

**DCNC2004/1133/F - SILAGE, HAY AND STRAW
STORAGE AGRICULTURAL BUILDING AT
PUDLESTON COURT FARM, PUDLESTON,
LEOMINSTER, HEREFORDSHIRE, HR6 0QY**

**For: per Mr I Savagar 35 Caswell Crescent
Leominster Herefordshire HR6 8BE**

Date Received:
29th March 2004

Ward:
Hampton Court

Grid Ref:
56585, 59912

Expiry Date:
24th May 2004

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 Pudleston Court Farm, which is partly enclosed by a red brick wall, is opposite St Peter's Church, a Grade II* Listed building. The Old Rectory, a Grade II Listed Building, is to the north-east and screened by a belt of trees.
- 1.2 This application proposes an open-ended portal framed agricultural building, 20m x 22.860m, 6.096m to eaves and 8.775m to the ridge to be located adjacent to other similar buildings. The lower walls are to be constructed in concrete blocks with spaceboarding above. Fibre cement sheets are proposed for the roof.

2. Policies

- 2.1 PPG1: General Policy and Principles
PPG7: The Countryside – Environmental Quality and Economic and Social Development
PPG15. Planning and the Historic Environment

2.2 Leominster District Local Plan (Herefordshire)

A1 – Managing the District's Assets and Resources
A18 – The Setting of Listed Buildings
A42 – Intensive Livestock Buildings
A54 – Protection of Residential Amenity

2.3 Hereford and Worcester County Structure Plan

A3 – Agricultural Buildings
A9 – Development Criteria
CTC7 – The Setting of Listed Buildings

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

E13 – Agricultural and Forestry Development
HBA4 – The setting of Listed Buildings

3. Planning History

NC2000/2981/F - Portal framed agricultural stock housing building. Approved 9.1.2001.

NC2001/0740/F - Portal framed stock building extension. Approved 18.5.2001.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

4.3 Chief Conservation Officer: No objection.

5. Representations

5.1 Pudleston Parish Council: No objection.

5.2 Letter of objection from Mr M A C Brinton, The Old Rectory, Pudleston:

a) The proposed building will be adjacent to our boundary, between the existing new building, which already causes a noise nuisance, and our house. It will be clearly visible from the Old Rectory, a listed and fine Georgian building, lying in an Area of Outstanding Natural Beauty.

b) Silage is notoriously smelly, and would seriously detract from the enjoyment of our property. Concerns about the effluent from this building, and pests such as rats and mice.

c) If such a building is necessary, can it not be built either on the site of one of the large number of existing and presumably redundant farm buildings or at the very least on the far side of the new barn? There is a suitable sized area for this, and it would then be hidden from us by the other new barn.

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 Policy A42 deals specifically with farm buildings, placing a need for the building, which should be sited and designed to harmonise with its surroundings.

6.2 As with all development in the countryside, particular care needs to be taken to minimise the effect the farm buildings will have on the appearance of the area. In this case, the proposed building is to be positioned alongside, and will be similar in appearance, to recently constructed farm buildings. It is proposed to locate the building within an established farmyard, in a position that is considered acceptable which will not compromise the functioning of the farm. To move the building to the

other side of the farmyard as suggested would require the building to be located adjacent to a watercourse. This is not considered acceptable in that any seepage from silage would cause pollution of the watercourse. In terms of Policy A.42 the proposal is considered acceptable in that it forms part of the agricultural complex.

6.3 The Old Rectory, which is to the north-east of the farm complex, is some 100metres from the site of the proposed building. It is screened from Pudleston Court Farm by a tree-lined drive. It is considered that the farm building is of sufficient distance from The Old Rectory that will not affect the setting of this Listed building or impact on its residential amenity.

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 - B01 (Samples of external materials)

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

Informative:

1 - N15 - Reason(s) for the Grant of PP

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.