

**10 DCNW2005/2572/F - GENERAL PURPOSE PORTAL
FRAME BUILDING FOR STORAGE OF FEED AND
STRAW AND WINTER HOUSING OF LIVESTOCK AT
UPPER HOUSE FARM, EARDISLEY, HEREFORD,
HEREFORDSHIRE, HR3 6PW**

**For: R A Preece per James Spreckley, Brinsop House,
Brinsop, Hereford, HR4 7AS**

Date Received:
3rd August 2005

Ward: Castle

Grid Ref:
30836, 49940

Expiry Date:
28th September 2005

Local Member: Councillor J Hope

1. Site Description and Proposal

- 1.1 The application site is a green field site that lies 160m to the west of the A4111 Eardisley to Kington Road. The existing farm complex and farmhouse lies immediately adjacent to this road but to the East. The Boundary of the application site consists of mature native hedge boundary with mature oak tree. A public Right of way runs along the side of this site.
- 1.2 The proposal is for the erection of a single general purpose agricultural building to be used for storage and winter housing of livestock. The building would have a footprint of 27.2m by 31.2m and would be dual pitched with an eaves level of 4.2m and ridge height of 7.8m. The building would be constructed of concrete block work and profiled steel cladding.
- 1.3 The applicants have recently received approval for the conversion of the existing traditional buildings at Upper House Farm to residential. As part of this approval the modern farm building were to be removed from the site.

2. Policies

Planning Policy Statement 1 – Delivering sustainable development
Planning Policy Statement 7 – Sustainable development IN rural Areas

Leominster District Local Plan

A1 – Managing the districts assets and resources
A9 – Safeguarding the Rural Landscape
A12 – new development and landscape schemes
A24 – Scale and Character of Development
A78 – Protection of PROW

Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 – Design

DR4 - Environment
LA2 – Landscape Character and Areas Least Resilient to Change
E13 – Agricultural and Forestry development

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Traffic Manager has no objection to the grant of permission and notes that the existing access is not to the full standard with regards to visibility, however it is considered to be acceptable as an existing agricultural access.

4.3 Public Rights of Way Manager – The proposed development would not appear to affect public footpath EE14 and notes that the PROW should remain open and unobstructed at all times.

4.4 Head of Environmental Health and Trading Standards - No Comment

5. Representations

5.1 Eardisley Parish Council – This was discussed and although we agree in principle, great concern was expressed about lack of measurements and details and about its size. There must surely be a stockyard? Councillors were worried about the Green Gables and residents of Woodseaves Road and the intrusion on the landscape when travelling from Bollingham.

5.2 The Ramblers Association comment as follows:

“There are three points that we are concerned with. Firstly the public right of way will have to cross the hardcore track. Should it be necessary to raise the general level of this track then the footpath will need to be appropriately graded to meet the track. Secondly, as the building will be used for the winter housing of stock the area in front of the building where the footpath passes must be so constructed so that it doesn't become a no go area due to mud or slurry. Lastly where are storm drains to discharge? They should be positioned well away from the footpath, to ensure there is no possibility of it becoming waterlogged or flooded.

Other than the above points, this development doesn't appear to have any impact upon the adjacent public right of way, Eardisley EE14. However, we would ask you to ensure that the developer is aware that there is a legal requirement to maintain and keep clear a public right of way at all times.”

5.3 The Open Spaces Society are concerned about this application as it seems to require 2 fence lines access via public footpath, unless gaps are left this would obstruct the path. Any new stiles or gates would be illegal unless specifically authorised by Herefordshire Council and only to prevent the egress of stock.

- 5.4 The application submission included a letter which detailed the background to the application as follows:

“You will recall that Upper House Farm comprises some 288 acres situated immediately west of the A4111 and 48 acres east of the A4111 as shown on the attached farm plan. The farm is a mixed arable and livestock farm with a ewe flock suckler cow herd and beef cattle. There is currently no farm building whatsoever serving the 88 acres west of the A4111, and the proposed building is required to serve this land, and in particular to reduce the movement of livestock across the A4111. In addition the proposed building will in part replace the buildings to be removed at the farmstead as part of the scheme to convert the listed barns. The building will be used for the storage of feed and straw and winter housing of livestock.

The proposed siting has been most carefully considered so as to minimise the impact upon the landscape in general and views to and from the village in particular. The existing hedgerows and mature oak trees in this location provide significant screening and landscaping, and additional hedgerow and tree planting will further enhance this screening. The location is well related to the grassland on the farm, to the existing farm access onto the A4111, and to the existing farmhouse and farmstead.”

