

**8 DCCW2008/0335/F - TWO NEW SLEEP/FEED BARN
FOR BEEF CATTLE, NEW STRAW BARN AND NEW
SILAGE BARN AT WARHAM COURT FARM,
BREINTON, HEREFORD, HEREFORDSHIRE, HR4 7PF**

**For: Mr. K. Hammett per ATSS Ltd., Bourne Works, The
High Street, Collingbourne Dulcis, Wiltshire, SN8 3EQ**

Date Received: 8 February 2008

Ward: Credenhill

Grid Ref: 48572, 39358

Expiry Date: 9 May 2008

Local Member: Councillor RI Matthews

1. Site Description and Proposal

1.1 Warham Court Farm is located on the northern side of the unclassified 73023 road approximately 1 km west of the edge of Hereford City.

1.2 Warham Cottages are located to the north with Warham Cottage and Old House, Breinton to the west. Open fields adjoin the site and Warham Court Farm is a listed building.

1.3 The proposal is to erect two new sleep/feed barns for beef cattle and a new straw barn and new silage barn to the west and north of the farmhouse.

1.4 The building sizes are:

	Width	Length	Height
Unit 1	33m	45.87m	7.481m
Unit 2 (existing)	23m	30.172m	7.387m
Unit 3	23m	72.172m	7.637m
Silage Clamp	36.623m	45.898m	1.176m
Straw barn	23.596m	45.897m	9.705

1.5 The applicant has agreed to remove the storm water alternator pond from the proposal and to 'hand' the straw barn and silage clamps together with setting this build further back in line with Unit 3.

2. Policies

2.1 Planning Policy Statements:

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR4	-	Environment
Policy E13	-	Agricultural and Forestry Development
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy LA6	-	Landscaping Schemes
Policy HBA6	-	Setting of Listed Buildings

3. Planning History

- 3.1 CW1999/0361/F Steel framed portal building to cover existing cattle building. Approved 10 June 1999.
- 3.2 CW2001/2260/F Change of use to site for a horse worker. Approved 18 October 2001.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objections.
- 4.3 Head of Environmental Health & Trading Standards: Comments awaited.
- 4.4 Conservation Manager (Historic Buildings Officer): The proposed development is appropriate in terms of scale and design for the agricultural nature of the site and will be far enough away from the listed building to have no detrimental impact on its setting.
- 4.5 Conservation Manager (Landscaping): I would like to make the following comments:

The site is located in open country approximately three-quarters of a mile to the west of Hereford, on the northern terrace of the river Wye (quarter of a mile to the south). The site is located within the Principal Timbered Farmlands landscape type, as defined in the Herefordshire Landscape Character Assessment. This landscape is distinguished by a distinct pattern of hedgerows, emphasised by the presence of mature trees and woods. Fields are often small in size and formed by sinuous boundaries indicative of an organic and unplanned enclosure of the countryside over many centuries; the pastoral heritage in this landscape is clearly apparent and efforts to maintain the numbers of grazing animals, and subsequently pasture, welcomed.

Specifically the site is well screened by the surrounding topography, existing vegetation and buildings; however, the western boundary is ill defined and partially visible from a number of vantage points, particularly travelling east from Warham House.

Bearing the above in mind, I would suggest that the proposed development of this site is acceptable and the landscape has the capacity to accommodate these large buildings. However, substantial landscaping, in the form of hedge and tree planting, should be provided to the western and northern boundaries of the site, in particular the northern portion of the western boundary. Unfortunately, the 'red line' application site will not provide sufficient space for the amount of landscaping required and we should seek to ensure planting extends into land in the applicant's ownership surrounding the site. I would generally recommend the use of native species with a predominance of oak (*Quercus robur*), planted in dense clumps, connecting stretches of hedgerow. I generally discourage the planting of large specimens, as they are slow to establish, prone to failure and expensive to replace - landscaping of a site of this nature should seek to achieve long-term enhancement of the site rather than a 'quick fix' mitigation of any unacceptable visual impact.

5. Representations

- 5.1 Breinton Parish Council: Breinton Parish Council supports established farming industry in the Parish and understands that expansion is necessary to achieve viability. It therefore has no objection, in principle, to this application. However, the size of this development is a concern, although the members of the Council are not qualified to give a view as to whether or not a development on this scale is viable in relation to the farm as a whole. (UDP: H8, 4).

Most of the concerns raised are related to the impact this development will have on the immediate environment and surrounding properties, two of which lie within around 100m of the tallest building of the proposed expansion and several more of which are within 400m.
(UDP: 6.5.22).

The Council wonders why some of the new buildings could not be accommodated in the orchard, closer to the house, thus reducing the impact on open countryside.
(UDP: H8, 2).

The Council would suggest that the silage clamp and straw barn should be interchanged, thus lowering the height of the very tall barn closest to Warham Court Cottages (to the north) by around 1.5m. This would reduce the impact of the development from the road (C1189) and from many of the surrounding properties. Also, a lower roofline would be achieved if these two buildings were sunk into the ground by a small amount to put the foundations and floor of all buildings on the same level.
(UDP: E13, 2 and E16, 3).

