

**11 DCNC2008/1292/F - EXTENSION TO EXISTING
AGRICULTURAL LIVESTOCK BUILDING. LOWER
BUCKLAND, DOCKLOW, LEOMINSTER,
HEREFORDSHIRE, HR6 0RU**

For: Mr Thomas at the above address

Date Received:

12th May 2008

Expiry Date:

7th July 2008

Ward:

Hampton Court

Grid Ref:

55853, 56762

Local Member: Councillor KG Grumbley

1. Site Description and Proposal

- 1.1 The application site lies off a long private farm track, which is also a bridle path (DH7) serving Lower Buckland. which lies off the A44 between Leominster and Bromyard, and is within the open countryside. Lower Buckland lies within the historic park and garden of 'Buckland' and is characterised by the Herefordshire Landscape Character Assessment as 'Plateau Estate Farmland'.
- 1.2 The proposal seeks planning permission to extend an existing agricultural building along the south elevation, in to an area of orchard, to provide a handling and access passage for livestock requirements.
- 1.3 The extension will be 45.7 metres in length by 4.5 metres in width, and will meet the height of the existing building at approximately 3.9 metres. All materials used in the construction of this extension will match the existing and will be finished in matt black. Additional tree planting is proposed in order to compensate for the loss of some of the existing orchard.
- 1.4 This application follows a recent legal division of Lower Buckland from Buckland itself, and with the majority of existing buildings being retained at Buckland the applicant requires additional buildings in order to continue his farming business.
- 1.5 The applicant is related to a member of the Planning Department and, as such, this application required to be reported to the area sub-committee.

2. Policies

Herefordshire Unitary Development Plan
E13 – Agricultural and forestry development
LA2 – Landscape Character and areas least resilient to change
LA4 – Protection of historic parks and gardens

3. Planning History

- 3.1 DCNC2005/2650/S - Proposed straw storage building: Prior Approval Not Required
- 3.2 DCNC2000/3113/S - Relocation of straw storage building: Prior Approval Not Required

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Traffic Manager - No objections
- 4.3 Public Rights of Way Manager - No objections
- 4.4 Landscape Officer - No objection, recommendation that new fruit trees be planted to compensate for loss of some of the orchard.

5 Representations

- 5.1 Parish Council: No objection
- 5.2 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. Officers Appraisal

- 6.1 The main issues relating to this proposal are the principle of development, scale and design and impact on landscape and historical setting.
- 6.2 Having been divided from Buckland, where most of the existing agricultural buildings are located, Lower Buckland being of a considerable scale at approximately 370 acres appears to lack sufficient buildings to facilitate the applicants agricultural business, (Mixed livestock and arable). As such, it is considered to be reasonably necessary for new agricultural development to be permitted.
- 6.3 The extension will effectively add an additional bay to the south elevation of a large modern agricultural building which is located directly to the east of the farm driveway. As such, the scale and location of the development is considered to be both logical and the least intrusive. The use of matching materials will also ensure that the extension is in keeping with that existing.
- 6.4 The proposal is not considered to be detrimental to the setting or the wider landscape, and the Council's own Landscape Officer has raised no objections against this proposal. To mitigate for the loss of orchard, a suitable planning condition will be recommended to ensure that an appropriate tree-planting scheme will be undertaken.
- 6.5 Although there is a bridle path running alongside the front and south of the application site, the proposal will not affect this bridleway and the Council's Public Rights of Way Manager has raised no objections against this proposal.
- 6.6 Overall, the proposal appears to accord with the relevant development plan policies and as such, a conditional planning permission is recommended.

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 - 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.