- 5.5 1 Letter of objection has been received from Mrs Stephanie Grant, Bollingham House Eardisley who states the following:

“In view of their application to build these houses by means of demolishing modern agricultural buildings, surely it is laughable if you now allow them to build a brand new building for the same purpose. This is where planning is made to look foolish. Either they build the houses and relinquish their rights to a new barn or they are permitted to build a new barn but not the houses as well. Furthermore the visual impact of a modern barn construction so near the centre of picturesque black and white Eardisley is bound to be extremely detrimental.

Please let us know in detail what the Council intend to do as at the moment it looks as if Upper House Farm are making monkeys out of us all.”

- 5.6 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 main issue in the consideration of this application is the impact that a building of the size and scale proposed would have on the landscape quality of the area, including the long distance views towards the village. Other issues to be considered are the potential impact on nearby dwellings and issues of highway safety.

- 6.2 It is indicated in the agents supporting letter that the reason for the choice of site is its minimal impact on the surrounding landscape. The site has mature hedges and trees and is sufficiently set back from the highway to avoid being overly intrusive on the approach to the historic village. The proposal also includes some additional planting and landscaping to the South of the site providing a screen from those dwellings located along Woodseaves road. The nearest dwellings are approximately 180 metres away from the proposed building. Views of the site when approaching from Bollingham (Kington) are also restricted due to the hedgerow along the A4111 and brief glimpses

would be softened by the existing and proposed landscaping. A condition to ensure the retention of existing landscaping and provision of new landscaping is recommended. As such the proposal would comply with policies A1, A9 and A12 of the Leominster District Local Plan.

- 6.3 The proposal does not show any areas of hardstanding outside of the building but it can be assumed that this will be necessary. If this was provided this is unlikely to provide any particular landscape impact or concern. The proposed new access track to the application site is to be constructed in hardcore that should be fairly unobtrusive and will also help prevent mud on the road. Details and samples of the proposed hardcore are requested by condition.
- 6.4 A Public right of Way runs along the eastern boundary of the application site and crosses the proposed access track. Although the proposed building will be visible from the PROW and the legal path of the PROW crosses the proposed access track, the Public Rights of Way manager raises no objection to this proposal. The applicants will be made aware of their legal responsibility to ensure the PROW is not obstructed through the use of an informative note. In order to ensure that the drainage of the site does not affect the pathway, and to address the concerns raised by the Open Spaces Society, a condition requiring drainage water details to be submitted is also recommended.
- 6.5 The nearest neighbours to the site lie approximately 180m away to the South and South East. The use of the building is unlikely to cause any adverse effect on the living conditions currently enjoyed by these residents. The Environmental Health officer has been consulted and raises no objection to this proposal.
- 6.6 The erection of the building in this location will facilitate the removal of the large modern agricultural building which is sited adjacent to the roadside at Upper House Farm on the approach to the village. The removal of this building is a benefit to the rural street scene and approach to the Conservation Area and this has been duly noted in the application for the conversion of the traditional rural buildings.
- 6.7 The Transportation Manager has raised no objection but notes the visibility splays are sub standard. The access is an existing agricultural access and as such it is felt that we could not sustain a refusal for the erection of one building on this site for this use. In addition to this the present location of the farm buildings at Upper House Farm involve the cattle / stock have to cross the road, as the majority of the land owned by the applicant lies to the west of the Main road. The gates are to be set back 10m from the highway a condition is recommended to ensure that this is undertaken.
- 6.8 To conclude, the proposed building, by virtue of its size and siting within an existing enclosed space, is considered to be an appropriate location, screened by the existing vegetation and consequently having a minimum impact on the landscape and surrounding area. The proposal is unlikely to have a direct impact on the living conditions currently enjoyed by surrounding residents and there are no objections raised in relation to the Public Right of Way or to the use of the existing access. As such the proposed development, subject to appropriate conditions listed below, is considered to be an acceptable form of development in accordance with local plan policy and guidance contained in PPS7.

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 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - Prior to the commencement of development a detailed block plan showing the areas of hardstanding surrounding the proposed building shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan.

Reason: To ensure a satisfactory form of development and to protect the landscape quality of the surrounding area.

4 - Prior of the commencement of development, details / samples of the type and colour and construction of the hardcore track shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to protect the landscape quality of the surrounding area.

5 - G04 (Landscaping scheme (general))

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

6 - G05 (Implementation of landscaping scheme (general))

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

7 - G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

8 - F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

9 - F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

10 - H05 (Access gates)

Reason: In the interests of highway safety.

