

15 DCCE2006/0625/F - RETROSPECTIVE APPLICATION FOR LAMBING SHED MANOR FARM, WATERY LANE, LOWER BULLINGHAM, HEREFORD, HEREFORDSHIRE, HR2 6EP**For: HP Goodwin & Son, per Mr R Pritchard, The Mill, Kenchester, Hereford, HR4 7QJ****Date Received: 23rd February, 2006****Ward: St. Martins & Hinton****Grid Ref: 51918, 38130****Expiry Date: 20th April, 2006**

Local Members Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

1.1 The site forms part of Manor Farm, accessed off Lower Bullingham Lane just south of Holme Lacy Road. Immediately east and south of the site are existing residential properties whose gardens physically abut the application site. North of Manor Farm is Manor House Residential Home and to the west are further dwellings.

1.2 The application is retrospective and is for the retention of a single storey lean-to extension of the existing agricultural livestock building. The extension measures 23.5 metres in length by 6 metres in width by 4.5 metres in height to the highest point of the roof. The building is constructed from a steel frame with the roof and ends clad in light grey box profile sheeting and further corrugated sheeting enclosing the side up to a height of 1.5 metres. The site lies within Flood Zone 2.

2. Policies**6.1 South Herefordshire District Local Plan:**

GD1	-	General development criteria
ED9	-	New agricultural buildings
ED10	-	Siting and design of intensive livestock units and associated structures/facilities
ED11	-	Siting of intensive livestock units from protected buildings
SH16	-	Housing and livestock units

6.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S2	-	Development requirements
DR1	-	Design
DR4	-	Environment
DR9	-	Air quality
E13	-	Agricultural and forestry development
E16	-	Intensive livestock units
DR13	-	Noise

3. Planning History

- 3.1 CE2006/0416/S - Agricultural notification for proposed erection of agricultural lambing shed. Application withdrawn 23rd February, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection.

5. Representations

- 5.1 Lower Bullingham Parish Council: No comments received.

- 5.2 One letter of objection has been received from Mr & Mrs D.M. Price, 25 Warwick Road, Lower Bullingham. The main points raised are:

- The extension is an eyesore and has not been built with the same materials as the existing barn to blend in;
- The extension runs along 50% of our boundary entirely enclosing our rear garden;
- The extension was put up before seeking consent,
- The previous building on site was a lean-to rickety structure which was not visible from our property at ground floor;
- The extension is noisy as a result of the wind shaking the corrugated metal structure;
- The development will devalue our property;
- Whilst living next to an agricultural building, the farmer has taken liberties by extending the barn to the absolute maximum in the knowledge that he may offend people that live around the farm. I hope a solution can be found even if it only means reducing the size of the building and making sure the materials blend in.

- 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. Officers Appraisal

- 6.1 The extension of the existing agricultural building is acceptable in terms of its design and is subservient in scale to the principal building. Whilst the materials used presently do not match the existing building in colour, a condition could be imposed if planning permission is approved requiring the existing cladding to be painted a similar colour to that which exists on the main building.

- 6.2 The principal issue for consideration is therefore the impact of the building on the amenity of two adjoining neighbours, one of which is the objector. Manor Farm is a working livestock farm, which has largely been enclosed over the last 15 years or so by housing. The housing, particularly south of the application site has been constructed relatively recently and therefore the occupiers of these houses would have purchased the properties in the knowledge that they would be living next to a working livestock

farm. As such it is not considered that the extension will create any further noise, smells or disturbance from the use of the building than is already the case.

6.3 The extension has been constructed along the rear boundary of the objector’s garden largely enclosing the garden. It is acknowledged that this will have an impact on the use and enjoyment of the garden. However, it is not considered that the impact is so significant as to warrant refusal of the application.

6.4 The scale, design and materials for the building and the impact on the amenity enjoyed by neighbouring properties, subject to a condition on the finish, is considered acceptable in accordance with the relevant Development Plan policies.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1 Within two months of the date of this planning permission, the roof and side cladding of the building hereby granted shall be coloured a dark blue grey (BS18B29) or a similar dark colour to be agreed in writing with the local planning authority.**

Reason: In the interests of visual amneity.

