

11 DCSW2008/0272/F - PROPOSED NEW LIVESTOCK HOUSING/FODDER STORAGE BUILDING. ALTERATIONS TO EXISTING ACCESS AND PROPOSED ROADWAY ACROSS TO BUILDING, UPPER CEFN, EWYAS HAROLD, HEREFORD, HEREFORDSHIRE, HR2 0JJ.

For: H Bufton, Upper House, Stoke Lacy, Herefordshire, HR7 4RA.

Date Received: 4 February 2008

**Ward: Golden Valley
South**

Grid Ref: 35927, 31048

Expiry Date: 31 March 2008

Local Member: Councillor JB Williams

1. Site Description and Proposal

- 1.1 The proposal site is reached off the south-western side of the unclassified road (u/c 74209) that links Bacton to the north and Abbey Dore and the outskirts of Ewyas Harold Common to the south-east. This unclassified road almost runs along a ridge. The Dulas Brook is to the west and at the bottom of the valley. The unclassified road is fringed by mature hedging on both sides, including well established hedging on the frontage of the applicant's existing farm holding. There are no buildings on the holding at present.
- 1.2 It is proposed to erect a livestock/fodder storage building on the down-slope from the unclassified road. The building is 22.8 metres long by 22.4 metres wide. It is 6.8 metres to the ridge. The roof has a 15 degrees roof pitch and is clad in slate blue coloured fibre cement sheeting; the sides are covered in slate blue coloured polyester coated box profile steel sheeting on the flanks and Yorkshire boards on the gable ends.
- 1.3 The building will be accessed via a track comprising hardcore blended with scalpings; the track branches off the existing track that declines to Upper Cefn and a further dwelling comprising a converted barn (Cefn Barn) both in separate ownership/occupation. The track leads some 110 metres before gently curving and heading a further 180 metres to the proposed building.
- 1.4 An earlier submitted scheme proposed siting the building further up slope, i.e. to the north-west of the current siting. Access was also taken directly from the unclassified road to the north-east close to an existing oak tree. This would have sub-divided the holding and entailed the removal of hedging on both sides of the new access point. This application was withdrawn. The Parish Council did not object to the earlier scheme.

2. Policies

2.1 Planning Policy Statement

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy DR3	-	Movement
Policy DR2	-	Land Use and Activity
Policy DR1	-	Design
Policy E13	-	Agricultural and Forestry Development

3. Planning History

- 3.1 DCSW2007/1755/F Livestock housing/fodder storage - Withdrawn 27.07.07
building including alterations to
access

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager requests that visibility is improved across the roadside frontage, which he considers is easily achieved.
- 4.3 The Council's County Land Agent states that the erection of a farm building would be advantageous for the land to be farmed rather than grazed only. Information provided relates more to possible future dwelling. Isolated, need fodder storage and dirty water handling facility. Access better off the existing driveway, previous scheme sub-divided holding.
- 4.4 The Environmental Health and Trading Standards Manager has no objections.
- 4.5 The Conservation Manager's response is awaited.

5. Representations

- 5.1 In the Design and Access Statement that accompanied the application the following main points are made:
- open span, steel portal frame structure
 - welfare issues prefer livestock to be wintered off pasture. Building can be divided into pens
 - eaves height allows for big bales to be stacked with mechanical handler and farm vehicles to enter successfully
 - the site is level
 - given location, roof will have slate blue coloured roof sheeting and cladding together with tanalised Yorkshire board side cladding.

5.2 Dulas Parish Council make the following observations:

“The Group Parish Council object to this application for the reasons given:

1. Unitary Development Plan (UDP)

The foothills of the Black Mountains are listed (UDP 9.4.8) as a nationally acclaimed landscape. The agricultural area around the Black Mountains has been identified as 'fragile' and is vulnerable to inappropriate development.

The proposed barn will be visible from the other side of the valley and the Black Mountains, which is an important tourist area.

The construction of a modern barn on this site is contrary to UDP 9.4.4

- Protect the countryside from unsympathetic and unsustainable development.
- Safeguard landscape character and particular landscapes.

