

**6 DCSW2003/3390/F - GENERAL PURPOSE
AGRICULTURAL SHED AND NEW ACCESS ROAD,
PARCEL 2625, HOLYWELL, BLAKEMERE,
HEREFORDSHIRE. HR2 9JW**

**For: J Stevens, Harefield, Almeley Road, Eardisley,
Hereford, HR3 6PP**

**Date Received: 12th November 2003 Ward: Golden Valley Grid Ref: 37270 41247
North**

Expiry Date: 7th January 2004

Local Member: Councillor N. J. J. Davies

1. Site Description and Proposal

1.1 The parcel of land lies to the south of the C1192 Blakemere to Preston-on-Wye road. The land is of a rectangular shape and slopes southerly from the main road, measuring approximately 0.37 ha. The land is within open countryside with Holywell Farm to the west and two residential properties lie to the east, known as Spring Cottage and School House.

1.2 The proposal in its original form was to erect an agricultural building measuring 9144m x 9144m x 4578x, situated to the north-west of the parcel of land. The existing gate would remain and an access track provided. Following negotiations, the scheme has been amended with the size of the building reduced to measure 9144m x 7010m x 3352m.

2. Policies

2.1 Planning Policy Guidance

- PPG.1 - General Policy and Principles
- PPG.7 - The Countryside – Environmental Quality and Economic
and Social Development

2.2 Hereford and Worcester County Structure Plan

- Policy A.3 - Agricultural Buildings

2.3 Leominster District Local Plan

- Policy A.1 - Managing the District's Assets and Resources
- Policy A.2 - Settlement Hierarchy
- Policy A.70 - Accommodating Traffic from Development
- Paragraph 5.58 page 57

2.4 Unitary Development Plan

- Policy S.2 - Development Requirements
- Policy DR.2 - Land Use and Activity
- Policy E.13 - Agricultural and Forestry Development

3. Planning History

- 3.1 NW2002/3537/O Site for 2 detached houses - Refused 14.01.03. Appeal dismissed 09.07.03
- SW2003/2811/S General purpose agricultural building and proposed new road - Planning permission required 09.10.03

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency observe: "No objections in principle subject to conditions being attached."

Internal Council Advice

- 4.2 The Head of Engineering and Transportation has no objections.

5. Representations

- 5.1 The applicant has submitted details of support. The main points being:

- calculations as to the justification of the agricultural building
- details of accounts for a 5 year period
- sell honey to local suppliers
- documentation of honey sampling analysed by Herefordshire Council

- 5.2 The Parish Council: No response received to either scheme.

- 5.3 Two letters of objection were received to the original proposal from:

Mr. & Mrs. D. Woolley, Spring Cottage, Blakemere
Mr. & Mrs. A. Foulds, The Old School House, Blakemere

The main points being:

- Object to the proposed development in this location
- No justification for this development as to the size of the building and how it would make the enterprise efficient.
- The applicant's enterprise is a small scale part time one involving small sheep and a number of bee-hives.
- Enterprise has been in existence for many years and has functioned without the need for an extra large building.
- The issue of highway safety poses an insuperable problem for any development at this site.
- Policy A.1 of Structure Plan seeks to protect the countryside and this point is emphasised in the draft Unitary Development Plan.
- This kind of development by infilling would be totally contrary to guiding principles.
- It would be visually intrusive and that a loss of privacy and amenity would result.

- Considerable amount of disturbance with increased activity and would change character of our property and small hamlet.
- The erection of a high fence or hedge to shield us would be unacceptable as it would cause loss of light.
- Any sort of development whether residential or non-residential would have an adverse impact.
- Area of grassland is smaller than the parcel as there is an unusable area of marsh and scrub.
- Relatively small agricultural enterprise of this nature cannot justify development on substantial scale proposed.
- This site forms part of an agricultural unit, if so, it is detached and remote from the rest of the unit.
- Scale and design of the building would have an adverse visual impact upon the immediate surroundings.
- A recent planning application for residential was dismissed on appeal because of unacceptable loss of highway safety.