Informative:

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

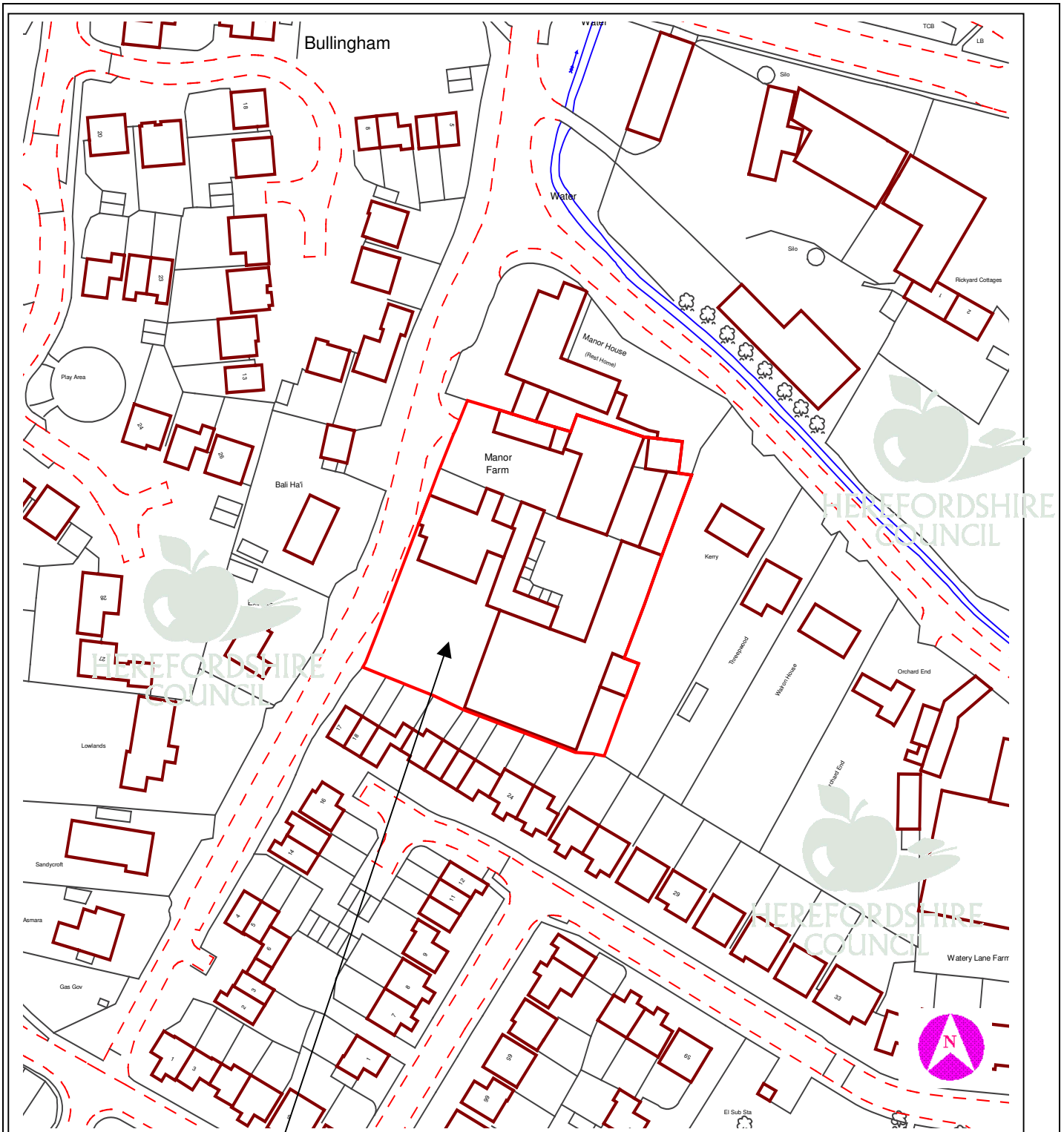
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/0625/F

SCALE : 1 : 1250

SITE ADDRESS : Manor Farm, Watery Lane, Lower Bullingham, Hereford, Herefordshire, HR2 6EP

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