

MEETING:	PLANNING COMMITTEE
DATE:	27 JUNE 2012
TITLE OF REPORT:	<p>N121311/F - TO ERECT A NEW BUILDING TO BE USED FOR A MIXED USE FOR THE PURPOSES OF AGRICULTURE AND TO INSTALL A WOOD CHIP BOILER TO PROVIDE A HEAT SOURCE TO THE DWELLINGHOUSES KNOWN AS "LEADON COURT" AND "LITTLE LEADON" AT LEADON COURT, LITTLE LEADON, FROMES HILL, LEDBURY, HEREFORDSHIRE, HR8 1HT</p> <p>For: Mr Morgan per John Ruck Construction Ltd, Longmead, Elms Green, Leominster, Herefordshire HR6 0NS</p>
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121311&NoSearch=True

Date Received: 3 May 2012

Ward: Frome

Grid Ref: 368378,246675

Expiry Date: 28 June 2012

Local Member: Councillor PM Morgan

1. Site Description and Proposal

- 1.1 The application site relates to part of Leadon Court that is situated on the northern side of Fromes Hill north of the A4103. Leadon Court consists of a Grade II Listed farmhouse with a number of traditional and some modern farm buildings forming a tight-knit farmyard. The farm has two accesses, both directly from the A4103. On the eastern access there are 5 commercial/light industrial units at the entrance (east of the farm complex) which are all let out to local businesses.
- 1.2 The proposal involves the construction of a steel portal framed agricultural storage building. The building joins an existing building on the western fringe of the farm complex. The building will be 17 x 10m, with a height of 6.6m. The building is to be constructed with a concrete block wall of 2.5m high with Jupiter green box profile steel sheeting above. The roof will be profile fibre cement sheeting finished in a natural grey colour. The building is to remain open on the southern elevation.
- 1.3 The building is to have a mixed use with 25% of the floor area used to house a biomass boiler and the other 75% for general agricultural use (machinery and fodder storage). The biomass boiler will consist of a 150kW woodchip boiler which will be used to provide heat for 2 domestic houses on the site with the potential for other building on site at a later date. The fuel for the boiler will come from the applicant's own woodland.

2. Policies

2.1 National Policy

NPPF - National Planning Policy Framework

2.2 Herefordshire Unitary Development Plan 2007:

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
DR1	-	Design
DR2	-	Land Use and Activity
DR4	-	Environment
DR13	-	Noise
E13	-	Agricultural and Forestry Development
LA2	-	Landscape Character and Areas Least Resilient to Change
CF4	-	Renewable Energy

2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.asp>

3. Planning History

- 3.1 DCH980176/F Change of use of agricultural buildings to B2/B8 use. Approved 15 July 1998.
- 3.2 DCN011457/L Alterations to kitchen and dining room. Approved.
- 3.3 DCN054045/L Conversion of redundant barn to blacksmiths workshop. Approved 10 January 2006.
- 3.4 N121516/S Proposed two cut and fill clay lined agricultural irrigation reservoirs - still under consideration.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No comments received at the time of writing the report.
- 4.3 Conservation Manager (Ecology): No comments received at the time of writing the report.
- 4.4 Conservation Manager (Historic Buildings Officer): No comments received at the time of writing the report.

5. Representations

5.1 Bishops Frome Parish Council: No comments received at the time of writing the report.

- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

- 6.1 The application seeks permission for a building to have a mixed use; the primary use being that of agriculture and the secondary for a biomass boiler for two domestic properties. The building will be located next to an existing building on the western fringes of the farm complex.
- 6.2 Policy E13 of the Herefordshire Unitary Development Plan sets out the criteria for considering new agricultural buildings. In summary the policy requires that in the case of new agricultural building that they are sited with existing groups of buildings where practical; adverse impacts on residential amenity and the environment are avoided; and proposals are well related to existing development and the landscape in terms of scale, design, colour and materials.
- 6.3 The siting of the building is entirely logical and allows the new building to read as part of the existing farm complex. The proposal is for an established agricultural enterprise and considered reasonably necessary in respect of agriculture. The farm itself is relatively well screened from the A4103 highway which runs along the southern boundary from existing planting and traffic travelling along the highway would not be able to view the development at all. Overall the proposed building will be readily assimilated into the landscape and will not adversely affect the visual amenities / character of the surrounding rural landscape.
- 6.4 The application also falls to be determined in accordance with Policy CF4 of the Herefordshire Unitary Development Plan which sets the provision for renewable energy proposals. The policy supports the provision of renewable energy developments providing regard is given to the wider environmental, social and economic benefits. Each renewable energy development needs to be carefully considered, as they should not be accepted at any environmental cost.
- 6.5 The proposed biomass boiler will be concealed within the building and will therefore not have any detrimental effect upon the character of the landscape. It is in close proximity to the two dwellings it will serve and is not considered to have any significant impact upon the amenities of neighbouring residents through noise.
- 6.6 In accordance with Policies E13 and CF4 the proposed development is considered acceptable and its impact on the surrounding landscape is considered to be minimal. The proposed building is well sited, and of an appropriate scale and design with its intended use fully justified. On this basis the proposal is recommended for approval.

