

14 DCCW2006/0448/F - RETROSPECTIVE APPLICATION FOR REPLACEMENT COVERED CATTLE YARD AND STRAW STORAGE BUILDING AT MAGNA CASTRA FARM, CREDENHILL, HEREFORD, HR4 7EZ**For: Messrs. F.C. Price & Sons, Magna Castra Farm, Credenhill, Hereford, HR4 7EZ****Date Received: 13th February, 2006 Ward: Credenhill Grid Ref: 44361, 42802****Expiry Date: 10th April, 2006****BVPI Expiry Date: 15th May, 2006**

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 The application site comprises part of a large agricultural enterprise situated approximately 400 metres to the southwest of the settlement of Credenhill.
- 1.2 The application seeks retrospective consent to retain a substantial portal frame building, which was erected in 2004 as a replacement for a smaller agricultural building which had been destroyed by fire in September 2003.
- 1.3 The replacement building measures approximately 63 metres by 32 metres giving a total floor area extending to 2016m². The overall ridge height is 11.5 metres with a maximum eaves height of 9.5 metres falling to an eaves height of 7.3 metres where the building interconnects along the length of its southwest elevation with an existing agricultural building.

2. Policies

- 2.1 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C1	-	Development Within Open Countryside
Policy C32	-	Archaeological Information
Policy C33	-	Scheduled Ancient Monuments
Policy C34	-	Preservation and Excavation of Important Archaeological Sites
Policy ED9	-	New Agricultural Buildings

3. Planning History

- 3.1 DCCW2005/05578/F Retrospective application for covered cattle yard and agricultural storage building.
Application Withdrawn 18th April, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: No objection.

Internal Council Advice

- 4.2 Traffic Manager: No objection
- 4.3 Conservation Manager: No objection raised having regard to the archaeological evaluation undertaken.
- 4.4 Minerals & Waste Officer: No objection, the proposal does not impact on safeguarded sand and gravel deposits.

5. Representations

- 5.1 Kenchester Parish Council: Objection - design is not a good one. Proportion wide and impact on local views from Credenhill. It not only replaces the original building but has increased in size and height.
- 5.2 Mr. R. Pritchard, The Mill, Kenchester: Objection - building is much larger than the one it replaced, the area is one of archaeological importance, screening/landscaping is required to minimise the impact of the building.

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. Officers Appraisal

- 6.1 In this case the agricultural need for the building is accepted having consideration for the size of the agricultural enterprise that it serves, and on the basis that the structure, although bigger does replace a substantial building which previously stood on the site.
- 6.2 Therefore the primary matters for consideration in determining this application are the visual impact of the building within the wider landscape; the impact of the development on the adjoining Scheduled Ancient Monument; and the impact on the residential amenity of Credenhill, particularly those dwellings which are situated along it's southern boundary.

Landscape Impact

- 6.3 Footpaths KT1 and KT5 pass roughly in an east west direction, to the northeast of the application site, and users of these footpaths are afforded uninterrupted views of the agricultural building.
- 6.4 Furthermore the northeast elevation of the building, which has a significant visual bulk due to the high eaves level, faces directly towards the southern boundary of Credenhill. Consequently, whilst the general principle of the building is acceptable, visually it is considered that it is discordantly dominant within the landscape.
- 6.5 To overcome this visual harm, it is considered that a well-established and managed landscaping scheme, which is secured by condition, will enable the building to integrate into the wider landscape.

- 6.6 The presence of the existing buildings within the farm complex is also a material consideration in relation to the overall impact of the building subject to this application.

Scheduled Ancient Monument

- 6.7 Immediately to the southwest of the application site lies the remains of Magnis (Kenchester) Roman Town which is a Scheduled Ancient Monument, and a significant number of documented archaeological finds have been made in the local area.
- 6.8 In order to determine the impact of the building upon any archaeology remains within or close to its foundations the applicant commissioned an archaeological evaluation of the site.
- 6.9 This report has been reviewed by the County Archaeologist who is satisfied with both the methodology and it's findings. It is considered that the presence of the agricultural building is not harmful to either the Scheduled Ancient Monument, or the more general archaeological importance of the area, and as such accords with Policies C.32, C.33, C.34 and ED.9 of the South Herefordshire District Local Plan.

Residential amenity

- 6.10 No objections were received indicating that the agricultural activities within the building itself give rise to any loss of residential amenity, and this would not in any event represent reasonable grounds for refusal in view of the existing activity.
- 6.11 The building forms part of an established agricultural enterprise, and although larger, does nevertheless replace a building, which previously occupied effectively the same footprint. In view of these circumstances it is not considered that it gives rise to any additional impact on the amenity of dwellings on the southern edge of Credenhill.
- 6.12 The local concerns raised with respect to the impact upon views from Credenhill would be satisfactorily addressed by the effective landscaping of the area around the building
- 6.13 Overall subject to the imposition of appropriate landscape conditions, the application to retain the agricultural building complies with the relevant policies in the Local Plan, and as such, approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. Within three months of the date of this permission a comprehensive landscaping scheme shall be submitted for approval by the local planning authority. The submitted landscaping scheme will take the form of a plan(s) at a scale of 1:200, accompanied by a written schedule, which clearly describe the proposed species, size, density and planting numbers.**

