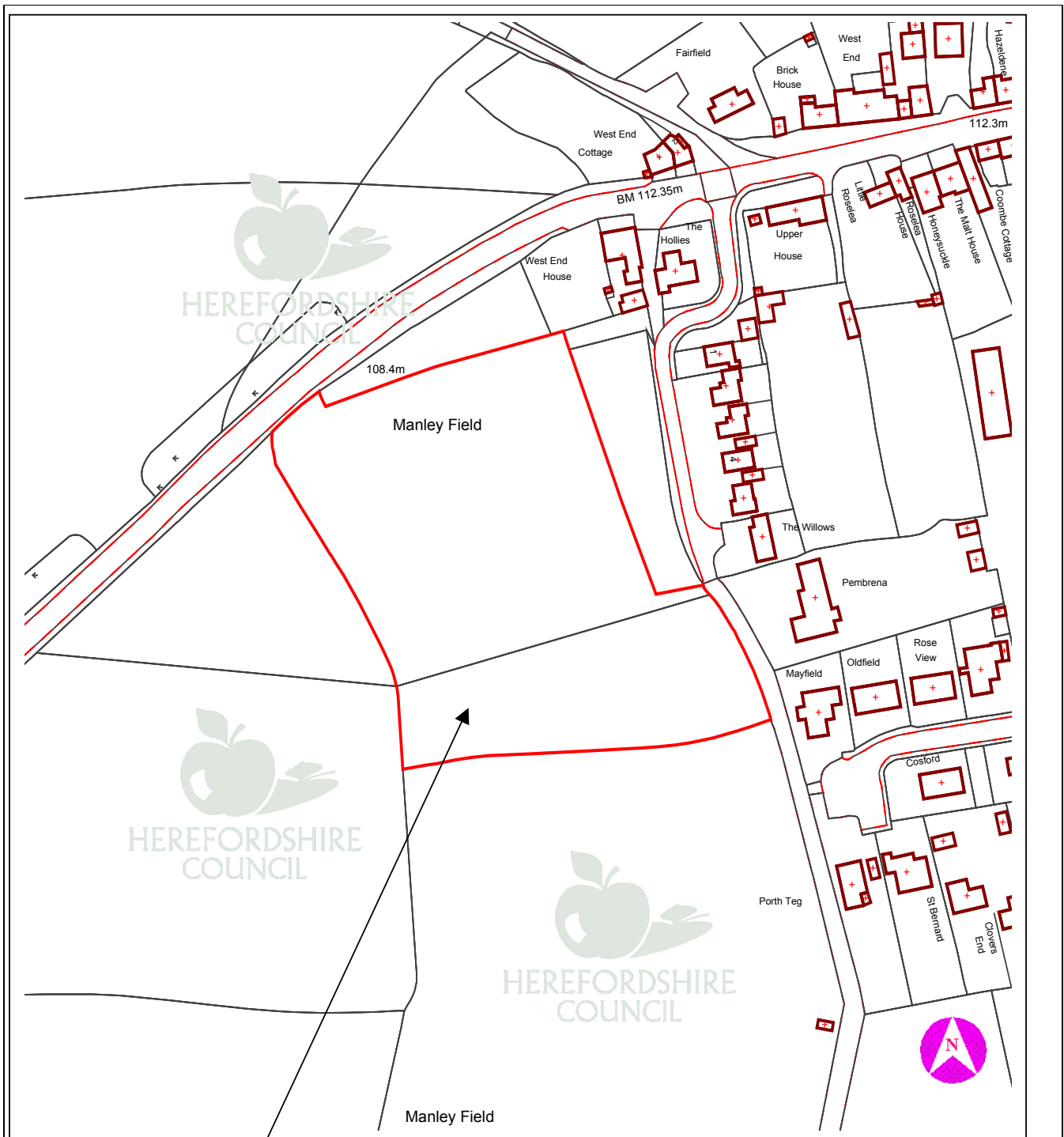
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2008/0491/F

**SCALE :** 1 : 1743

**SITE ADDRESS :** Manley Field, Pembridge, Leominster, Herefordshire, HR6 9DR

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