

2 DCSE2004/0768/F - PROPOSED AGRICULTURAL BUILDING AT HALL END FARM, KYNASTON, LEDBURY, HEREFORDSHIRE, HR8 2PD

For: E J Farms Ltd per Mr J C Ashton, The Orchard Office, Union Place, Off Northwick Road Worcester WR3 7DX

Date Received: 1st March 2004 Ward: Old Gore Grid Ref: 63882, 36294

Expiry Date: 26th April 2004

Local Member: Councillor J W Edwards

1. Site Description and Proposal

- 1.1 This site in the countryside is located approximately 3/4 mile to the south of Putley. The site itself is a field situated adjacent to the applicant's farm (i.e. farm house and associated buildings) located to the east.
- 1.2 The proposal is to erect an agricultural building, 54.86 metres long and 22.86 metres wide. The building will have a pitched roof and will be 6.891 metres high to ridge level and 4.876 metres to eaves level. The building will have dark green coloured steel side cladding over a concrete block plinth, and fibre cement sheeting on the roof. The north east side elevation will be open sided. The building will be used for the storage of machinery and animal feed and also cattle/sheep on a non-intensive basis i.e. during bad weather and lambing etc.

2. Policies

2.1 Planning Policy Guidance

PPG1	General Policy and Principles
PPG.7 (Revised)	The Countryside: Environmental Quality and Economic & Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC2	Area of Great Landscape Value
Policy CTC9	Development Criteria
Policy A1	Development Criteria
Policy A3	Agricultural Buildings

2.3 Malvern Hills District Local Plan

Landscape Policy 1	Development Outside Settlement Boundaries
Landscape Policy 3	Development in Areas of Great Landscape Value
Landscape Policy 7	Agricultural and Forestry Buildings and Roads
Conservation Policy 11	The Setting of Listed Buildings

2.4 Herefordshire UDP (Deposit Draft)

Policy S2	Development Requirements
Policy DR1	Design
Policy E13	Agricultural and Forestry Development
Policy HBA4	Setting of Listed Buildings

3. Planning History

3.1 No relevant history.

4. Consultation Summary

Statutory Consultations

4.1 The Environment Agency has no objections to the development but makes certain observations/comments regarding animal waste, building material waste and surface water run-off.

Internal Council Advice

4.2 The Head of Engineering and Transportation has no objection.

4.3 The Head of Environmental Health and Trading Standards has no comment.

5. Representations

5.1 The applicant's agent has submitted a letter of support. The main points being:

- need to release existing grainstore from its multi-purpose functions for crop assured accreditation
- new accommodation is required for sheep, lambs, pedigree cattle, storage of feed, bedding and farm machinery
- farm increased in size by a third since 1998 by another 45 hectares of mainly arable land
- building located far enough away from listed building to not affect its setting but close enough to grouping of farm complex
- sheep movements would be reduced
- building sited near roadside hedge and trees. Trees in area. Extra tree planting could be undertaken if required
- building to have dark green cladding to match those on farm
- hardstanding to be provided in front of roller shutter door
- roof drainage to storm drain
- proposal in accordance with Structure Plan and Local Plan policies
- the building will be partly set down into the ground by excavation
- siting and appearance of building carefully considered with respect to landscape
- part of loose knit grouping of farm buildings
- land rises westwards towards Marcle Hill
- continued management of landscape by the farm.

