

**9 DCNC2009/0585/F - PROPOSED 1 BAY EXTENSION TO EXISTING FARM BUILDING, PLUS A 10 BAY LEAN-TO MAKING OFF THE REAR SIDE OF EXISTING & NEW BAY. AT THE BEECHES, HAYNALL LANE, LITTLE HEREFORD, LUDLOW, SHROPSHIRE, SY8 4BG.**

**For: Mr J Stinton per Mr M Mifflin Leominster Construction,  
Unit 4, Southern Avenue, Industrial Estate, Leominster,  
Herefordshire, HR6 0QF.**

**Date Received: 11 March 2009**

**Ward: Upton**

**Grid Ref: 53956,67777**

**Expiry Date: 6 May 2009**

Local Member: Councillor J Stone

## **1. Site Description and Proposal**

- 1.1 This site flanks the north eastern side of Haynall Lane and is approximately one mile to the east of Brimfield. The site itself consists of a large hardstanding area and open fields. There is an existing agricultural building on site with brown metal sheeting on the roof. The north western side of the building is open but with temporary plastic sheeting on the other three sides. The site is largely surrounded by fields, although there is an existing dwelling to the south east. There is a large vehicular access onto the highway which serves the application site.
- 1.2 This current planning application is for an extension to the existing agricultural building on site. The proposed extension will be on the rear south east side and north east end of the existing building and will be clad in box profile plastisol steel sheeting coloured brown on both the walls and roof. The proposed extension will extend the existing building by 6.095 metres (an extra bay) and the proposed rear lean-to will widen it by 7.315 metres. The overall length will then be 50.292 metres and the width will be 22.555 metres. The height to the top of the ridge is 7.083 metres.

## **2. Policies**

### **2.1 Planning Policy Guidance/Statements**

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

### **2.2 Herefordshire Unitary Development Plan**

Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy E13	-	Agricultural and Forestry Development
Policy DR3	-	Movement

### 3. Planning History

- 3.1 DCNC1999/1240/F - Widen existing vehicular access. Approved 27.08.99  
DCNC2001/1734/F - Retention of hardstanding for agricultural storage of hay/staw/silage bales. Approved 14.08.01  
DCNC2002/0182/S - General purpose storage building. Refused 12.02.02  
DCNC2002/1173/F - Retention of farm office and steel containers for the storage of animal feeds, tools and other agricultural equipment. Refused 13.06.02  
DCNC2002/1942/F - Approval of siting and design of agricultural building. Approved 07.11.02  
DCNC2002/2680/F - Retention of hardstanding for storage of farm machinery, straw, hay and other agricultural materials and equipment. Approved 27.11.02  
DCNC2003/3175/F - Erection of steel frame open sided stock yard. Refused 12.12.03  
DCNC2004/1813/F - Erection of steel frame part open-sided stock yard. Approved 11.08.04  
DCNC2006/2435/F - Retention of farm road, parking and access. Approved 20.09.06  
DCNC2009/0861/F - Proposed creation of two amenity/wildlife ponds. No decision reached – current application

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 None

#### Internal Council Advice

- 4.2 None

### 5. Representations

- 5.1 The applicant's agent states that in March 2008 an existing building (5250 square feet) on site was lost by fire and the remains have now been demolished and cleared away. The proposed extension will replace only 4480 square feet. The lean-to design is much cheaper than an independent building and will replace only some of the storage space the applicant lost.

The Beeches is supported by 9 hectares of land plus the applicant rents a further 26 hectares of land from nearby farmers.

The proposed extension will provide secure storage of farm implements, hay and straw all of which were catered for in the building lost by fire.

The applicant currently has 140 sheep and 220 lambs and will fatten, 50 cattle when further storage of hay is available.

- 5.2 The Parish Council state:-

Objection. This building is disproportionate to the size of the property. We query the usage of the property, appearing as a commercial property with no livestock/produce yet described as a farm. We also have concerns regarding increased traffic in Haynall Lane and possibly Lynch Lane.

- 5.3 One letter of objection has been received from Mr P. Sandall, Leas Cottage, Lynch Lane, Little Hereford, SY8 4AT. The main points being: -

- The increased size of the shed is disproportionate to the area of the site which is relatively small and not being used for agriculture.

- The existing planning permission is for agricultural storage. However as well as this the site is used for other commercial applications such as sheep sales.
- The narrow lane leading to the site and the dangerous junction off the A456 make this an unsuitable location for activities which are bound to increase traffic to and from the site. Extra storage will add to this problem.
- The applicant manages and maintains the site to a very high standard but this does not affect reasons for objection.

5.4 The full text of this letter 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 main issues relate to:-

- i.) The size and design of the proposed extension and its effect on the landscape
- ii.) The principle of the development and the use of the land
- iii.) Vehicular traffic and access arrangements

The most relevant policies are S2, DR1 and E13 of the Herefordshire Unitary Development Plan.

6.2 The proposed development will form a natural extension to the existing building and will be in keeping with its scale and character. The colour of the external cladding is also considered to be acceptable and appropriate for this type of building in a rural area. The proposed extension will not significantly increase the size of the existing building and will not result in it making any adverse impact on the surrounding landscape. As such the proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance in particular Policies S2, DR1 and E13 of the Herefordshire Unitary Development Plan.

