

DCNC2004/2838/F - STORAGE BUILDING AT MIDDLE HOUSE FARM, HILLHAMPTON, BURLEY GATE, HEREFORD, HEREFORDSHIRE, HR1 3QP**For: Mr N Pannier per Mr I Savagar 35 Caswell Crescent Leominster Herefordshire HR6 8BE****Date Received:**
2nd August 2004**Ward:**
Bromyard**Grid Ref:**
58966, 47294**Expiry Date:**
27th September 2004

Local Members: Councillor P Dauncey & Councillor B Hunt

1. Site Description and Proposal

- 1.1 Middle House Farm lies to the north-west of the Burley Gate roundabout at the crossing of the A417 and A465. The site, lying on lower ground than the roundabout, is clearly visible when approaching from both Leominster and Hereford directions. The site is accessed via an existing track from the A417, which also serves an adjoining farm and a number of residential properties.
- 1.2 The proposed building, which is almost complete, adjoins an existing potato storage building and measures approximately 24.3 m x 28.3 m and 9.7 m to ridge height. The building has been constructed to match that adjoining.

2. PoliciesMalvern Hills District Local Plan

Landscape Policy 1 – Development Outside Settlement Boundaries

Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy E13 – Agricultural and Forestry Development

3. Planning History

NC2004/1390/S – Prior Approval Required for this particular building (since works subsequently started the building could not benefit from permitted development rights hence the need to make the correct application).

N98/0240/S – Prior Notification for the completed potato store, constructed under permitted development rights.

4. Consultation SummaryStatutory Consultations

- 4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection.

4.3 The Chief Conservation Officer has no objection.

5. Representations

5.1 Ocle Pychard Parish Council takes the view that as that the barn is already under construction any comment by the Parish Council would appear to be irrelevant.

5.2 In support of the application the applicant's agent advises that the building is to be used solely for the storage of potatoes produced by his client and that access to the building would be the same as that for the existing building, with traffic confined to that necessary to transport potatoes to the building during the lifting season in the autumn by tractor and trailer and subsequent removal for sale by lorry during the winter. The building has capacity for approximately 700 tons of potatoes, this will require a least 70 tractor journeys over a 6 to 8 week period and 30 lorry journeys over a 6 to 10 week period.

5.3 Any further representations received in response to statutory advertisement procedure which expires on 30th September 2004 will be reported verbally.

5.4 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 Had work not commenced prior to the determination of the Prior Approval application, assuming that Prior Approval would have been granted, the building could have been erected under permitted development rights. However, in this instance permission is now required. The building, which is virtually complete, has been erected adjacent to the existing potato store. Given the ownership of the land available the location is that which has least impact on the Listed Buildings nearby. The building is fairly prominent in the landscape but since it sits adjacent to an existing building and appears when looking from the A465 as part of the wider group of buildings is not considered reasonable to refuse the application on landscape impact grounds.

6.2 In order to provide a measure of protection to the amenity of residents living adjacent to the access track, it is considered reasonable to limit lorry movements when collecting the potatoes. This will not hinder the harvesting/grading process.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - Within one month of the date of this permission there shall have been submitted to and approved in writing by the Local Planning Authority a Scheme of Landscaping. All planting comprised in the approved details shall be carried out during the current planting season. Any trees or plants which will in a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives**

written consent to any variations. Any plants that fail more than once they shall continue to be replaced on an annual basis till the end of the five year defect period.

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

- 2 - There shall be no collection by lorry of the potatoes from the building outside of the hours 8.00am to 6.00pm Monday to Fridays and 8.00am to 1.00pm on Saturdays. There shall be so such collection on Sundays, Bank or Public Holidays.

Reason: In the interest of amenity.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.