

10 DCNW0009/1254/F - GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING AT THE LIMES, NORTON CANON, HEREFORDSHIRE HR4 7BP.**For: Mr D W Palliser per Andrew Last MCIAT, Brookside Cottage, Knapton Green, Hereford, Herefordshire, HR4 8ER.****Date Received: 4 June 2009****Ward: Castle****Grid Ref: 36831, 47829****Expiry Date: 30 July 2009**

Local Member: Councillor JW Hope MBE

1. Site Description and Proposal

- 1.1 The site for the proposed development is situated on the southern fringe of a working farmyard, on part of a site of a dismantled railway line to which there are no clear visual signs of its situation on the application site itself. However, the site adjoins the C1087 public highway alongside its eastern elevation, and on opposite side of this public highway to the application site, there is clear signs of the dismantled railway line in the form of a railway cutting/embankment.
- 1.2 Otherwise the site is surrounded by agricultural land in the control of the applicant. To the immediate west of the application site is a small mature tree plantation planted as a small bankland plantation demonstrating where the former railway line ran.
- 1.3 The application proposes construction of a steel framed, general purpose agricultural building with a floor space of approximately 250 square metres (measured externally) on the site of an existing temporary polytunnel, used for housing of sheep during the lambing season in accordance with information in support of the application.

2. Policies**2.1 Herefordshire Unitary Development Plan:**

Policy S1	-	Sustainable development
Policy S2	-	Development requirements
Policy DR1	-	Design
Policy DR2	-	Land use and activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy E13	-	Agricultural and forestry development
Policy E15	-	Protection of Greenfield land
Policy LA2	-	Landscape character and areas least resilient to change
Policy NC1	-	Biodiversity and development

2.2 Planning Policy Statement 7: Sustainable development in rural areas**3. Planning History**

- 3.1 DCNW2009/0423/S - General purpose agricultural building. Refused 31st March 2009.

- 3.2 DCNW2004/2952/F - Renewal of planning permission NW2003/1840/F for temporary mobile home. Approved 19th October 2004.
- 3.3 DCNW2004/1236/F - Agricultural workers dwelling. Approved 11th August 2004.
- 3.4 DCNW2004/0010/F - Agricultural workers dwelling and detached garage block. Refused 1st March 2004.
- 3.5 DCNW2003/1840/F - Renewal of permission for temporary mobile home - DCNW2000/0965/F. Approved 22nd August 2009.
- 3.6 DCNW2002/3205/F - Amendment to planning permission ref DCNW2000/1165/F - from two buildings to one (retrospective). Approved 7th April 2003.
- 3.7 DCNW2000/1165/F - New agricultural buildings. Approved 12th July 2000.
- 3.8 DCNW2000/0965/F - Temporary mobile home. Approved 12th July 2000.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

The Landscape Manager: No response received at time of writing this report.

5. Representations

- 5.1 Norton Canon Parish Council:

“No objection”

- 5.2 Two letters of objection have been received from:

- Mr David Lovelace, Pool Cottage, Norton Canon
- Mr Michael Cole, Brick House Farm, Norton Canon

The letters can be summarised as follows:

- No agricultural justification for the proposed development
- The proposed building will have a negative impact on the surrounding landscape

- 5.3 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. Officer's Appraisal

- 6.1 The key issues with regard to this application are:

- Justification for a new building
- Impact on the surrounding landscape

Justification for a new building

- 6.2 The application proposes a steel framed open-fronted general purpose agricultural building with a floor area of approximately 250 square metres, designed as such that it would be ideal for the housing of sheep during the lambing season, hence replacing an existing polytunnel structure on site to which information submitted in support of the application indicates is used for housing of sheep during the lambing season.
- 6.3 As such the proposed development is ideal for this use, providing as it will, adequate circulation of air through the proposed open fronted southern elevation. It is noted existing buildings in the farm complex situated to the north of the application site do not provide such open airy accommodation.

Impact on the surrounding landscape

- 6.4 The site for the proposed development is on the site of a dismantled railway line, of which there is no evidence of its former use, the site at some point in its history having been completely cleared of the former railway line and its earthworks and replaced with a small woodland plantation to the west of the application site, this plantation currently in its infancy and therefore the proposed development (although partly situated within a small section of its area) will have very minimal impact.
- 6.5 To the east of the application site the dismantled railway line is clearly evident in the form of a railway embankment/cutting, to which the proposed development will have no significant impact upon, due to the site being divided from it by the C1087 public highway.
- 6.6 The applicant, subject to application ref: DCNW2009/0423/S for agricultural notification prior approval, sought the Council's approval for an agricultural building alongside this railway embankment, on opposite side of the public highway to the existing farmstead.
- 6.7 This request was refused permission in consideration of the negative impact the proposed development would have on the character of the surrounding landscape creating further sporadic clutter in the open countryside, being on a site divorced from the main farmyard complex.
- 6.8 It is considered the site subject to the current application is much more suitable for this form of development, being as it is adjacent to the existing farm complex, with no significant impact on the amenity and privacy of dwellings outside the control of the applicant, on a site which will have less impact on the present dismantled railway landscape character, than that of the previous proposal.
- 6.9 The existing tree plantation to the west of the application site is in its infancy, and as such impact on these trees will be very minimal, in fact, they will help to integrate the proposed development into the surrounding countryside by means of a ready-made tree screening alongside the western elevation of the application site. The northern side is screened by the existing farmyard complex and the eastern side is separated by the C1087 public highway.
- 6.10 Further inspection of the farmstead and its immediate surroundings have revealed that the applicant is very restricted in where he can site a new building, in consideration of impact on adjacent dwellings outside of his control, and it is also considered that the surrounding land topography is of such that development on any of the surrounding land will have a more negative impact on the surrounding landscape character.

