

5 DCCW2004/2800/F - PROPOSED LEAN-TO EXTENSION OF EXISTING OUTBUILDING TO PROVIDE LAMBING SHED AND FEED STORE. THE PADDOCKS, TILLINGTON, HEREFORD, HEREFORDSHIRE, HR4 8LD

For: Miss V.G. Brazier, per Mr. S. Potter, Pomona Office, Pomona Drive, Kings Acre Road, Hereford, HR4 OSN

Date Received: 29th July, 2004

**Ward: Burghill,
Holmer & Lyde**

Grid Ref: 46623, 45165

Expiry Date: 23rd September, 2004

Local Member: Councillor Mrs S.J. Robertson

1. Site Description and Proposal

- 1.1 The Paddocks is located on the western side of Crowmoor Lane, Tillington between Bird in Hand Cottage and The Copse.
- 1.2 Planning permission is sought to provide a lean-to extension to the existing building to be used as a lambing shed and feed store. The building measures 4.54m x 14.06m and 1.95m to the eaves. The extension will have a mono-pitch and timber cladding with a felt roof.
- 1.3 The building will be placed on an existing concrete slab which has been previously dug out. Whitmoor Cottage is located approximately 40m to the north west and Bird in Hand Cottage 25m to the north east. Both dwellings are elevated above this site. A polytunnel is located between Whitmoor Cottage and the extension.

2. Policies

2.1 Planning Policy Guidance:

PPG7 - Sustainable development in rural areas

2.2 Hereford and Worcester County Structure Plan:

A3 - Agricultural buildings

2.3 South Herefordshire District Local Plan:

ED9 - New agricultural buildings

3. Planning History

- 3.1 CW2004/0439/F - Use of land for siting of temporary caravan for carer. Temporary permission 8th April, 2004.

- 3.2 CW2004/2798/F - Retention of 2 no. sheds for storage in connection with approved temporary static caravan (CW2004/0439/F). Undetermined.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection.

Internal Council Advice

- 4.2 Head of Highways and Transportation: No highway issues.

5. Representations

- 5.1 Burghill Parish Council: The Parish Council understands that this is a registered smallholding, and as such have no objections to this application. However they would not wish to see any further development of the site. The neighbours have been made aware of the proposals.

- 5.2 One letter of objection has been received from Russell and Lusanna Hoddell, Whitmore Pool Cottage, Tillington. The main points raised are:

- The noise from the current menagerie of parrots, sheep, goats etc is intolerable. We have two small children who are frequently woken along with us, to the sound of the shrieking squawking dawn chorus at 5.30 each morning and continues throughout the day. Therefore any increase in the number of animals increases this burden and will be to our detriment.
- The size of the proposed shed is way out of proportion to the number of animals that she currently keeps. If her intention is to increase her animal population to fill this space, then this will have a greater impact on our home living.
- Whatever Ms Brazier's intention the nature and shape of the land causes any sound to amplify towards our home, much like the effect of an amphitheatre.
- We recently had a conversation with Ms Brazier concerning the new shed, she indicated that the shed would be used to house more parrots. At no time did she indicate that she would use this for lambing. We therefore do not believe that the shed will be used either in part or in total for a lambing shed.
- The Paddocks appears to be an increasing development. We have an enclosure with a caravan, with neighbours numerous sheds and cages and a 70ft of polytunnel which is used for storage, all of which have an overbearing and negative detrimental effect on our standard of living, which will increase further with the building of this huge lambing/parrot shed.

- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The proposal is for a modest extension (4.5m x 14.06m) to an outbuilding at The Paddocks, Tillington for use as a lambing shed and feed store.

- 6.2 Its position complies with Policy ED9 of the South Herefordshire District Local Plan in that it is located adjacent to the existing building and will have limited impact within the

landscape. The neighbour's concerns are noted however suitable conditions will be imposed limiting its use to that for which it has been applied. In addition a polytunnel is being used on site for storage not associated with agricultural. A condition requiring its removal and the goods therein prior to use of this building will remove and unauthorised use and the polytunnel from the land.

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 A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 Prior to use of the building hereby approved the polytunnel and non agricultural items located within will be removed from the land.

Reason: In order to improve the visual amenity of the area.

4 The building shall be used as a feed store (as classified in Condition 5) and or a lambing shed and for no other use whatsoever unless otherwise agreed in writing by the local planning authority.

Reason: In order to clarify the terms of this permission.

5 The storage building shall not be used for any purpose other than agriculture, as defined in Section 336 of the Town and Country Planning Act 1990.

Reason: To define the terms of the permission.

INFORMATIVE:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.