2. Damage to fragile environment

The proposed agricultural barn is sited on a remote rural hilltop, on a slight rise, at a considerable distance from other buildings. Whilst the site has neither water for cattle, nor drainage; it does enjoy superb views to the Black Mountains. It is our view that this is quite the wrong place for a modern agricultural unit, or indeed any building at all.

3. Sustainability

Whilst the proposed barn is large enough at approximately 22m x 22m to be intrusive in a landscape of outstanding natural beauty, we are informed that this barn is in fact too small to service an economically viable cattle unit, as it will only hold 18 head of cattle. This barn development does not appear to offer any economic benefit either to the applicant or the community.

4. Skyline intrusion

The large roof will intrude on the skyline and be clearly visible for up to 10 miles.”

5.3 One letter of representation has been received from:

Mr A Donaghy, Upper Cefn, Abbeydore, Hereford, HR2 0JJ.

The following main points are made:

- in essence have no real concerns though surprised by scale
- new access route will have an impact on surface water stream which will possibly be closer to my water supply.

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 issues relate to the impact of the building in the landscape, the need for the building, the means of access and the impact on an adjoining property.
- 6.2 The site for this building has been the subject of pre-application discussion that has resulted in the building being sited down slope from that originally envisaged last year. This will, together with the revised means of access, provide a backdrop up slope from the site, of unbroken mature hedging. The siting for the building is also more adjacent to a clump of trees than the previously submitted site. The building is sited on a hillside, however this is mitigated by the context of the site of established trees and hedging. Dulas Parish Council refers to the preamble to Policy LA2, however this should not be read as strictly restricting the erection of all buildings in the open countryside, there is a recognition as regards agricultural and forestry development that often such development is prominent in the landscape.
- 6.3 The use of sympathetically coloured materials will also assist in settling the building into the landscape. The use of dark matt colours on farm buildings when viewed against the sky; the dark colours assist given pitched roofs reflect more light than vertical walls.
- 6.4 The Council's Property Services Manager has assessed the need for the building proposed on this site. The land is essentially grazed at present, the erection of a multi-purpose building enables this area of upland to be farmed not just grazed on this isolated site. There are not considered to be reasons for withholding planning permission on grounds of the development being unsustainable. The building proposed will enable the applicant to utilise the site.
- 6.5 The use of the existing means of access will provide an access that will result in minimal hedgerow being removed from the highway frontage. The Traffic Manager has not objected to the dual use of the existing point. The alignment of the access road will not result in a lot of earthworks such as cut and fill, given the contours of the site.
- 6.6 Representations have been received from an adjoining property raising concerns about the proximity of the access track to surface water collection points and the possibility of surface water being directed to the lowest point near to a water supply. This matter is considered to be one that could be resolved between the parties involved. It is not a matter that is substantive enough such that the application could not be supported.
- 6.7 The proposal can be supported given it has been sensitively sited and utilises materials which will help settle it into the landscape. There is an implicit support in countryside planning policies for agricultural and forestry development which is often on elevated sites. The complication for the submitted scheme is the site has no existing buildings to which a new building could be sited against. The means of access is satisfactory in terms of providing a safe means of access for general highway safety. The access will also entail the optimum intrusion in the landscape by retaining the existing established roadside hedgerow.

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. **B02 (Development in accordance with approved plans and materials)**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3. **G02 (Retention of trees and hedgerows)**

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan

4. **G13 (Tree planting)**

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

5. **H03 (Visibility splays)**

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

6. **H05 (Access gates)**

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

7. **H09 (Driveway gradient)**

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

8. **H17 (Junction improvement/off site works)**

Reason: To ensure the safe and free flow of traffic on the highway and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

Informative(s):

1. **HN01 - Mud on highway**

2. **HN04 - Private apparatus within highway**

- 3. **HN05 - Works within the highway**
- 4. **HN10 - No drainage to discharge to highway**
- 5. **N19 - Avoidance of doubt - Approved Plans**
- 6. **N15 - Reason(s) for the Grant of Planning Permission**