Two further letters of objections have been received to the revised scheme from:-

Mr. & Mrs. R. Collins, Carpenters Cottage, Blakemere, Hereford

Mr. & Mrs. D. Woolley, Spring Cottage, Blakemere, Hereford

The main points being:

- Concerns as to a fresh application to utilise the parcel of land.
- Previous application for a dwellinghouse refused because of the concern of traffic along the lane.
- Whether the land is used for residential or additional commercial activity it increases the risk of accidents and noise interference.
- Maintain our previous objections.
- Proposed shed is still of a size that would be unacceptably intrusive for the site and surroundings.
- Applicant has detailed his intentions for his bee-keeping enterprise and it amounts to a proposal for semi-industrial activities in close proximity to dwellings.
- Unsafe access to the public road was a reason for rejection in 2002.
- There is virtually no traffic to and from this parcel and scale of enterprise is bound to generate considerable traffic.
- Application must be rejected on access safety grounds.
- Sympathetic to the applicant's aim to enlarge his small-scale enterprise, however, the scale is inappropriate for plot of land.
- This level of enterprise is more appropriate to a small unit on an industrial site rather than open countryside.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main considerations in the determination of this application are the impact of the proposal on the rural surroundings, highway safety and neighbouring properties.
- 6.2 The parcel of land measures 82m x 32m and provides a buffer zone of trees to the west with scattered trees and hedging to southern and eastern boundaries. The area

to the north-west is set back and cannot be seen from the roadside. The agricultural building would be situated to the north-west against the backdrop of the trees and in relation to the existing agricultural building at Holywell Farm.

- 6.3 The Hereford and Worcester County Structure Plan Policy A.3 seeks to ensure that agricultural buildings are sited and designed so as to harmonise with the surrounding area and not in isolation. Paragraph 5.58 of the Leominster District Local Plan considers the advice set out in the Hereford and Worcester County Structure Plan Policy A.3 and PPG7 provides adequate information and does not impose further constraints. Whilst the parcel of land forms part of the agricultural unit, it is felt that the other site would be in isolation and prominent in the landscape. The adjoining Holywell Farm helps to eliminate its isolation in that it forms a partial backdrop to its siting. In terms of the impact upon the rural surrounding area, the building has been reduced and is visually screened within the wider context of the countryside.
- 6.4 Having regard to highway concerns and the previous appeal dismissed as to the unacceptable loss of highway safety. No objections have been raised by the Head of Engineering and Transportation, due to the existing access and gate not being altered for the proposal. The land is used at present for bee-keeping and the agricultural building would help to sustain the enterprise and provide adequate storage for this purpose. The increase of activity from the site would not have an adverse effect upon the existing road network.
- 6.5 The concerns raised from the adjoining neighbours with regards to privacy and loss of amenity, it is considered that the distance between the nearest point of the building and the garden of Spring Cottage would be some 23 metres. It is considered that having regard to this distance, the presence of the conifers and hedging would not lead to an unacceptable loss of privacy and amenity. Furthermore, the applicant is willing to undertake further landscaping around the agricultural building.
- 6.6 It is considered that the revised scheme is considered to be acceptable and in accordance with planning policies, in particular A.3 of the Hereford and Worcester County Structure Plan and A.2 and A.70 of the Local Plan.

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. A09 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans.

- 3. B10 (Details of cladding (agricultural and industrial buildings))**

Reason: To minimise the visual impact of the development.

- 4. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the**

bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

5. F03 (Restriction on specified activities)

Reason: To protect the amenities of nearby properties.

6. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

7. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

INFORMATIVES

1. N15. Reason(s) for the Grant of Planning Permission

2. It is the responsibility of the applicant to ensure that the spring, located on this site, is not affected as a result of this development.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.