

**5 DCSE2005/4139/F - USE PART OF AGRICULTURAL BARN FOR STORAGE FOR TIMBER FROM TEMPORARY TO PERMANENT USE AT GREAT WOODEND FARM, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SR****For: Mr. & Mrs. J. Watkins, Ellbrook House, Linton,  
Ross on Wye, Hereford, HR9 7SR****Date Received: 22nd December, 2005    Ward: Penyard    Grid Ref: 67256, 25458****Expiry Date: 16th February, 2006**

Local Member:    Councillor H. Bramer

**1. Site Description and Proposal**

- 1.1 The site lies in open countryside in planning policy terms on the northern side of the unclassified road (UC70230) between Linton and Gorsley. The site comprises a modern, dual pitched roofed agricultural building with a lean-to element to the rear elevation. There is an existing large area for the parking/turning etc of vehicles to the southwest of the building. The site is relatively flat with a hedgerow to the roadside boundary and a large splayed vehicular access.
- 1.2 Temporary planning permission was granted in 2003 (SE2003/2714/F) for the use of the majority the building and part of the curtilage for the storage of timber and associated parking/turning. The agent's letter submitted with that application stated that the proposed use of the part of the building was required due to the downturn in the agricultural fortunes of the holding and the building being surplus to their requirements. It was stated by the applicants' agent that the use would entail a delivery of timber, already cut and prepared being delivered to the site and then when required taken from the site to where the timber was required for fencing etc. There would be no processing of the wood on the site, rather it would be used for storage of deliveries. The temporary planning permission expired on 30th December, 2005 and a permanent planning permission is now sought for this same use as confirmed by the applicants.

**2. Policies****2.1 Department of Environment**

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC9	-	Development Criteria
Policy E6	-	Industrial Development in Rural Areas

**2.3 South Herefordshire District Local Plan**

Policy GD1	-	General Development Criteria
Policy C1	-	Development Within Open Countryside
Policy C36	-	Re-use and Adaptation of Rural Buildings
Policy ED3	-	Employment Proposals within/adjacent to Settlements
Policy ED6	-	Employment in the Countryside
Policy ED7	-	Re-use and Adaptation of Rural Buildings for Employment Use
Policy ED8	-	Farm Diversification
Policy T3	-	Highway Safety Requirements

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

## Part 1

Policy S4	-	Employment
-----------	---	------------

## Part 2

Policy DR2	-	Land Use and Activity
Policy E12	-	Farm Diversification
Policy HBA12	-	Re-Use of Traditional Rural Buildings

**3. Planning History**

3.1	SE2000/2523/F	Agricultural building	-	granted 10.11.2000
	SE2003/2051/F	Change of use of part of agricultural store to timber storage	-	Withdrawn 3.9.2003
	SE2003/2714/F	Use of part of agricultural store for storage of timber	-	granted temporary planning permission 30.12.2003

**4. Consultation Summary**Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager comments that no objection to the continuation of use of the barn for timber storage at its current level of operation but would not support expansion/intensification of the use where this would increase vehicular movements.

**5. Representations**

5.1 Linton Parish Council support the application.

5.2 One letter of representation have been received from Mrs. P.A. Morris of Jessamine Cottage, Woodend Lane, Gorsley. The main points raised are:

- When barns were first erected we requested a screed of trees, this has not been carried out
- Increase in heavy traffic along the lane has added additional stress to the culvert, which has now collapsed and now floods our driveway and garages. The Highways Department have not reinstated the culvert.

- Dudley Fencing operates a retail business not just storage, the planning does not clearly define this usage

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

## **6. Officers Appraisal**

- 6.1 The main issues are the impact of the proposed permanent continuation of the timber storage use of part of the building on the residential amenities of the area and highway safety and the character of the area.
- 6.2 Policy ED6 of the Local Plan states that proposals for employment generating uses will only be permitted in the open countryside where they are small scale projects on appropriate sites and comply with one of three specified criteria. This proposal complies, in principle, with the third criterion, namely the re-use of a rural building. Policy ED7 of the Local Plan and the principles of PPS7 encourage the re-use of rural buildings, particularly for employment/commercial uses. The objector's comments are noted regarding the use of the building, however there is no evidence on site of a full retail business and the applicants have not stated that it is the intended use. If a retail use were to operate from the site either now or in the future a planning permission would be required. Nevertheless it would be reasonable to impose a condition preventing retail use of the site. Neither the Environmental Health and Trading Standards Manager nor the Head of Planning Services have received a complaint about the current operation of the business since 2003. It is therefore considered that the continued use proposed should not result in any statutory nuisance to any neighbouring properties.
- 6.3 When considering the highway implications of the continued use of the site for timber storage the likely level and type of vehicular movements that the previous agricultural use generated should be taken into account. The objector's comments regarding the impact of heavy traffic along the lane are noted. However there is no clear evidence that this is solely due to the use of the building for timber storage. On the basis of the confirmation given by the applicants that the business would operate in the same way as the temporary permission, i.e. that there would be no low loaders visiting the site and deliveries would be likely to be by 7.5 tonne trucks, three times a fortnight, with occasional gravel deliveries the permanent use of the site is considered acceptable. The area shown on the plans is considered adequate for the parking and turning of vehicles and the existing access/egress' visibility splay is acceptable.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 The area of land outside the building and outlined in red on the approved plans shall be used for parking and turning of vehicles only.**

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

- 2 F42 (Restriction of open storage)**

**Reason: To protect the appearance of the locality.**

3. There shall be no retail use of the site subject to this permission.

Reason: In the interests of the amenities of the area and highway safety.