INFORMATIVES

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

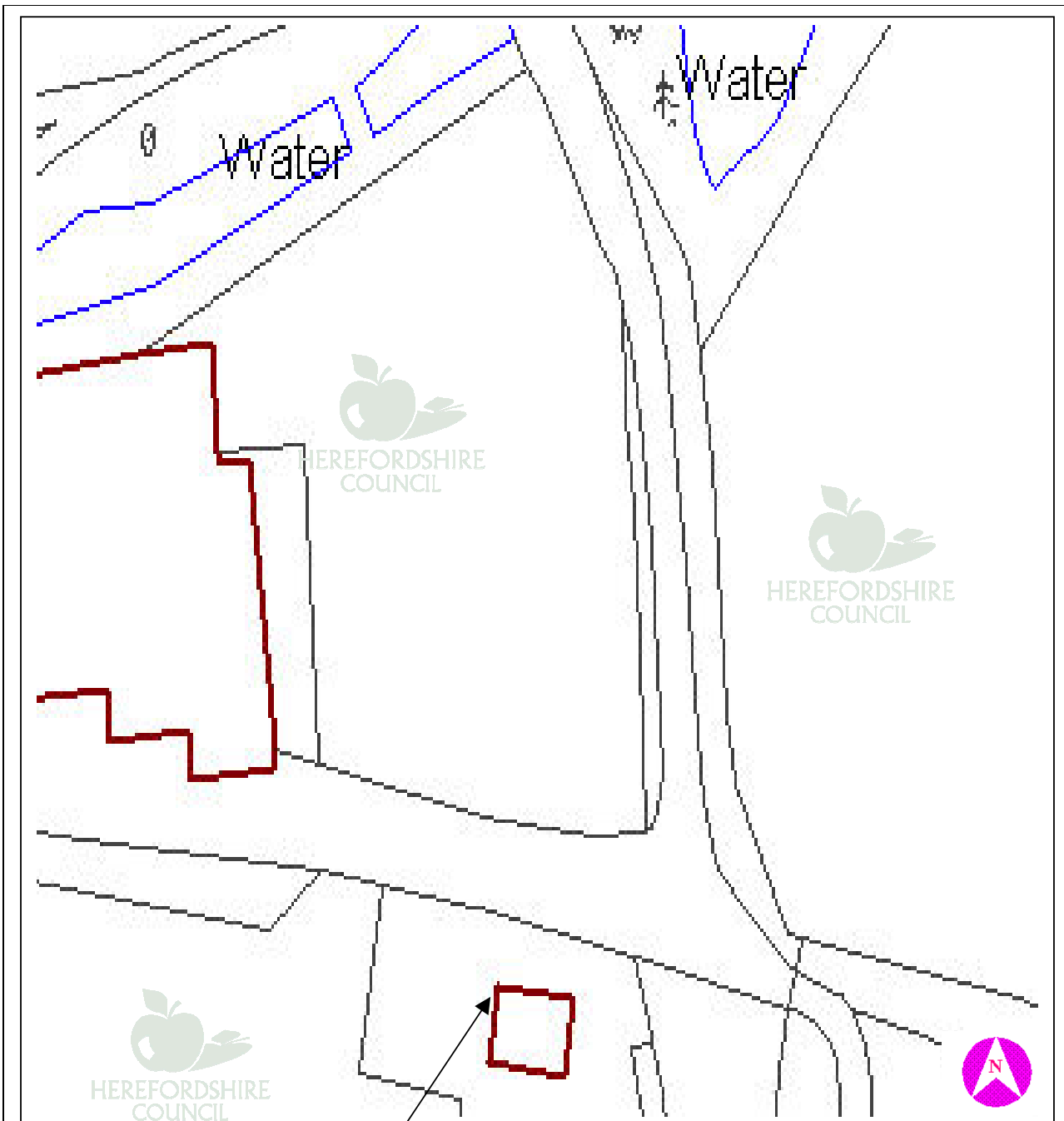
- 2 - N19 - Avoidance of doubt - Approved Plans

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2008/1292/F

SCALE : 1 : 1250

SITE ADDRESS : Lower Buckland, -, Docklow, Leominster, Herefordshire, HR6 0RU

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