

17 DCNW2004/3056/F - PROPOSED AGRICULTURAL STORAGE BUILDING AND EXTERNAL CONCRETE YARD AT BRIDGE FARM, ALMELEY, HEREFORD, HEREFORDSHIRE, HR3 6LD**For: D.J. Morgan, McCartneys, 34 High Street, Kington, Herefordshire, HR5 3BJ**

Date Received: 19th August 2004 Ward: Castle

Grid Ref: 33371, 51269

Expiry Date: 14th October 2004

Local Member: Councillor J.W. Hope

1. Site Description and Proposal

- 1.1 This application seeks consent for the erection of an extension to an existing agricultural building. The extension will be 22.85 metres long by 13.71 metres wide and will be 7.50 metres high at ridge level, 4.87 metres at eaves. The building is nearly completed and is attached to an existing storage building. The application site is located approximately 300 metres to the south of Almeley village and is situated on the eastern side of the C1080 which runs southwards out of the village towards Kinnersley. The application site is situated at the northern end of the existing farm complex at Bridge Farm. The site lies adjacent to the Almeley Conservation Area and a Listed Building is found to the south west of the application site.

2. PoliciesLeominster District Local Plan

Policy A1 - Managing the Districts Assets and Resources

Policy A2(D) - Settlement Hierarchy

Policy A9 - Safeguarding the Rural Landscape

Policy A18 - Listed Buildings and their Settings

Policy A24 - Scale and Character of Development

Herefordshire Unitary Development Plan

Policy S1 – Sustainable Development

Policy S2 – Development Requirements

Policy DR1 - Design

Policy HBA4 – Setting of Listed Buildings

Policy E13 – Agricultural and Forestry Development

3. Planning History

NW2004/2354/F – Extension to steel portal framed barn to house cattle
Approved, 24th August, 2004

NW2004/1815/S – Straw and fodder storage building

Planning Permission Required, 25th June, 2004

NW2002/2123/F – Extension to existing cattle building
Approved, 30th October, 2002

NW2001/1164/F – Erection of steel portal framed hay/straw barn
Approved, 28th June, 2001

NW2000/2576/F – Removal of Condition 2 of planning permission NW1999/2201/F
Approved, 15th November, 2000

NW2000/1984/F – Extension to existing cattle building
Approved, 17th November, 2000

NW1999/2201/F – Extension to general purpose agricultural building
Approved, 21 September, 1989

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection to the granting of planning permission.

4.3 Head of Conservation raised no objections

5. Representations

5.1 Three letters of objection have been received from the following sources:

- J. & C. Pottruff, Elmwood, Almeley
- Mrs. V. Battenti, The Hazels, Almeley
- Mr. Tucker, Spearmarsh House, Almeley

The objections raised can be summarised as follows:

1. Existing supply of buildings
2. Increasingly industrial character of site
3. Traffic implications
4. Need for site visit

5.2 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 extension to this building is located on the periphery of the existing complex and is attached to an existing agricultural storage building. The design is typical of a modern agricultural building and is not considered problematic in itself. The siting of the building

is such the views of the complex are not significantly altered by virtue of this addition, indeed, this addition is not visible from the majority of view points due to the existing screening of the site and the relationship of this building to the existing structures found on site. The building is located away from the Listed Building on site and this building will not prove harmful to its setting. Further it is considered that the character and appearance of the Almeley Conservation Area will be preserved due to the siting of this addition. Additional landscaping is not considered necessary in this instance. It is considered that the transport generating effects of this addition will be minimal and no concerns are raised with regards this issue. The continued expansion of this farm complex is recognised but so to is the evolution of modern farming and the associated accommodation needs.

The proposal falls outside of permitted development rights by virtue of other works Carried out within 90m in the past 2 years.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1 - A01 - Time limit for commencement (full permission)**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.