

**15 DCNW2004/0197/F - ERECTION OF HAY/STRAW AND IMPLEMENT STORAGE BARN AT HURSTLEY COURT, KINNERSLEY, HEREFORDSHIRE, HR3 6PD****For: Mr B Thomas per Mr I Savagar, 35 Caswell Crescent, Leominster, Herefordshire HR6 8BE****Date Received:**  
19th January 2004**Ward:**  
Castle**Grid Ref:**  
34858, 48999**Expiry Date:**  
15th March 2004

Local Member: Councillor John Hope

**1. Site Description and Proposal**

- 1.1 The application site comprises a 750-hectare plot in Hurstley, in the Kinnersley area. The immediate locality principally consists of the Hurstley Court farm complex and Hurstley House Farm. The immediate locality includes some 4 Grade II Listed Buildings. The character of the locality is entirely rural and agricultural. The landscape has no specific designation but its intrinsic value is noted.
- 1.2 This application seeks Planning permission for the erection of a new farm building to the north of the Hurstley Court farm complex. The proposal involves the erection of an agricultural building with a floor area of 278 square metres, built directly adjacent to an existing agricultural building of similar size and appearance. The original application called for a steel clad structure but through negotiation this has been superseded by a proposal with timber cladding. The proposed use of the barn is hay/straw and implement storage.

**2. Policies****Hereford and Worcester Country Structure Plan**

A3 Agricultural Buildings

**Leominster District Local Plan (Herefordshire)**

A9 Safeguarding The Rural Landscape

A18 Listed Buildings And Their Settings

**Herefordshire Unitary Development Plan (Deposit Draft)**

DR1 Design

E13 Agricultural and forestry development

HBA4 Setting of Listed Buildings

**3. Planning History**

- 3.1 None relevant to this application.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None

##### Internal Council Advice

4.2 Head of Engineering and Transportation - raises no objection to this proposal.

4.3 Chief Conservation Officer - Initially had concerns regarding the proposed materials. It was noted that the barn is in a very visible location within the open countryside. The setting of the 4 Listed buildings within the locality is also for consideration. A revised scheme was requested, and received, with timber boarding. On the basis of this revision, no objection is raised to the proposed development.

#### **5. Representations**

5.1 Letton Parish Council commented as follows on the proposed development:

'The Parish Council has no objection to the proposal but would endorse the request for screening made by Mr McKellar.'

5.2 A letter of objection was received in response to this application from;

- Mr J. McKellar, Hurstley House Farm, Kinnersley

The objections to the scheme can be summarised as follows:

1. The proposed building will be less than 50 metres away from, and overlooks directly, the entrance of the above property. The proposed shed will be clearly visible from the house and garden and will result in a loss of light.
2. Adequate screening should be provided so that the proposal cannot be visible from the above property.
3. Materials should be changed to green, so as to be less visually intrusive from the above property.

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

#### **6. Officers Appraisal**

6.1 The key issues associated with this application are considered to be as follows:

1. The principle of development
2. The impact of the proposal upon the setting of the nearby Listed Buildings
3. Impact upon the landscape
4. Screening
5. Residential amenity

### Principle of Development

- 6.2 Policy A3 of the Hereford and Worcester Country Structure Plan states that applications for the construction of agricultural buildings will be treated sympathetically, but also states the importance of siting and design.
- 6.3 The proposal for the erection of an agricultural building is therefore accepted in principle, subject to consideration of issues such as siting and design.

### Listed Building Issues

- 6.4 This application involves the siting of a new building in relatively close proximity to a total of 4 Listed Buildings. The sensitive nature of this site is recognised. It was considered that the original proposal as submitted was unsympathetic to the character and materials of the existing buildings. It was also considered that the unsympathetic nature of the proposal would be detrimental to the setting of the Listed buildings and to the countryside views. Notwithstanding this, the siting of an agricultural building in this location is not considered in itself harmful, rather it is details of the scheme that were problematic. It is pointed out that no objection has been raised from any party for the actual provision of this building.
- 6.5 The revised scheme now includes timber cladding on the side elevations and this is considered to be a far more appropriate material. It is considered that by virtue of the revised materials, the proposed building will integrate successfully into the farm complex, without detriment to the setting of the Listed Buildings in the locality. The details of the boarding will be conditioned for confirmation of their acceptability by the Historic Buildings and Conservation Officer. On the basis of the revised plans, the proposal is considered acceptable in relation to impact upon the setting of the Listed Buildings in this location.

### Impact upon the Landscape

- 6.6 The revised materials will allow for the building to integrate successfully with the farm complex and will significantly reduce the prominence of the building within the wider landscape. It is considered that the landscape will be protected and not negatively impacted upon by virtue of the revised proposal.

### Screening

- 6.7 A request for screening has been made by both a local resident and the Parish Council. This screening has been requested so that the buildings may be screened from view from Hurstley House Farm. Given the observations above it is not considered that such screening is necessary, particularly when that requested is alien to evergreen urban style hedging of a more intrusive nature than the building itself.

### Residential Amenity

- 6.8 The remaining issue of note is that of residential amenity. Objection has been received regarding the privacy implications of the proposal. The key issue revolves around the loss of light to the neighbouring property, Hurstley house Farm.

6.9 It is considered that the proposed building is of a sufficient distance that no light loss will occur as a result. It is also suggested, in consideration of the request for landscaping by this objector, that the implications of light loss associated with this building are considerably less than that of a row of substantial evergreen trees on the boundary with the roadway, notably closer than the proposed barn.

Conclusion

6.10 It is considered that the revised proposal, with details of the materials to be approved by the Historic Buildings and Conservation Officer, is acceptable and will not detract from the setting of the nearby Listed Buildings, or the character and appearance of the landscape.

**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 - A06 (Development in accordance with approved plans ) (drawing number 3437/1, received on 05/04/04, and Location Plan received on 02/02/04).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

**Informatives :**

- 1 - N03 - Adjoining property rights**
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.