6.3 The Parish Council has raised questions relating to the agricultural use of the property and the need for the building. However at the time of the site inspection the building was in full agricultural use, i.e. a large number of sheep and lambs, bales of hay and machinery were contained within it. The applicant has also stated that he owns a large number of sheep, lambs and cattle and that an existing agricultural building on site was recently lost through fire last year.

6.4 The existing vehicular access is very wide and there is plenty of turning and parking space within the site. It is considered that the proposed extension to the building will not result in any significant increase in traffic using the site, and is in accordance with Policy DR3 of the Herefordshire Unitary Development Plan.

6.5 The proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance.

## 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. **The external colour of the side and roof cladding shall match that on the roof of the existing building unless otherwise first agreed in writing by the local planning authority.**

**Reason: To minimise the visual impact of the development and to comply with Policy DR1 of the Herefordshire Unitary Development Plan.**

**INFORMATIVES:**

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

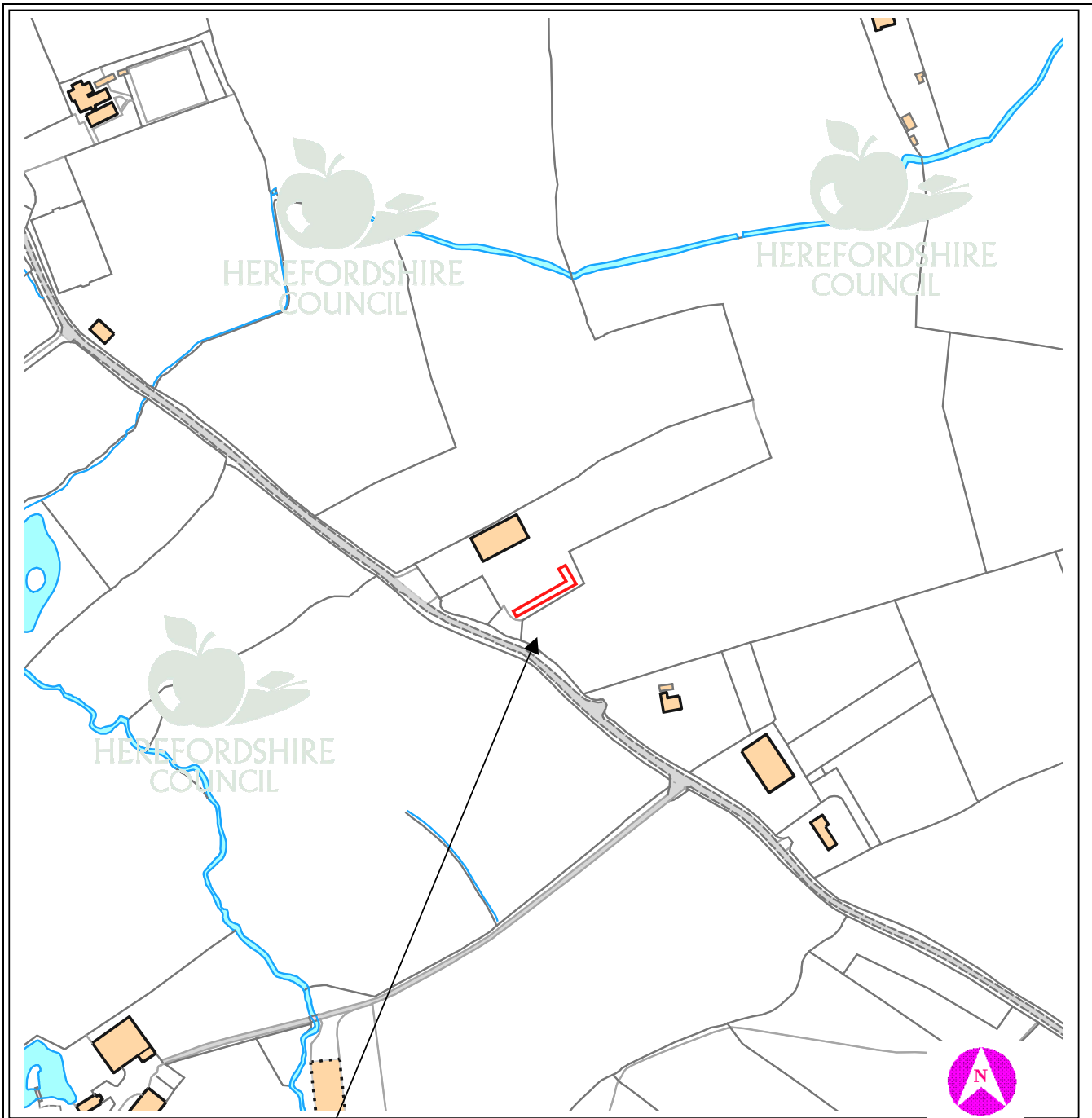
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2009/0585/F

**SCALE :** 1 : 3500

**SITE ADDRESS :** The Beeches, Haynall Lane, Little Hereford, Ludlow, Shropshire, SY8 4BG

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