

MEETING:	PLANNING COMMITTEE
DATE:	18 JULY 2012
TITLE OF REPORT:	N121483/F - ERECTION OF AGRICULTURAL STORAGE / GENERAL PURPOSE BUILDING AT SOUTHVIEW, WINFORTON, HEREFORDSHIRE HR3 6EB For: Mr & Mrs N Cooke, Southview, Winforton, Herefordshire, HR3 6EB
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121483&NoSearch=True

Date Received: 21 May 2012

Ward: Castle

Grid Ref: 329976,247383

Expiry Date: 16 July 2012

Local Member: Councillor JW Hope, MBE

1. Site Description and Proposal

- 1.1 The site is located to the rear of a detached brick constructed dwelling that forms one of a small cluster of detached dwellings in a rural location. .
- 1.2 The development site forms part of a grassland field surrounded by farmland adjoining the applicants dwelling, this is situated alongside the southern side of the application site. Adjacent to the west elevation is a native hedgerow which acts as boundary between two separate fields.
- 1.3 The application proposes construction of an agricultural storage building of timber and brick construction under a profile tin sheeted roof.
- 1.4 The proposed building has internal floor space of approx. 55 square metres, and a maximum height of 3.5 metres.

2. Policies

2.1 Herefordshire Unitary Development Plan:

- S1 - Sustainable Development
- S2 - Development Requirements
- DR1 - Design
- DR2 - Land Use and Activity
- DR3 - Movement
- DR4 - Environment
- E13 - Agricultural and Forestry Development
- E15 - Protection of Green Field Land
- LA2 - Landscape Character and Areas Least Resilient to Change
- NC1 - Biodiversity and Development

Further information on the subject of this report is available from Mr P Mullineux on 01432 261808

2.2 National Planning Policy Framework

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

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

3. Planning History

3.1 DCNW2007/1271/F Replacement dwelling and garage. Approved subject to conditions 13 July 2007.

4. Consultation Summary

4.1 The Transportation Manager raises no objections.

5. Representations

5.1 The Parish Council's observations are awaited. .

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.aspx

6. Officer's Appraisal

6.1 The application proposes a timber and brick constructed agricultural building for general agricultural storage purposes.

6.2 The principle of the proposed development is considered acceptable in consideration of the land under the applicants control and nature of the farming being undertaken..

6.3 The overall scale and design of the proposal is also considered acceptable in relation to the surrounding built environment and landscape character. The site for the proposed development is the most suitable and the least conspicuous site within the field where the native hedge to the west of the site and adjoining domestic curtilage to the south, will help mitigate the proposal into the countryside.

6.4 The building is also considered acceptable in relationship to surrounding residential amenity and no privacy issues are raised. Finally there are no concerns in relation to the public highway.

6.5 Accordingly the proposal is considered to comply with the Development Plan.

RECOMMENDATION

That 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

3. The external colour of the roof shall be coloured a dark grey colour, or other dark colour approved in writing with the local planning authority prior to any

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development on site.

Reason: In consideration of the visual amenity of the surrounding area and to comply with Policy DR1 of the Herefordshire Unitary Development Plan.

Reason for Approval:

- 1. The development is of a scale and design considered acceptable for the location of the development with no significant adverse impact on the surrounding landscape with adequate justification for the requirement for the development.**

The development considered acceptable in relationship to surrounding residential amenity and privacy issues, and is also considered satisfactory in relationship to public highway issues.

The development is considered to be in accordance with policies of the Herefordshire Unitary Development Plan, key policies of which are Policies S1, DR1, DR2, E13 and LA2. The development is also considered to be in accordance with the National Planning Policy Framework.

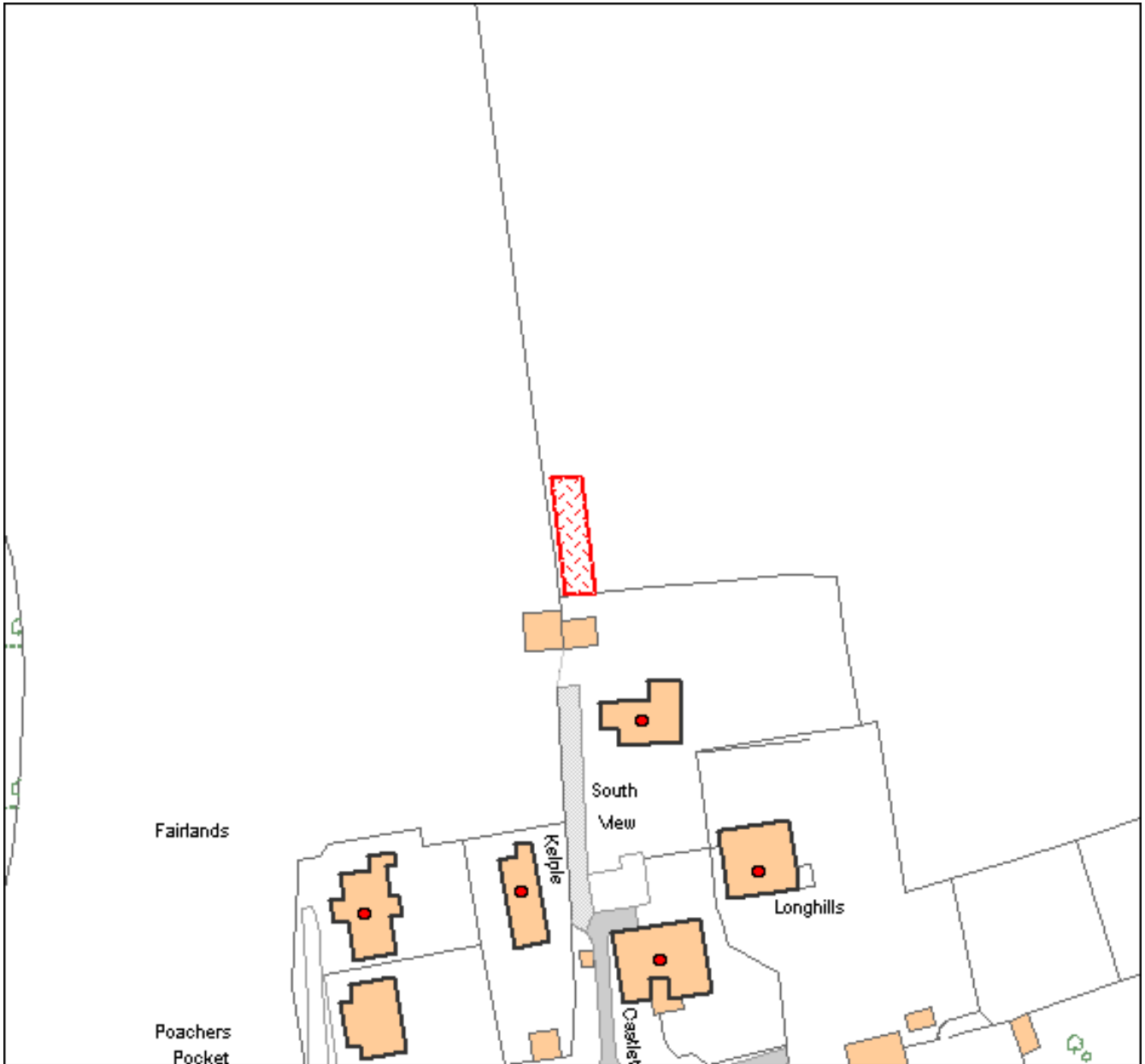
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/121483/F

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