Informative(s):

1 N15 - Reason(s) for the Grant of Planning Permission.

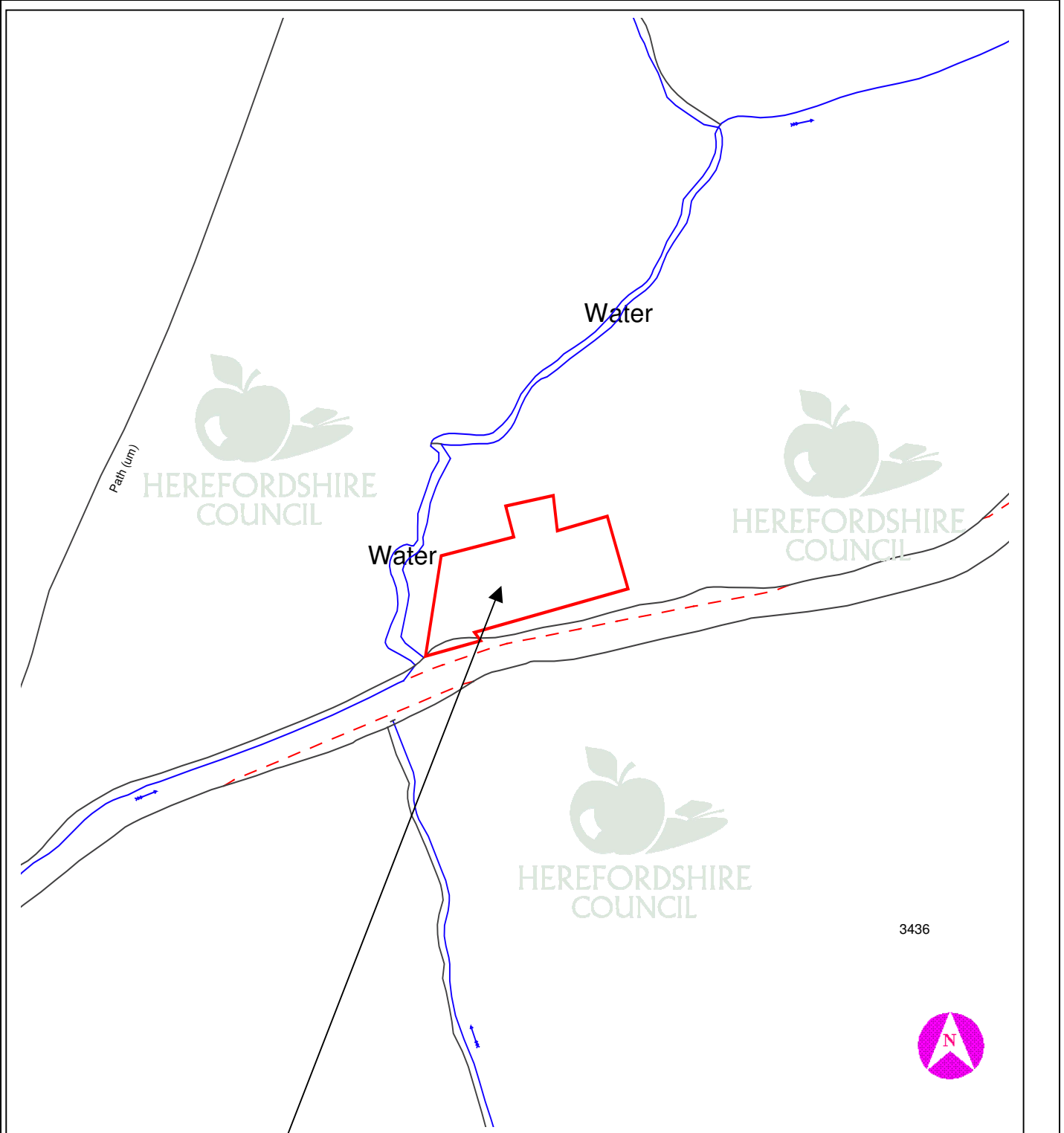
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



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

**APPLICATION NO:** DCSE2005/4139/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Great Woodend Farm, Linton, Ross-On-Wye, Herefordshire, HR9 7SR

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