

9 DCCE2006/1654/F - CIDER HOUSE/STORE/PACKING SHED TIDNOR WOOD ORCHARDS, TIDNOR LANE, LUGWARDINE, HEREFORD, HR1 4DF

For: Mr. H. May, Knockmoyle, Strone, Dunoon, Argyll, PA23 8TB

Date Received: 18th May, 2006 Ward: Hagley Grid Ref: 56036, 39672

Expiry Date: 13th July, 2006

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

1.1 The site is located at the end of an unmade track within an old apple orchard, approximately 50 metres north of the C1144 and around 2.5KM east of Lugwardine. Immediately south are two single storey pitched roof agricultural storage buildings constructed in the last two years and used for the storage of agricultural machinery and equipment in association with the management of the orchard. Further orchard lies to the north which is partly designated as ancient woodland and approximately 100 metres to the east is Longworth Hall Farm.

1.2 Planning permission is sought for the construction of a further single storey pitched roof building measuring 6 metres in length by 5 metres in width with an attached store measuring 3 metres by 2 metres. The building is to be constructed from reclaimed bricks with rendered blockwork infill panels under a reclaimed pantile roof and is to be used as a store, packing shed and to house a traditional cider mill again in association with the management and harvesting of the surrounding orchard.

2. Policies

2.1 South Herefordshire District Local Plan:

GD1	-	General development criteria
C1	-	Development within the open countryside
C10	-	Protection of historic parkland
C19	-	Ancient and ancient semi-natural woodlands
ED9	-	New agricultural buildings
TM1	-	General tourism provision
TM8	-	Provision of new and improvement of existing tourist attractions

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

S7	-	Natural and historic heritage
S8	-	Recreation, sport and tourism
DR1	-	Design
E13	-	Agricultural and forestry development
LA4	-	Protection of historic parks and gardens
RST13	-	Rural and farm tourism development

3. Planning History

- 3.1 CE2005/2054/S - Erection of an open agricultural store. Prior approval not required 7th July, 2005.
- 3.2 CE2005/0444/S - Proposed secure agricultural store. Prior approval nor required 4th March, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Hereford & Worcester Garden Trust: No comments received.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to improvements in the visibility from the access.
- 4.3 Conservation Manager: I am concerned if the proposal entails the loss of any orchard trees as traditional orchards are a Herefordshire Biodiversity Action Plan Habitat.

5. Representations

- 5.1 Lugwardine Parish Council: No adverse comments.
- 5.2 Three letters of objection/comment have been received from local residents the main points raised are:
- The site is in a Green Belt Area well outside the boundaries of Lugwardine and Bartestree and very close to the Hampton Meadows SSI.
 - Any processing of apples or production of cider should be done away from the sensitive area for both wildlife and natural beauty.
 - There is only a small orchard and cannot justify the need for agricultural buildings.
 - Apples are presently not packed or stored on site but taken straight to cider factories.
 - It would be unacceptable if this and recent developments were used to justify the need for a residence on site or the retention of existing static caravan on site.
 - I have no objection in principle providing further landscaping is used to screen or soften the impact of the new buildings.
- 5.3 A letter of support has been provided by the applicant, the main points raised are:
- We already have 260 cider and cider related trees which is the biggest collection of UK cider apple trees in the world and by February 2008 this should increase to over 400 different varieties.
 - Some of our apples will fetch premium prices as we are in organic conversion and will therefore need to be hand picked and packed rather than sent off to cider mills.
 - Our honey is also in increasing demand and acquires clean and dry storage and handling facilities.
 - We also intend to produce our own juice in the building

- For a weeks a year we would also wish to use the building for traditional cider making using the press and mill which would be open to the public as a tourist attraction.
- 5.4 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 building is to be sited within the orchard alongside two recently constructed agricultural storage buildings. Its position will mean that it is largely concealed by existing orchard trees and although the materials are a little unusual for an agricultural building, they will follow the same design and theme as the other buildings on the site. As such the siting, design and external appearance of the building are considered acceptable.
- 6.2 The building is to be primarily used for agricultural purposes, which will include the processing of produce grown on the land - mainly apples and honey. For approximately 2 weeks every year the applicant also wishes to process apples using a traditional cider press and mill also to be housed within the building and to open up this activity to the public as a small tourist attraction possibly in association with Hereford Cider Museum. As the primary use of the building remains agricultural this is not considered unacceptable. Furthermore, there may also be educational benefits in raising awareness of the biodiversity benefits of retaining and managing traditional orchards.
- 6.3 The development is considered acceptable in accordance with the relevant Development Plan policies.