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

- 2. The landscaping scheme (required to be submitted by condition 1 above) shall be carried out no later than the first planting season following the receipt of written approval by the local planning authority.**

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

- 3. **The landscaping scheme shall be retained in perpetuity and be actively maintained for a period of 10 years following planting. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any trees, shrubs or other plants fail more than once they shall continue to be replaced on an annual basis until the end of the 10 year maintenance period.**

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

Informatives:

- 1. **The applicant or their appointed agent are advised to seek the advice/guidance of the Council's Landscape Officer prior to submitting the landscaping scheme for approval.**
- 2. **The landscaping scheme should include semi-mature trees, planted in a minimum of three coppices to help to alleviate visual impact of the scale and bulk of the building, particularly when viewed from the northeast/west.**
- 3. **N15 - Reason(s) for the Grant of Planning Permission.**

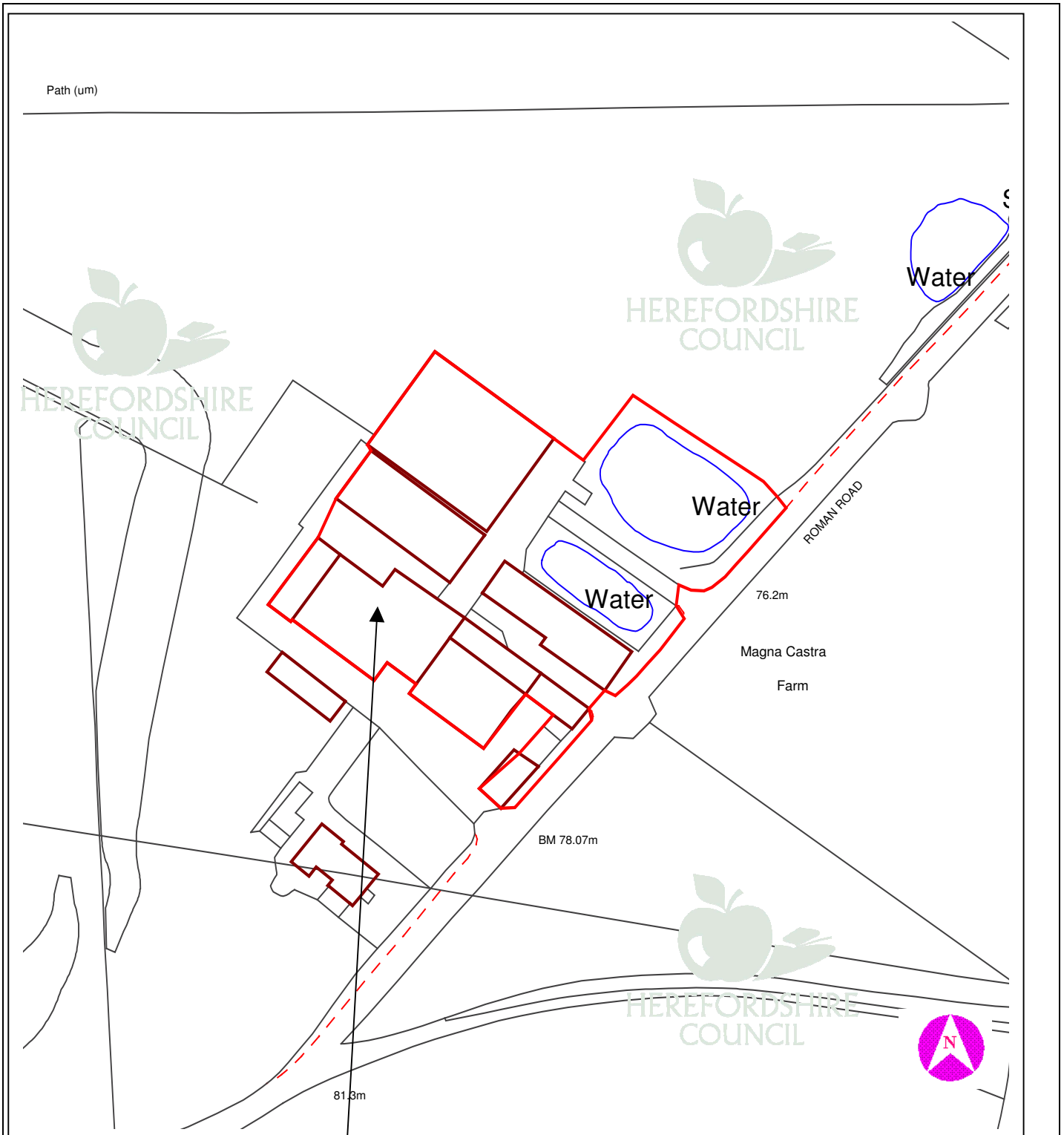
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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

APPLICATION NO: DCCW2006/0448/F

SCALE : 1 : 1250

SITE ADDRESS : Magna Castra Farm, Credenhill, Hereford, HR4 7EZ

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