RECOMMENDATION

Subject to there being no material planning issues raised by the outstanding consultation responses planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission).**
- 2. B01 Development in accordance with the approved plans.**

Reason for Approval:

- 1. The proposed development is considered to be acceptable by the Local Planning Authority as it is well sited, well designed and of an appropriate scale and appearance in the context of the site. It is also considered to be reasonably necessary for the purposes of agriculture and will not harm the amenities of nearby residential dwellings. As such the development is considered to comply with Policies S1, S2, S7, DR1, DR2, DR4, E13, LA2 and CF4 of the Herefordshire Unitary Development Plan 2007 and the Central Government advice contained within the National Planning Policy Framework.

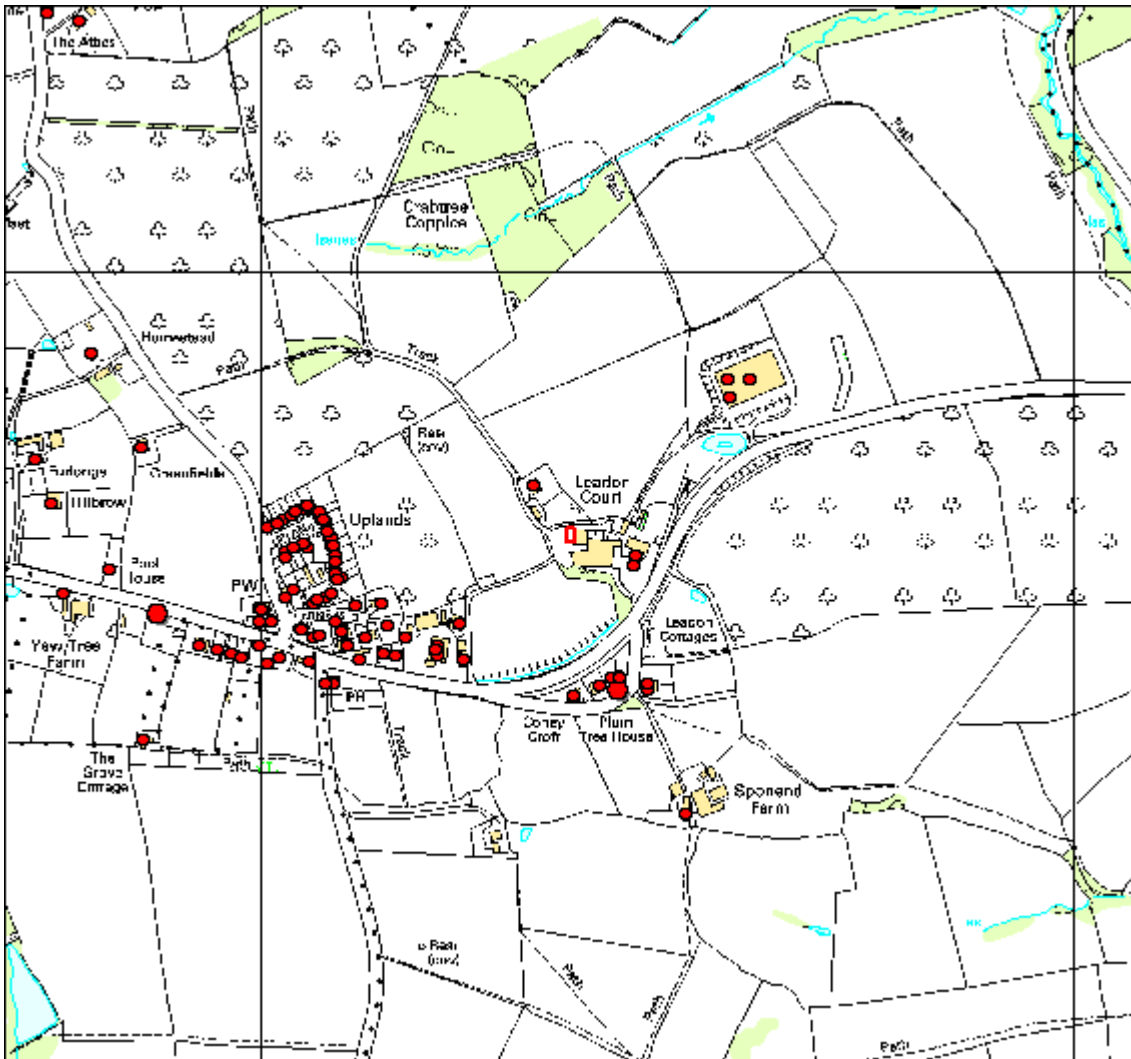
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/121311/F

SITE ADDRESS: LEARDON COURT, LITTLE LEARDON, FROMES HILL, LEDBURY, HEREFORDSHIRE, HR8 1HT

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