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 A08 (Development in accordance with approved plans and materials).

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

3 G12 (Planting of hedgerows).

Reason: To ensure that hedges planted are ecologically and environmentally rich and to assist their permanent retention in the landscape.

3 H03 (Visibility Splays).

Reason: In the interests of highway safety.

Informative:

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

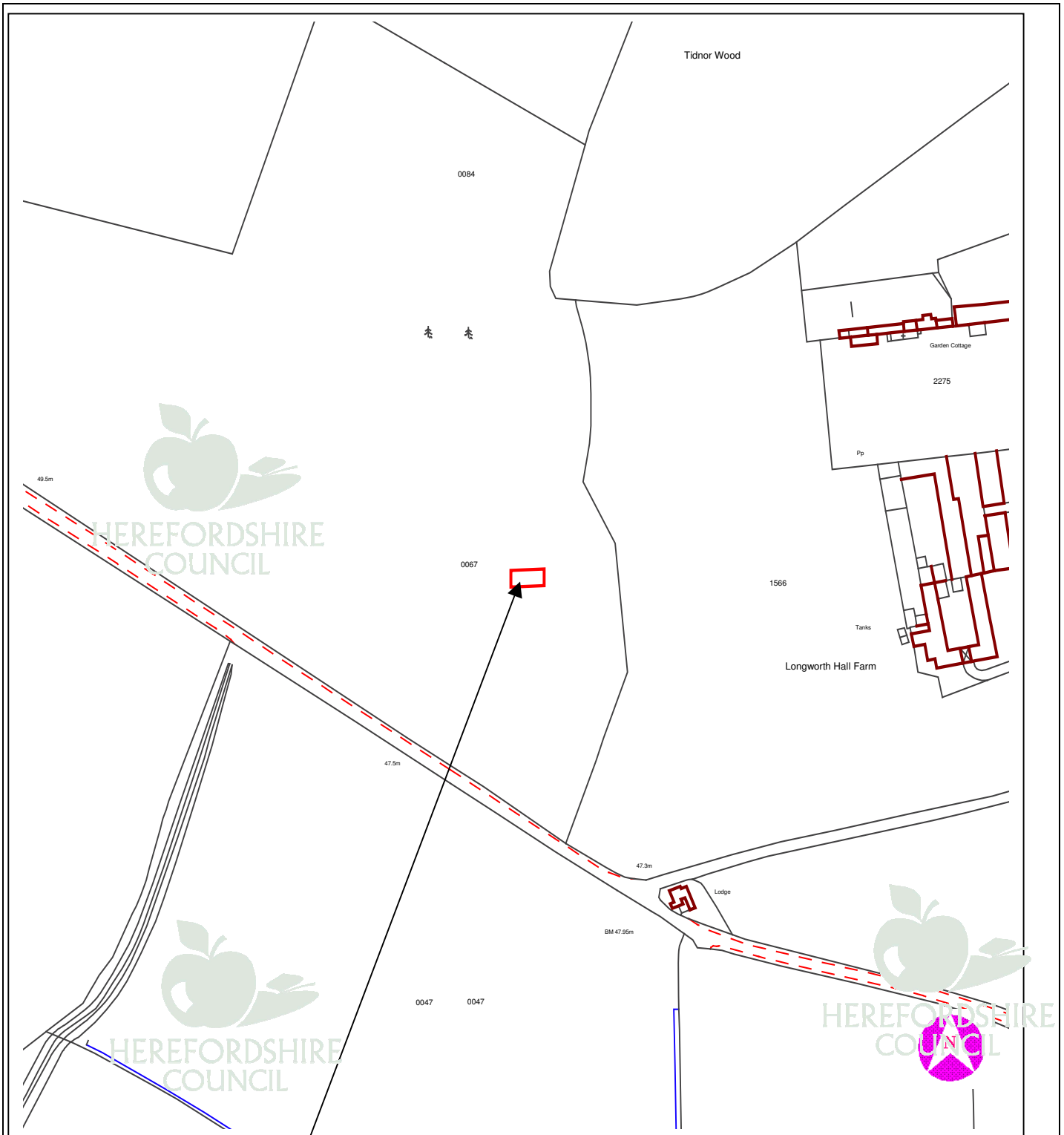
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/1654/F

SCALE : 1 : 2500

SITE ADDRESS : Tidnor Wood Orchards, Tidnor Lane, Lugwardine, Hfd HR1 4DF

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