

**14 DCNC2005/3503/F - AGRICULTURAL STORAGE BARN  
AT LAND ADJACENT TO BUTT OAK FARM, RISBURY,  
LEOMINSTER, HEREFORDSHIRE****For: Mrs A Ivall at same address****Date Received:  
1st November 2005****Ward: Hampton Court    Grid Ref:  
55425, 54938****Expiry Date:  
27th December 2005**

Local Member:    Councillor K Grumbley

**1.    Site Description and Proposal**

- 1.1 The application site comprises approximately 3 hectares of land and buildings including stables and a residential dwelling. The site lies in open countryside on the eastern edge of the village of Risbury on the north side of the C1110
- 1.2 This application seeks consent for one agricultural storage barn to be sited within land owned by the applicant and within close proximity of the existing buildings at Butt Oak Farm. The proposed barn would be 12.19m in length and 6.096m in width with an eaves height of 3.6m and a maximum roof height of 4.5m. The materials proposed are box profile steel sheeting for the sides and fibre cement sheeting for the roof. The barn would be totally enclosed with access via a large galvanised sheeted steel box section door on the gable end.
- 1.3 The barn would be sited close to the boundary with the C110. An access exists onto the highway close to the proposed barn.
- 1.4 The surrounding land is predominantly in use for agricultural and equestrian purposes although there are properties in relatively close proximity to the south of the site, on the opposite side of the C1110. The proposed barn would be sited in a large field currently used for grazing. It would be sited close to the boundary, which is characterised by a mature mixed deciduous hedgerow and offers a certain amount of screening from the surrounding area. Ground levels within the site fall away towards the north. The barn would therefore be sited on the most elevated part of the site.

**2.    Policies****2.1    National Guidance**

PPS7 – Sustainable Development in Rural Areas

**2.2    Hereford and Worcester Country Structure Plan**Policy CTC9 – Development Requirements  
Policy A3 – Agricultural Buildings

**2.3 Leominster District Local Plan (Herefordshire)**

Policy A1 – Managing the District’s Assets and Resources  
Policy A2(D) – Settlement Hierarchy  
Policy A9 – Safeguarding the Rural Landscape  
Policy A10 – Trees and Woodland  
Policy A12 – New Development and Landscape Schemes  
Policy A24 – Scale and Character of Development  
Policy A35 – Small Scale New Development for Rural Businesses within or around Settlements  
Policy A70 – Accommodating Traffic from Development

**2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

S1 – Sustainable Development  
S2 – Development Requirements  
DR1 – Design  
DR2 – Land Use and Activity  
LA5 – Protection of Trees, Woodlands and Hedgerows  
LA6 – Landscaping Schemes  
E6 – Expansion of Existing Businesses  
E13 – Agricultural and Forestry Development

**3. Planning History**

NC2005/2777/F - Proposed Agricultural Storage Barns. Refused 14.10.05

**4. Consultation Summary**

Statutory Consultations

4.1 None required

Internal Council Advice

4.2 Traffic Manager raises no objection

4.3 Head of Environmental Health and Trading Standards raises no objection if use restricted to storage.

**5. Representations**

5.1 Humber Parish Council wishes to emphasise its view that this barn must be for agricultural purposes only. Otherwise it has no further comments.

5.2 One letter of objection has been received from the Mr Kelsal, Gallop View, Risbury, Leominster, HR6 0NQ.

The concerns raised can be summarised as follows:-

- a) The land in question forms part of Butt Oak Farm, which currently enjoys sufficient outbuildings i.e. eleven stables, tack and feed buildings, hay and straw pole barn.
  - b) I see no new evidence for need and no justification for building on pasture land.
- 5.3 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 considerations in the determination of this application are as follows:-

1. the principle of the proposed development and its intended use
2. the visual impact of the proposed building
3. the implications for the residential amenity of neighbouring occupiers

### Principle and Intended Use

- 6.2 The application site lies in open countryside where development proposals are strictly controlled by Policy A2(D) of the Leominster District Local Plan (Herefordshire). However the policy defines a series of exceptional circumstances, which include development, associated with the efficient running of agricultural or forestry enterprises and small-scale employment generating uses that comply with other more detailed policy requirements outlined in the Local Plan.
- 6.3 The storage currently at Butt Oak Farm is insufficient and of a lean to construction, it is used to park the applicants' vehicles and trailers. Some of the stables are currently being used to put hay and straw into because of lack of space. This is delivered in small quantities, which makes it expensive.
- 6.4 The storage barn is also required for housing the tractor, trailer and associated implements required for the upkeep of 7 acres. These are presently kept out in the open, exposed to the weather, and deteriorating.
- 6.5 In response to the one objection raised locally, the applicant has sought to clarify the intended use of the site. The previous application sought the erection of two barns, one for agricultural purposes and the second for industrial purposes. The applicant was advised that the industrial use would not be appropriate in this location and the application was subsequently refused. This current application seeks consent for a barn for agricultural purposes only.
- 6.6 It is accepted that there is a justification for the building as proposed and that subject to the satisfaction of other detailed policies, the principle is an acceptable one having regard to Policies A2(D) and A35 of the Local Plan.

### Visual Impact

- 6.7 The site and surroundings comprise an attractive, although undesignated area of open countryside characterised by agricultural use and scattered farm holdings and dwellings. The site itself maintains a reasonable level of screening along its boundaries. The applicant intends to retain all of the existing planting along the southern boundary.

- 6.8 It is therefore considered that with appropriate conditional controls, the proposed agricultural barn could be successfully integrated into the local landscape without significant detriment.