5.2. The Parish council has no objections.

5.3 A letter of objection has been received from Mr M J McGlone, Underhill House, Woolhope Cockshoot, Putley, Nr Ledbury, Herefordshire HR8 2QR. The main points being:

- the development is already at saturation point, having a multi-housing complex
- the equine and farming activities is causing severe congestion on the lane which cannot sustain the weight and wear of constant heavy plant movements and rocks and mud left on road. The lane is never cleared and is left in a filthy state
- proposal is on sharp bend will exacerbate problem and increase risk of accidents
- the property is lit 24 hours a day causing light pollution and this latest development will require additional floodlighting
- horses in lane causing problems for traffic
- the excessive development at Hall End Farm is out of keeping with environment and spiralling out of control

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 issues relate to the size and the design of the agricultural building and its effect on the visual appearance and character of the surrounding landscape. In addition the effect the building will have on other land uses, the adjacent highway and the character and setting of the existing grade II listed building at the farm premises. The planning policies which are particularly relevant are policies CTC.2 and A3 of the Structure Plan and landscape policies 1, 3 and 7 of the Local Plan. The advice contained within PPG7 is also relevant to this proposed development.

6.2 The proposed building is low level in form and character and is of an appropriate design for an agricultural building. The land rises slightly towards the north west end of the field and consequently the proposed building will be cut into the ground at that end. Further away from the site the land rises up to the north west and south west forming small hills. There is also an area of trees to the south west just outside the field. The existing farm complex is also adjacent to the site. As a result it is considered that set in this position the proposed building will not be prominent on the landscape (provided the roof is dark coloured) and will be viewed in conjunction with the existing farm complex. Consequently the building will not adversely affect the visual appearance and character of the surrounding rural landscape. Also the building will be far enough away from the farm complex so as not to affect the setting of the Grade II listed buildings situated within it. In addition the applicant is prepared to plant trees along the roadside boundary and in the north west corner of the field if required in order to help soften the building on the landscape.

6.3 The building will provide accommodation for cattle and sheep during poor weather and at lambing time and as such will not be used on an intensive basis. Also at present there is a number of various items of agricultural machinery on the site which will be stored in the new building if it is approved. It is therefore considered that the building is reasonably required.

6.4 There is an existing substantial vehicular access which serves the site with acceptable visibility in both directions. The objector has raised concerns about the use of the road and the condition it is left in. However it is not considered that the proposed development will have any significant additional or adverse impact on the existing use

of the access and road. The Head of Engineering and Transportation has no objection to the proposed development.

- 6.5 In addition it is not considered that the development of Hall End Farm is “spiralling out of control”. The main changes to the farm is that some of the outbuildings have been converted to residential use. These conversions are minimal and are considered acceptable. As far as this Council is aware all the development within the farm complex has the required planning permissions and listed building consents. No floodlighting has been proposed for the new agricultural building.
- 6.6 The proposed development is considered to be acceptable and in accordance with the relevant planning policies in particular the landscape policies. The proposed building will not adversely affect the visual appearance and character of the surrounding rural landscape designated as an Area of Great Landscape Value. The proposal will therefore, in particular, be in accordance with landscape policies 3 and 7 in the Local Plan. The proposal will also be in accordance with Government advice contained in PPG7 which encourages development which benefits the rural economy provided it does not adversely affect the rural environment.

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 A07 (Development in accordance with approved plans)

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

3 B08 (Dark roof colouring (agricultural buildings))

Reason: To protect the visual amenities of the area.

4 The building hereby approved shall not be used to house livestock on an intensive basis.

Reason: To define the terms to which this planning permission relates and to protect the residential amenities of nearby dwellings.

5 F48 (Details of Slab Levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

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.

- 8 Before any work commences on site details of the top surface intended for the new vehicular turning area shall first be submitted to and be subject to the prior written approval of the local planning authority.

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

- 9 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

- 10 Details of external cowls, louvres or other shields to be fitted to the external lighting to reduce light pollution shall be submitted to and agreed in writing with the local planning authority before the external lighting is erected. The approved shields shall thereafter be retained in perpetuity.

Reason: To minimise light overspill and to protect the amenity of neighbouring properties and the surrounding rural environment.

Informatives:

- 1 The Environment Agency advises:

- i All washwaters, manures and stable waste should be collected, stored and disposed of in accordance with DEFRA "Code of Good Agricultural Practice for the Protection of Water".
- ii Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environment Protection Act 1990.
- iii Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

AREA SUB-COMMITTEE