Therefore if members consider the justification for the proposed development adequate it is recommended that planning permission be granted subject to the following conditions.

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. **C07 (Dark roof colouring (agricultural buildings))**

Reason: To protect the visual amenities of the area and to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

- 3. **G10 (Landscaping scheme)**

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

- 4. **G11 (Landscaping scheme - implementation)**

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

Informatives

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

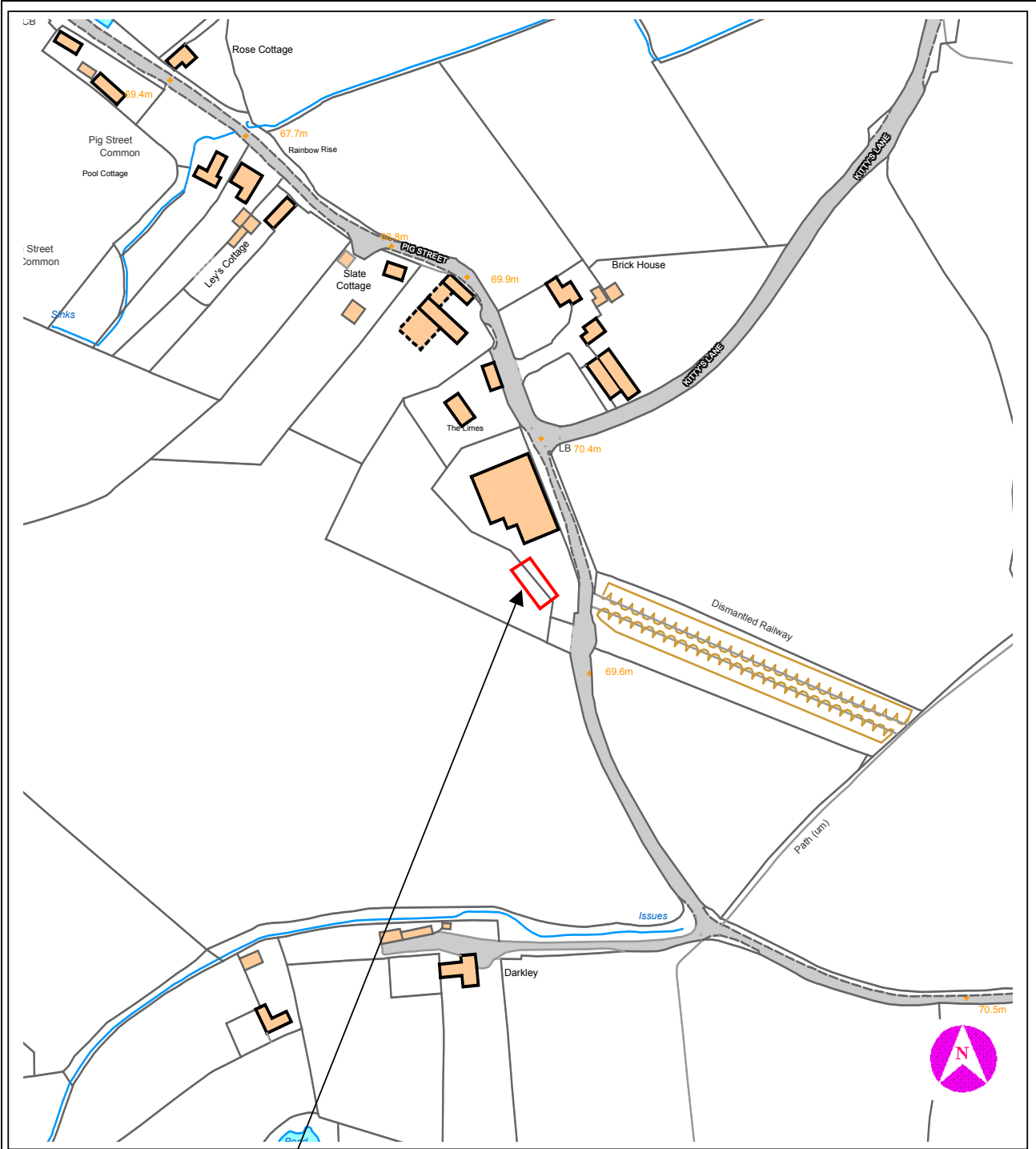
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW0009/1254/F

SCALE : 1 : 2500

SITE ADDRESS : The Limes, Norton Canon, Herefordshire HR4 7BP

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