

**10 DCNC2004/1813/F - ERECTION OF STEEL FRAME
PART OPEN-SIDED STOCK YARD AT THE BEECH
FARM, HAYNALL LANE, BRIMFIELD,
HEREFORDSHIRE, SY8 4BG**

**For: Mr J Stinton, C.J. Didlick, Bwthyn Snead Common
Abberley, Worcestershire, WR6 6AF**

Date Received:

18th May 2004

Ward:

Upton

Grid Ref:

53932, 67802

Expiry Date:

13th July 2004

Local Member: Councillor J. Stone

1. Site Description and Proposal

1.1 The application relates to approximately 9 hectares of farmland on the north east side of Haynall Lane, C1051. The site rises away from the lane, and is located in open countryside.

1.2 This application proposes a single farm building, 31m x 15m, 4m to eaves and 7m to ridge, to be located alongside and similar in appearance to a recently constructed farm building. The lower walls of the building are to be constructed in concrete block with vertical timber cladding above, and through coloured fibre cement sheet roofing, colour grey/brown.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

Policy A2(D)(i) – Settlement Hierarchy

Policy A42 – Intensive Livestock Units

2.2 Hereford and Worcester County Structure Plan

Policy A3 – Construction of Agricultural Buildings

Policy CTC9 – Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy E16 – Intensive Livestock Units

2.4 Planning Policy Guidance Note 1 – General Policy and Principles

Planning Policy Guidance Note 7 – The Countryside – Environmental Quality and Economic and Social Development

3. Planning History

NC2001/1734/F – Retention of hardstanding and earth bund for agricultural storage of hay/straw/silage bales – Approved 14th August 2001.

NC2002/0182/S – General purpose storage building. Prior Approval refused 12th February 2002.

NC2002/1173/F – Retention of farm office and steel containers for storage of animal feeds, tools and agricultural equipment. Refused 13th June 2002.

NC2002/1942/F – Approval of siting and design of agricultural building. Approved 7th November 2002.

NC2003/3175/F – Open sided stockyard. Refused 12th December 2003.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency has no objection in principle.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection.
- 4.3 Chief Conservation Officer – Landscape comments as follows: ‘I have no objection to the stockyard but the line of the hedge and the plant species could be improved. I would recommend that a new hedge is planted in a straight line from the corner of the existing fence behind the application site, down to meet the lane at right angles. This will square up the field boundary and avoid awkward corners.’

5. Representations

- 5.1 Brimfield Parish Council comments as follows: ‘As per our previous comments regarding this site, no more development can be justified given the current acreage. It also appears that the hard standing will have to be extended to accommodate the building.’
- 5.2 A letter from Mr and Mrs Wilkes, Sparn Hill, Haynall Lane, Brimfield comment as follows: ‘So far as we can tell there appears to be nothing in the proposed building or in its setting to which we have objections either visually or otherwise.’
- 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 This application has been submitted following the refusal of planning permission NC2003/3175/F when it was proposed to locate the building directly behind the existing farm building. The application was refused for the following reason:

“The site is located in an elevated position within open countryside. Within this location Policy A.9 of the Leominster District Local Plan (Herefordshire) requires that development should be sited so as to minimise its impact on the character of the area. The cumulative effect of the proposed building with the existing building would lead to a development that would be overly dominant in the landscape so as to have an adverse visual impact upon the surrounding area.”

This application proposes to locate the building alongside the existing building approved under reference NC2002/1942/F; the building will be of the same size, design and materials.

- 6.2 The siting of an agricultural building can have considerable impact on the surrounding landscape. PPG7 emphasises farm buildings should be assimilated into the landscape without compromising the function it is intended to serve. New buildings should normally form part of a group rather than stand alone, a point that is specifically mentioned in policy A3 of the Country Structure Plan and Policy A42 of the Leominster District Local Plan.
- 6.3 While officers consider the proposed siting of the building to be acceptable its impact can be further reduced by additional hedgerow planting as recommended by the Landscape Officer.
- 6.4 Although located in open countryside, the pattern of development along Haynall Lane consists of properties, including several farms, spaced out along the lane. The position of the building is considered within keeping with the pattern of development and to the local 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 - B01 (Samples of external materials)**

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

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

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

- 4 - 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/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.