It is with the huge impact of such a large expansion in mind that the Parish Council would ask that, if planners are minded to approve this application, the following conditions would be imposed, and that the Parish Council could be party to the conditions of such approval before it is implemented:

Roofing materials should be light absorbing to reduce glare and reflection. All construction materials used should be sympathetic to and harmonise with the immediate surroundings (UDP:H8:3)

The existing drainage system be upgraded to cope with the loss to concrete of over half a hectare of draining land. Such a system should ensure that excess water is drained away, under the road (73023), down towards the river.

(UDP: E12, 2)

The entire development should be landscaped on all those sides without entrances. Such landscaping should include the planting of a variety of broadleaf trees with different canopy heights (UDP: E16, 3)

The track across the field be used for farm vehicles only. Large vehicles should be specifically prohibited, both during construction and in the future to protect the adjacent property.

That during the construction period, deliveries and work should take place between reasonable hours.

Subject to these conditions being imposed, the Parish Council does not object to this application.

- 5.2 Five letters of objection have been received from Mr. M. & Dr. K. Oakley, Pilliners Hill, Breinton; N. & P. Eyles, Fairfield, Breinton; Mr. R. Franklin, Cluttons, Church Farm Business Park, Corston, Bath; Mr. P. Bannister, 1 Warham Court Cottage, Breinton and Mrs. E. Linton, 2 Warham Court Cottage, Breinton.

The main points raised are:

1. Increased surface water drainage could impact on adjoining residents.
2. Septic tank spreader systems could be affected.
3. Construction of a pond could lead to flooding of adjoining dwellings.
4. Danger of sewage seeping into new pond.
5. The size and in particular height of the new buildings will impact detrimentally on the visual appearance of the area and adjoining residents.
6. The development will overlook adjoining property.
7. A track runs from this farm to Warham Farm to the north and passes by No. 1 Warham Cottage. Its increased use would be detrimental to the amenity of residents. In addition the access is restricted.
8. Concerns on environmental grounds regarding 600 cattle, noise, smell with silage dump, dung middens and light pollution.
9. Unit 3 should be moved to the side of Units 1 and 2 which would then have a direct access.
10. A bank of trees would improve the impact of the development on the landscape.

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 This is a major agricultural development that will considerably expand the beef rearing enterprise at Warham Court Farm, Breinton. Units 1 and 3 will be located either side of the existing Unit 2 which is already in use for beef rearing. The silage clamp and straw barn will be handed and moved back away from Warham Cottages. The main aspects to consider are:

1. The Principle of Development
2. Landscape Impact
3. Impact on Amenity of Adjoining Residents
4. Highways

Principle of Development

6.2 This proposal seeks a substantial expansion of buildings at Warham Court Farm covering 5931.964m² of floor space. Policy E13 of the Herefordshire Unitary Development Plan confirms that new buildings need to be sited with the group or positioned so that they are readily assimilated into the landscape, not have an adverse impact on residential amenity and well related to existing development.

6.3 The buildings are proposed within part of the group of buildings at the farm and therefore will be seen as part of the farm complex. However, they will, due to the overall size, considerably expand the size of the farm complex and therefore the impact on the landscape is a critical factor. Therefore the principle of development is acceptable subject to its landscape impact and impact on residential amenity.

Landscape Impact

6.4 The Council's Conservation Manager has fully assessed the landscape impact of the development. It is confirmed that the Herefordshire Landscape Character Assessment defines the area as 'Principal Timbered farmlands'. It is distinguished by distinct patterns of hedgerows with mature trees. He confirms that the landscape can accommodate three large buildings subject to extensive landscaping in the form of hedge and tree planting on the western and northern boundaries. The visual impact will be further enhanced with the use of dark materials for the roof sheeting (slate blue).

Impact on Residential Amenity

6.5 The buildings will be approximately 100 metres south of the nearest dwellings, Nos. 1 and 2 Warham Cottages and match the form and detail of the most recent building erected on site (Unit 2) that is steel framed with Yorkshire boarding under a slate blue/grey sheeted roof. In addition extensive landscaping is proposed between the new building and the adjoining dwellings which together with the distances involved is considered acceptable.

6.6 In addition the storm water attenuation pond has now been removed from the planning application. This was sited immediately adjacent to the nearest neighbours. The silage clamp and straw barn have also been 'handed' and moved slightly south in line with the new Unit 3. Therefore the combination of the distances involved, extensive landscaping and amendments to the layout, including deletion of the attenuation pond,

make the development acceptable and minimise the impact of the development on neighbours.

Highways

- 6.7 The Traffic Manager has raised no objections to the proposal, however local residents are concerned that the track that joins the two farms will be upgraded to take larger farm vehicles. The access point is adjacent to No. 1 Warham Cottage and evidence on the ground suggests that improvements to the access would benefit all concerned. The applicant is aware of this and therefore a suitable condition will be recommended.