Residential Amenity

- 6.9 It is not considered that the applicants' proposal would result in any activities that would be beyond what would be considered normal for this location. This is open countryside that is characterised by agricultural practices.
- 6.10 The Head of Environmental Health and Trading Standards raised no objection and therefore subject to a restriction on agricultural storage purposes only, the proposal is considered to be acceptable.

Conclusion

- 6.11 It is considered that the addition of this barn for the purposes of agricultural storage to provide sufficient and appropriate space is acceptable. Butt Oak Farm is an equestrian establishment with restricted facilities and no large storage units. Modern farming (and equestrian businesses) require more space for larger equipment and storage of fodder in bulk to help reduce costs.

## 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 - B10 (Details of cladding (agricultural and industrial buildings )**

**Reason: To minimise the visual impact of the development.**

- 4 - E10 (Use restricted to that specified in application ) (agricultural storage)**

**Reason: To suspend the provisions of the Town and Country Planning (Use Classes) Order currently in force, in order to safeguard the character and amenity of the local area.**

- 5 - There shall be no floodlighting or external lighting installed at the site without the approval in writing of the Local Planning Authority.**

**Reason: In the interests of protecting the visual amenity of the area.**

6 - F48 (Details of slab levels )

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7 - G09 (Retention of trees/hedgerows )

Reason: To safeguard the amenity of the area.

8 - H16 – Parking/unloading provision – submission details

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

**Informative:**

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

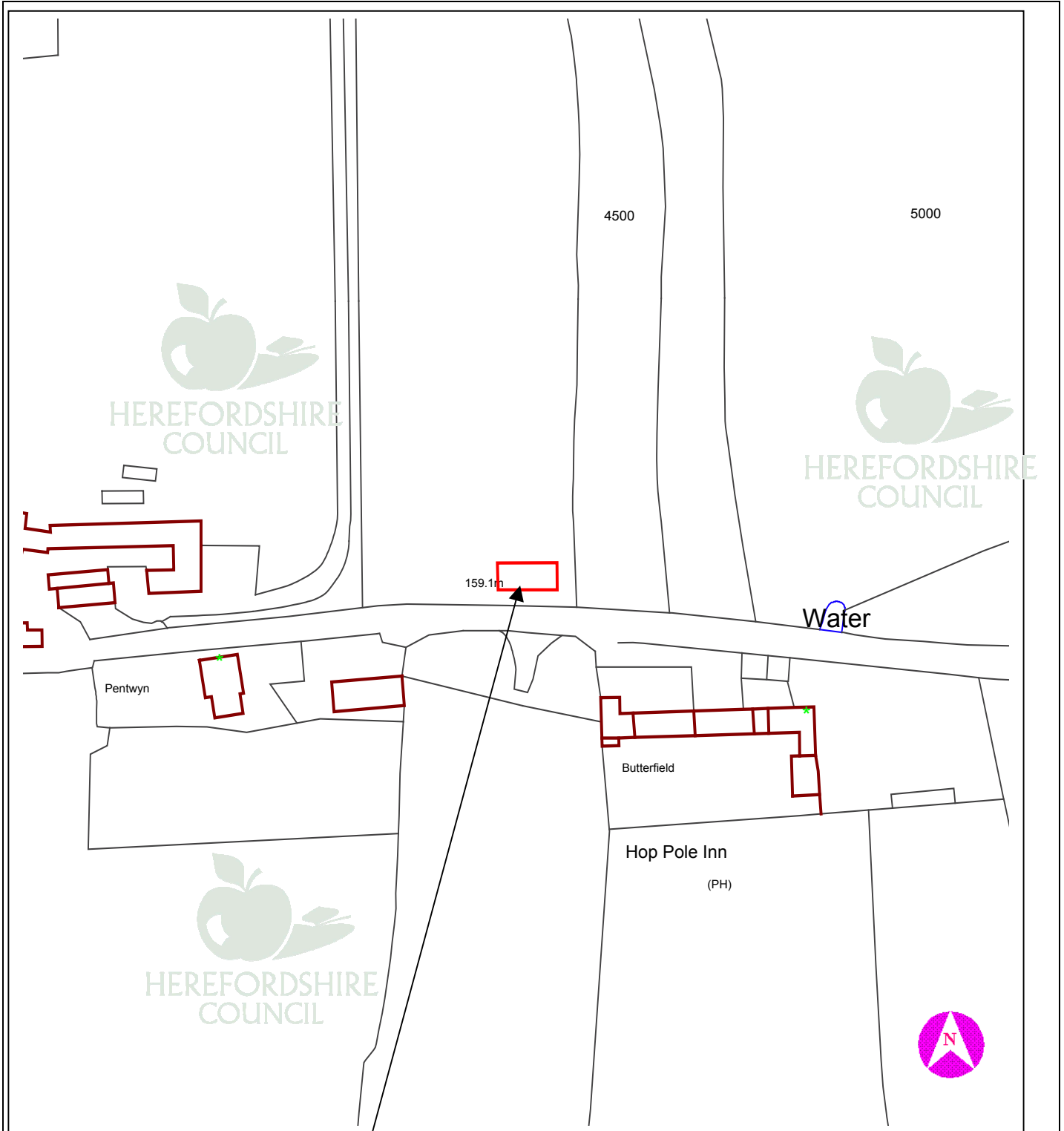
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNC2005/3503/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Land adjacent to Butt Oak Farm, Risbury, Leominster, Herefordshire

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