

9 DCSW2008/0941/F - CONSTRUCTION OF A STEEL FRAMED BUILDING FOR AGRICULTURAL/FORESTRY STORAGE, LOWER LULHAM FARM, LULHAM, MADLEY, HEREFORD, HEREFORDSHIRE, HR2 9JJ.

For: HA Snell & Sons per Peter Overall & Co Ltd, Little Treberon, Pencoyd, Herefordshire, HR2 8ND.

Date Received: 4 April 2008

Ward: Stoney Street

Grid Ref: 40847, 41570

Expiry Date: 4 July 2008

Local Member: Councillor DC Taylor

1. Site Description and Proposal

- 1.1 This established site at Lower Lulham Farm is reached off the western side of the Bridge Sollars road (C1098) linking Bridge Sollars and the River Wye to Madley further south. The access road serving the site passes Lulham Cottage and Lulham Bungalow. Lower Lulham Farm is a Grade II Listed brick faced farmhouse. There are a range of buildings to the north-east varying in age; the most recent being approved in 2005.
- 1.2 The area proposed for the building has approval for use as a storage yard from May 2001. This area to the north of the site has bunding on the western, northern and eastern sides of up to 4 metres in height on which willow and ash trees are planted providing some screening, particularly on the eastern boundary.
- 1.3 The area to the north and east between the site and the Bridge Sollars road is arable and gently undulating.
- 1.4 It is proposed to erect two parallel steel framed buildings which will immediately abut the northern most building which was recently extended. The southern most element is 73.4 metres long and 18.3 metres wide and the northern building again 18.3 metres wide but shorter in length at 61.2 metres in length. The building is 7.7 metres to the ridge. The sides will be clad approximately half way down in Yorkshire boarding, the roof comprises dark grey profile sheeting.
- 1.5 The building will provide a covered storage area and, given the extent of building coverage, it is likely to constitute the final element of building on this site.

2. Policies

2.1 Planning Policy Statement

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|------|---|--|
| PPS1 | - | Delivering Sustainable Development |
| PPS7 | - | Sustainable Development in Rural Areas |

2.2 Herefordshire Unitary Development Plan 2007

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

3. Planning History

3.1	SW2000/0443/S	Portal frame building for agricultural and forestry storage	-	Prior Approval Not Required 28.02.00
	SW2001/0790/F	Extension of existing yard for storage of wood (including bunding)	-	Approved 22.05.01
	DCSW2005/0068/S	Agricultural/forestry storage building	-	Prior Approval Not Required 17.01.05
	DCSW2005/1418/S	Agricultural/forestry storage building	-	Prior Approval Not Required 09.05.05
	DCSW2005/1937/F	Extensions to building for agricultural and forestry storage	-	Approved 26.07.05

4. Consultation SummaryStatutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objections.

4.3 The Conservation Manager states that the building is sited far enough away from the listed building so as to have no detrimental effect on the setting of the farmhouse.

4.4 The Minerals and Waste Manager raises no objection but would need to know about removal of existing bunding or importation of soil to the site.

5. Representations

5.1 In the Design and Access Statement that accompanied the application the following main points are made:

- substantial building will be used for storage of farm and forestry products and occasionally machinery related to the enterprise
- due to expansion, need more dry storage for felled timber; will also improve condition of yard
- yard and buildings are contained within 4m high and 6m wide earth bund
- provides good separation from site and surrounding landscape

- two rows of steel clear-span portal frames 18.29m wide and 5.7m high
- roof covering in slate blue colour (BS18 B29); Yorkshire boarded sides
- existing trees on property on bund to be retained
- there are adequate arrangements for access to the site

5.2 Madley Parish Council support the application.

5.3 One letter of representation has been received from:

Mr PJ Crump, Lulham Cottage, Madley, HR2 9JJ

The following main points are raised:

- increase in business equates to increase in noise, already noisy 12 hours a day, 6 days a week, more like a factory
- lane leading from Bridge Sollars not up to increase in traffic, very poor access to farm. Huge lorries and trailers danger to children and dust created
- more staff will be needed, already number of mobile homes
- building clearly visible from rear of our property from both floors
- devalue our property
- rural and residential area not an industrial site.

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 building is, as described in the submitted Design and Access Statement, a substantial building. It is higher than the adjoining building to the south but comparable in height to the building on the eastern boundary of the site. This building is screened from the south-east by the bunding and a treed boundary. The nearest point of the building will be just over 160 metres away from Lulham Cottage, the view from which will be broken by the aforementioned earth bund which has willow and ash trees planted on it. An existing building to the south-east of the application site which is almost parallel to the eastern boundary of the yard will also screen the building from views. The 7.7 metre high building would be approximately 17 metres away from the top of the treed bund. Therefore it is not considered that the building will impinge upon the amenity of the wider landscape. It will be glimpsed from the east from the Bridge Sollars road (C1098) and the north-east, again from the same road across relatively flat terrain. However the view will be seen in the context of existing buildings and additional boundary tree planting. Therefore the proposal satisfies the requirements of Policies DR1, LA2 and DR3.

