

18 DCNC2006/1105/F - RETENTION OF AGRICULTURAL BUILDING AT THE PADDOCKS, NORMANS LANE, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE, HR6 0LQ

For: Mr C Brant c/o 26 Cherrybrook Close, Hope-under-Dinmore, Herefordshire, HR6 0PW

Date Received:
18th April 2006

Ward: Hampton Court **Grid Ref:**
52274, 56218

Expiry Date:
13th June 2006

Local Member: Councillor K Grumbley

1. Site Description and Proposal

- 1.1 This is a retrospective application for the erection of an agricultural building on land at Normans Lane, Stoke Prior. It has a floor area of 84m² and a maximum height of approximately 3.5m. It is of steel frame construction and is faced with dark green profiled sheeting under a monopitch roof.
- 1.2 The building is sited to the northern end of a field and is positioned against a mature hedgerow that marks its boundary. A number of dwellings and their associated buildings are scattered randomly along Normans Lane with the main core of the village lying further to the north of the application site.

2. Policies

2.1 Leominster District Local Plan

A9 – Safeguarding the rural landscape

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

E13 - Agricultural and forestry development

3. Planning History

- 3.1 None identified.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No objections.

5. Representations

5.1 Ford and Stoke Prior Parish Council: Recommend refusal pending clarification of the precise use of the building.

5.2 Five letters of objection have been received from the following properties:

Mr M Hubbard, Sunset Lodge, Stoke Prior
Mr and Mrs Coupland, The Bryn, Stoke Prior
J H Buckley, Brindlehurst, Stoke Prior
Mrs Wainwright, Railway cottage, Stoke Prior
Mr and Mrs Cox, Stoke Haven, Stoke Prior

In summary, the points raised are as follows:

- The building has a negative visual impact.
- Development was undertaken without regard for planning regulations.
- If permission is granted it will set a precedent.
- There is no community benefit.
- There appears to be a material change of use of the land.
- Detrimental impact of increased traffic along Normans Lane.

5.3 One letter has been received from Mr P Dodd, Prospects Cottage, Stoke Prior, raising no objection to the proposal. It states that the building is hidden by trees and hedges and the land is being used for agricultural purposes.

5.4 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 relevant planning issues for this application can be summarised as follows:

- Design and visual impact
- Use of the building
- Traffic increases along Normans Lane

Design and visual impact

6.2 The design of the building is typical of an agricultural building and it is clear that it can serve an agricultural purpose. Policy E13 requires that buildings should be sited so as to be readily assimilated into the landscape avoiding isolated or skyline locations and should be well related in terms of scale, design, colour and materials.

6.3 The position of the building is not prominent in the landscape. The existing hedgerow to the rear provides a good visual break and minimises its impact. Its external appearance also aids its assimilation into the landscape and it is therefore considered to be acceptable in this respect.

Use of the building

6.4 The applicant has provided additional information to confirm that the use of the building is for agricultural purposes by way of DEFRA registration documents. The use is further confirmed by one of the letters of objection, which suggests that the land has been over-grazed due to heavy stocking, and by the letter of support. It appears that questions have arisen over the use of the land more generally by virtue of materials that have been deposited on the land and its perceived formalisation through the sub-division of the field by fencing. Whilst the latter does not require the benefit of planning permission, other aspects of the site continue to be investigated by the Council's Enforcement Officer. Nevertheless, there is sufficient evidence to conclude that the building is reasonably required for agricultural purposes and at 84m² is not excessively large in relation to the area of land it is intended to serve.

Traffic increases along Normans Lane

6.5 The concerns raised in this respect seem to refer to a perceived use other than agriculture on the land. Although clarification of the use of the building has been sought by your officers, they are satisfied that it is intended to be used for agricultural purposes. No clear evidence has been provided to demonstrate that the proposal will create an unacceptable increase in traffic movements and it is therefore considered to be unreasonable to withhold planning permission on this basis.

Other issues

6.6 The fact that the application is retrospective is not in itself a reason to refuse this application. As with any other application it should be assessed with regard to relevant policy and determined on this basis. Similarly, the issue of precedent is not material to the application as each is assessed on its own merits.