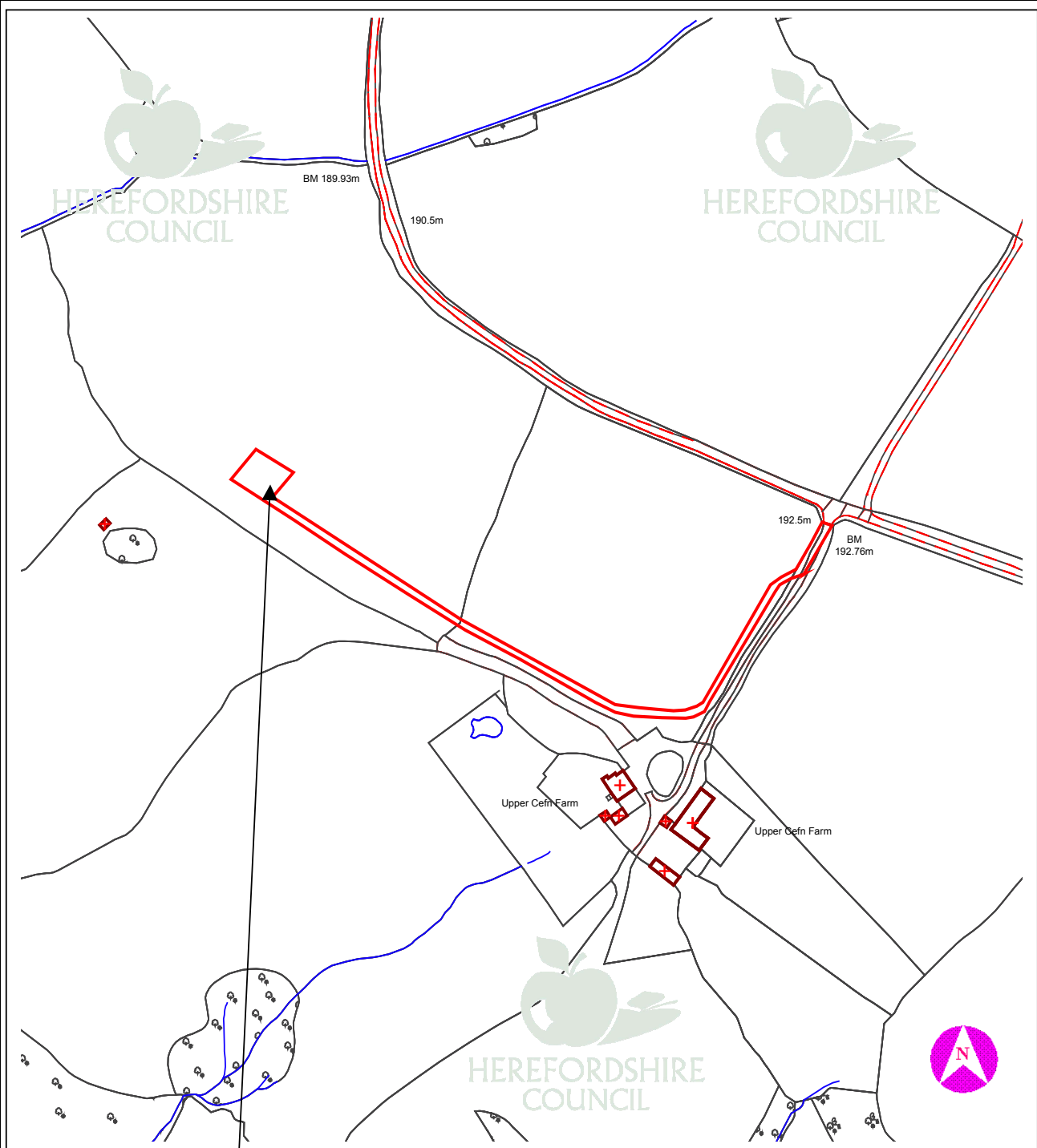
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/0272/F

SCALE : 1 : 2500

SITE ADDRESS : Upper Cefn, Ewyas Harold, Hereford, Herefordshire, HR2 0JJ

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