6.2 It is not considered that there will be an increase in traffic associated with the increased covered storage areas at the site. It is evident from previous visits that the covered area will, with a consolidated floor as has been provided in the buildings immediately to the south, provide needed dry storage areas. There may possibly be more activity on site, but this would not result in such additional traffic to and from the site that could justify resisting the proposal on highway safety grounds. This site is served by a limited access road and it has been a working farm for a number of years. There were poultry units here previously, and accordingly it is not considered that this ground for refusal could be sustained. A view endorsed by the Traffic Manager.

6.3 This is an established enterprise and the need for this additional building is acknowledged. The building can be assimilated into the landscape, and would not be isolated and has been positioned as far west into the site as practicable. The buildings will not be widely viewed from any public vantage point and will not detract from the setting of the grade II listed farmhouse at Lower Lulham.

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.

Informative(s):

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

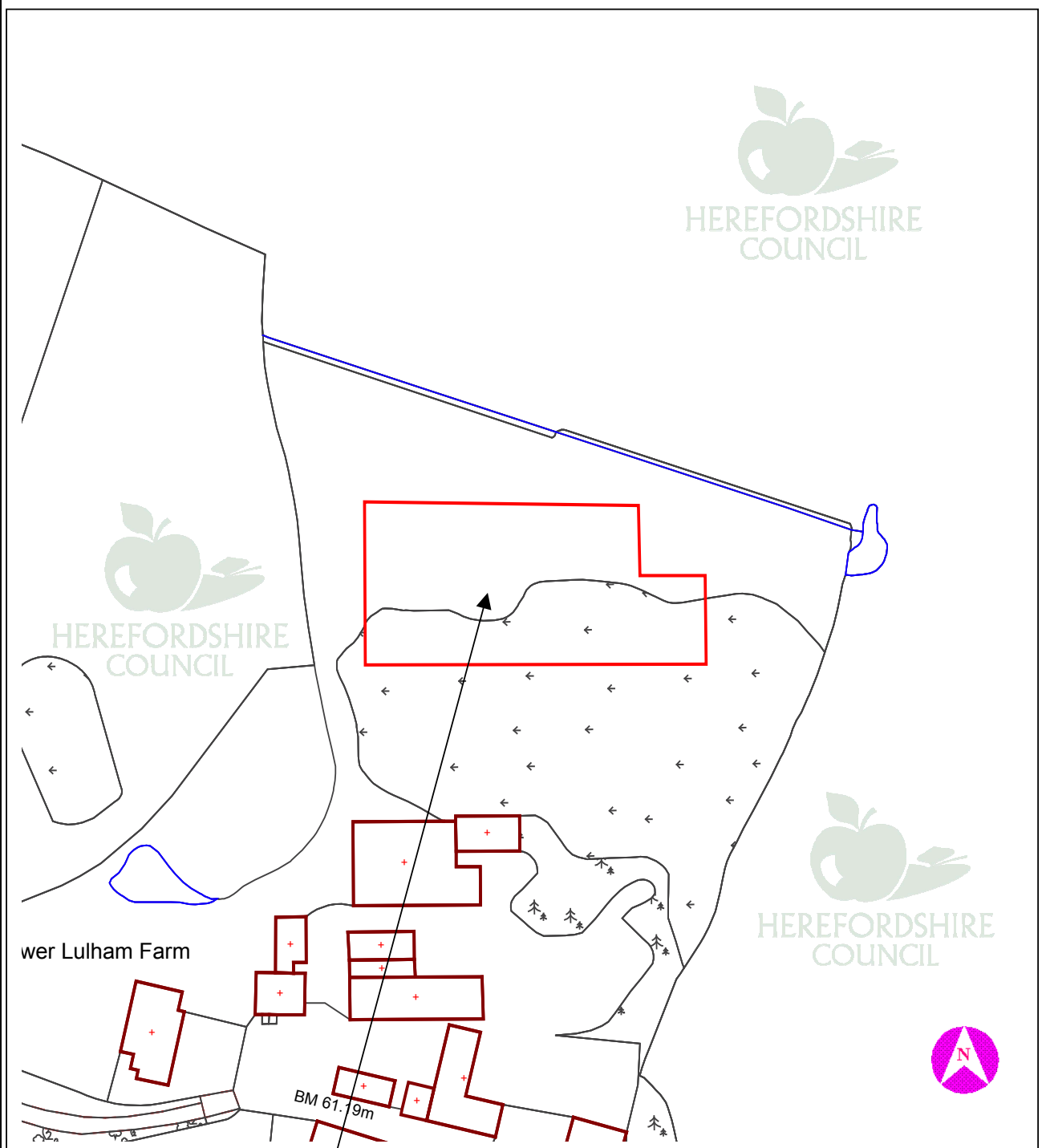
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/0941/F

SCALE : 1 : 1250

SITE ADDRESS : Lower Lulham Farm, Lulham, Madley, Hereford, Herefordshire, HR2 9JJ

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