

**DCNC2004/1409/F - REMOVAL OF EXISTING
STORAGE BARN, BINS AND SILO AND
REPLACEMENT WITH OPEN PLAN STORAGE
BUILDING AT BODENHAM GRAIN STORE, POOL
HEAD, BODENHAM, HEREFORDSHIRE, HR1 3HP**

**For: Bodenham Grain Storage Ltd per Mr S Wells
Lower Hope Farms Ullingswick Hereford HR1 3JF**

Date Received:

19th April 2004

Expiry Date:

14th June 2004

Local Member: Councillor K Grumbley

Ward:

Hampton Court

Grid Ref:

55447, 50451

1. Site Description and Proposal

- 1.2 The application site comprises an established group of large-scale farm buildings used for the storage of grain.
- 1.2 The proposal is to replace an existing barn silo and storage bin with two new modern storage buildings which will abut against each other.
- 1.3 The buildings will measure approximately 54m long, with a combined width of 30m. The buildings will stand 7.6m to eaves and 9.3m to the ridge.
- 1.4 Associated with the development is the provision of additional landscaping, which will soften the appearance of the new buildings.

2. Policies

2.1 PPG7 – The Countryside and Rural Economy

2.2 Hereford & Worcester County Structure Plan

A3 – Agricultural Buildings

2.3 Leominster District Local Plan (Herefordshire)

A09 – Design

A24 – Scale and Character of Development

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

DR1 – Design

DR4 – Environment

LA2 – Landscape character and areas least resilient to change

3. Planning History

NC01/3255/F .

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

4.3 Public Rights of Way Officer: No objection

5. Representations

5.1 Parish Council: No objection. They point out that, when work was last carried out on the site, screening was supposed to have been included. It is suggested that, as a condition for permission being granted, the applicants be asked to provide screening and appropriate landscaping to the front of the building.

5.2 Two letters of representation have been received from

Mr. Mrs & Miss Maxted, Maundfield Cottage, Poolhead, Bodenham
Mr P T Annesley, Maundfield Gate, Chapel Lane, Bodenham

The main areas of concern are:

- Noise/dust: problems of dust arise from use of an existing dryer and during the loading and unloading of lorries
- Highway/traffic: concern that replacement buildings provide more storage space and therefore will result in additional traffic movements
- Operating hours: deliveries have taken place early in the morning and it is recommended that a condition should restrict times to not before 7.30am
- Visual impact: it is recommended that the new buildings should be constructed in green cladding to match existing
- Landscaping: additional landscaping is recommended to the boundaries to lessen the visual impact of the development.

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 proposed buildings will replace a group of existing structures, which are more visually intrusive within this open landscape setting.

6.2 The applicant has agreed, in response to the concerns raised, to finish the walls to the buildings in a dark green to match existing and to provide landscaping adjacent to the buildings and along the road frontage.

- 6.3 With regard to the number of vehicular movements from the site, it is not anticipated that the proposed buildings will generate more traffic. The applicant has confirmed that whilst it is not general practice to work before 8am or after 5pm it is not possible to accept a restrictive condition regarding delivery and collection times due to seasonal working conditions including harvesting, which mean that activities on site will take place outside these times.
- 6.4 As the proposed works relate principally to the consolidation of an existing activity, the application is considered to be in accordance with adopted policy regarding development in the open countryside. The concerns regarding the colour finish to the building and need for additional landscaping area accepted and can be conditioned accordingly. The recommendation is therefore one of approval.

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 - Notwithstanding any details to the contrary on the submitted plans, the external surface of the walls shall be coloured a dark green, a sample of which shall first be agreed in writing prior to the commencement of development and the works shall thereafter be carried out in accordance with the approved details. REASON: to protect the visual amenities of the area.**

- 4 - G04 (Landscaping scheme (general))**

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

- 5 - G05 (Implementation of landscaping scheme (general))**

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

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.