Informative(s):

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - The rights of way should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for from this department, preferably 6 weeks in advance of work starting.

The right of way should remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion.

The applicants should ensure that they hold lawful authority to drive over the public footpath/bridleway.

The applicants should note that the right of way has footpath/bridleway status and will only be maintained by the highway authority as such.

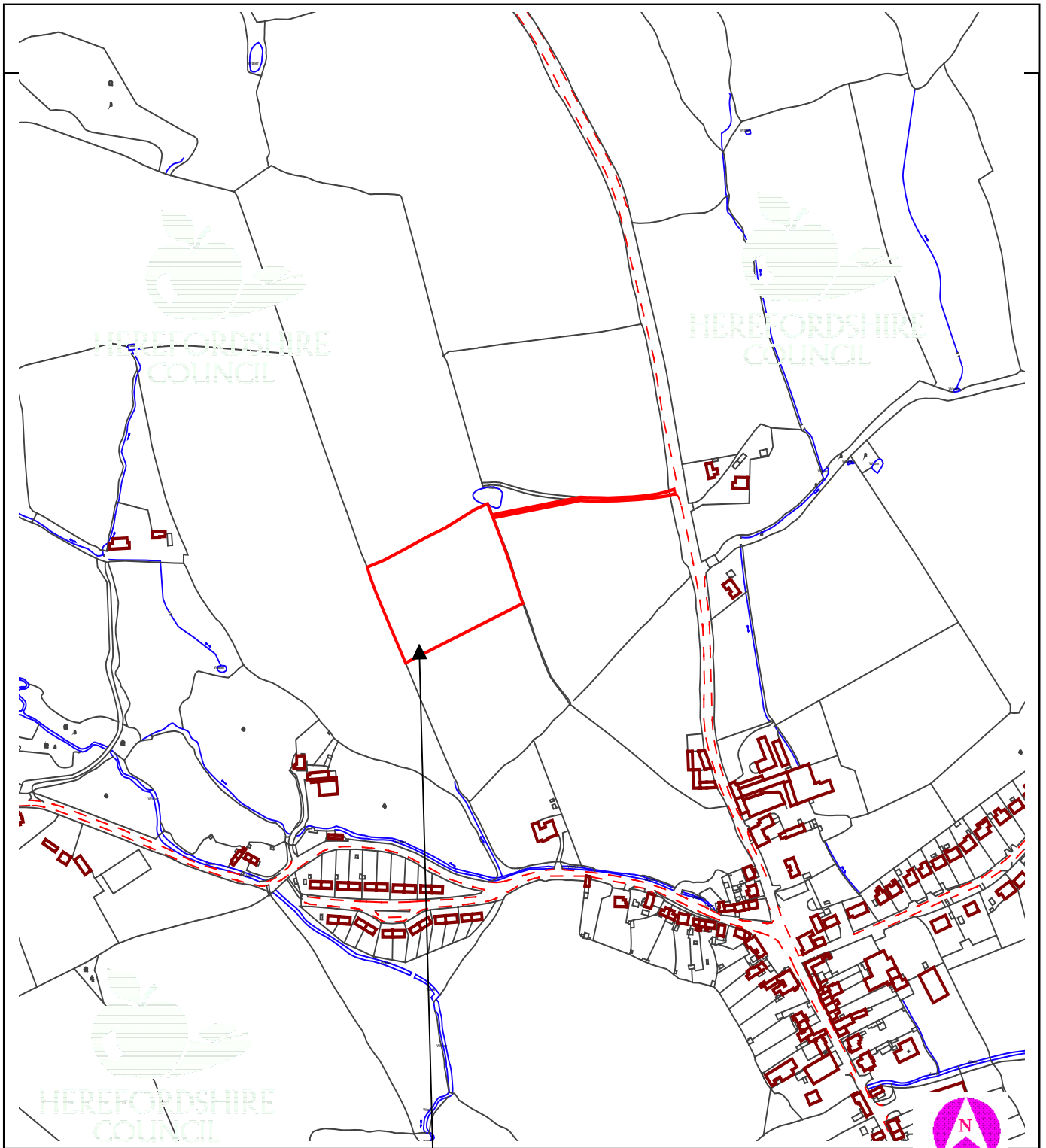
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNW2005/2572/F

SCALE : 1 : 5000

SITE ADDRESS : UPPER HOUSE FARM, Eardisley, Hereford, Herefordshire, HR3 6PW

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005