6.7 It must therefore be concluded that the proposal accords with the relevant Development Plan policies and the application is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 - The development hereby approved shall be used solely for the purposes of agriculture and for no other purpose whatsoever.**

Reason: To define the terms of this permission.

Informative:

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

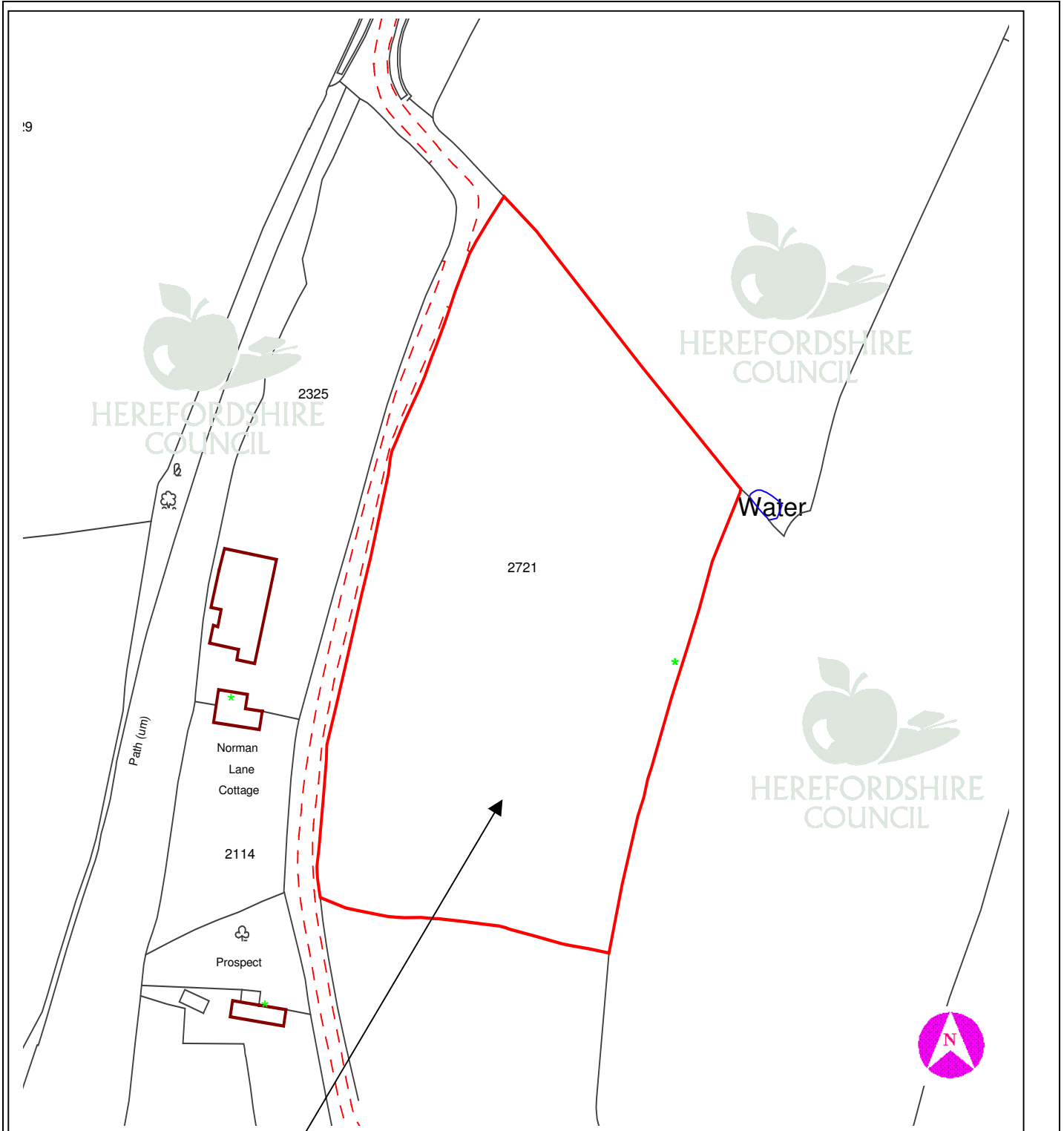
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/1105/F

SCALE : 1 : 1250

SITE ADDRESS : The Paddocks, Normans Lane, Stoke Prior. Leominster. Herefordshire. HR6 0LQ

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