

**DCNE2004/1018/F - AGRICULTURAL MACHINE STORE  
AND WORKSHOP AT TOWNEND FARM, BOSBURY,  
LEDBURY, HEREFORDSHIRE HR8 1JT****For: JH & GN Andrews per A J Lowther & Son Ltd  
The Works Whitchurch Ross-on-Wye Herefordshire  
HR9 6DF****Date Received:  
22nd March 2004****Ward:  
Hope End****Grid Ref:  
70902, 42993****Expiry Date:  
17th May 2004**

Local Member: Councillor R Stockton and R Mills

**1. Site Description and Proposal**

- 1.1 The proposal is for the erection of a building of approximately 9.4m x 14m with a ridge height of 5.7m and eaves height of 4.8m. It is proposed to erect the building in brick and steel cladding to utilise as an agricultural machinery store and workshop. The site of the building is on the east side of the C1174 road just to the north of a property known as Evendine. The site benefits from an existing agricultural access and it is proposed to site the building just north of the access adjacent to the tree-lined hedge.
- 1.2 The site lies within an Area of Great Landscape Value.

**2. Policies****2.1 Malvern Hills District Local Plan**

Landscape Policy 3 – Development in Areas of Great Landscape Value  
Landscape Policy 7 – Agricultural and Forestry Buildings and Roads

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

LA2 – Landscape character and areas least resilient to change

**3. Planning History**

- 3.1 None.

**4. Consultation Summary****Statutory Consultations**

- 4.1 None required.

Internal Council Advice

- 4.2 Chief Conservation Officer expresses concern about the scale of the building in an isolated position rather than adjacent to farm buildings. 'I could not support the siting of this building in this isolated position unless all options of siting the building close to, or within a farm complex or adjacent to other industrial units, have been explored.'
- 4.3 Head of Engineering and Transport: Advises insufficient detail for assessment to be made. Visibility splays of 2 x 33m are required with gates located to enable vehicles to wait to enter the site off the highway.

**5. Representations**

- 5.1 Bosbury Parish Council: 'Recommend approval of this application as we believe this additional building will be needed for Mr and Mrs Andrews to carry out their fruit and hop business. We also believe there is a letter to this effect from the applicants but have not had sight of this letter. Please note attached comments on the site map re size of site.'
- 5.2 CPRE: 'There are public footpaths all around this spot. The site is in most attractive countryside and the proposed building would be clearly visible from the east: eg from the area around Colwall Church. We think it would be a pity to detract from the setting by erecting an agricultural building. It seems to us more appropriate to site the proposed building near the other farm buildings. We therefore ask the Council to refuse this application.'
- 5.3 In response to questions about the siting from officers, the applicant advises that upon being made redundant upon sale of the hop farm at Brierley Court, his son took over most of Townend Farm and the house. 'I retain some land, 55 acres, of mostly hops and intensive cider fruit, and am now living in a house in Bosbury and in business from there. We have nowhere to keep various tractors, mowers, sprayers etc, which are currently stored outside at The Townend. The proposed site is accessible with electricity and water and surrounded on most sides by tall hedges. None of the other land available has all of these attributes.'

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 field in which it is proposed to site the building is centrally based and thus provides reasonable access to all other parcels of land owned by the applicant. It is also relatively close to Bosbury from where the applicant is running the business. Given the options available, it is considered that this is an appropriate location for the building. It is also relevant to advise that if the building were to be moved more than 25m from the road it would benefit from permitted development rights. It is currently sited adjacent to the hedgerow where maximum screening is afforded. As there is an existing field access it is not considered that the concerns of the Head of Transportation and Engineering would warrant a refusal. Conditions can be imposed to ensure adequate turning within the site.

**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.

- 3 - Before the development hereby approved is commenced details of the precise location of the building shall have been submitted to and approved in writing by the local planning authority.

Reason: For the avoidance of doubt.

- 4 - H13 (Access, turning area and parking ) (delete 'shown on approved plan')

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.