RECOMMENDATION

Subject to the receipt of suitably amended plans, the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional 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. **G01 (Earthworks).**

Reason: In order to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan).

3. **G12 (Hedgerow planting).**

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 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. **The existing access north of the site onto the Class III 1189 road shall be improved, details of which shall be submitted for approval in writing of the local planning authority prior to any works commencing on site. The approved access shall be finished prior to occupation of the buildings.**

Reason: To enable the safe and free flow of traffic using the adjoining county highway and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

6. **I20 (Scheme of surface water drainage).**

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

7. **I33 (External lighting).**

Reason: To safeguard the character and amenities of the area and to comply with Policy DR14 of Herefordshire Unitary Development Plan.

8. I16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

Informatives:

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

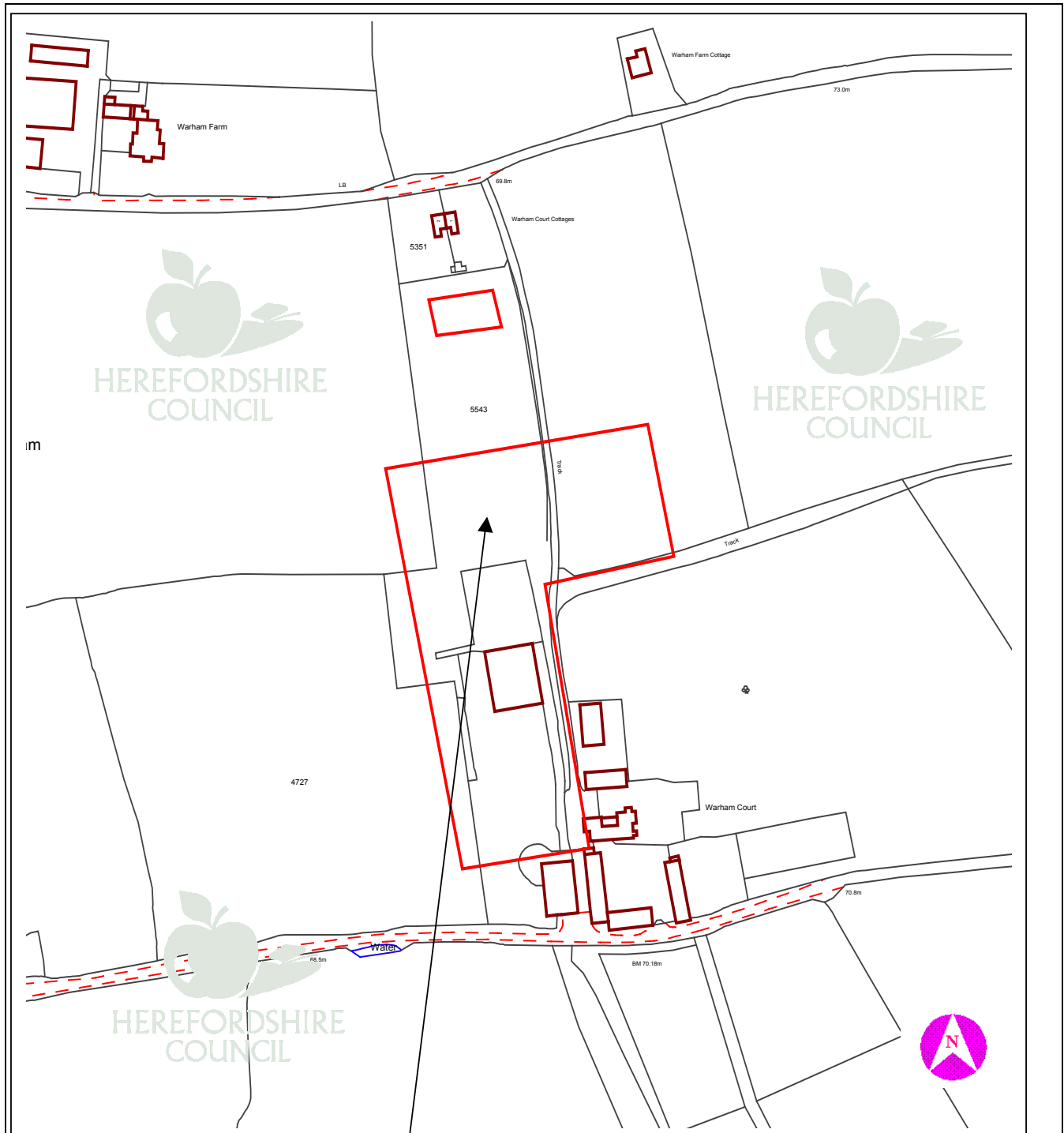
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/0335/F

SCALE : 1 : 2500

SITE ADDRESS : Warham Court Farm, Breinton, Hereford, Herefordshire, HR4 7PF

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