

**19 DCCW2006/2845/F - FODDER BARN AND OFF GRID WIND TURBINE AT HAWKERSLAND SMALLHOLDING, BURMARSH LANE, NR. MARDEN, HEREFORD, HR1 3ER.****For: Ms. S.A. Osborne, 6 Walmer Street, Hereford, HR4 9JW.****Date Received: 4th September, 2006      Ward: Sutton Walls      Grid Ref: 53368, 47829**  
**Expiry Date: 30th October, 2006**

Local Member: Councillor J.G.S. Guthrie

**1. Site Description and Proposal**

- 1.1 The application site is comprised of a registered smallholding extending to 1.8 hectares, situated on the north side of an unclassified road opposite Hawkersland Farm, approximately 1 kilometre to the west of the settlement of Marden.
- 1.2 The application seeks permission to erect a fodder barn and wind turbine, both of which will be sited adjacent to a mature hedgerow, which forms the northern boundary of the application site.
- 1.3 The fodder barn measures approximately 12.25 metres by 13.75 metres giving a total floor area extending to 168m<sup>2</sup>. The overall ridge height is 5.4 metres falling to an eaves height of 3.4 metres.
- 1.4 The wind turbine which will provide the sole electricity supply for the smallholding is comprised of a head unit with three blades (3.6 metres total diameter) mounted on top of a 15 metre high lightweight lattice tower.

**2. Policies****2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):**

Policy DR1	-	Design
Policy E13	-	Agricultural Forestry Development
Policy CF4	-	Renewable Energy

**2.2 South Herefordshire District Local Plan:**

Policy GD1	-	General Development Criteria
Policy ED9	-	New Agricultural Buildings
Policy C39A	-	Renewable Energy

**3. Planning History**

- 3.1 SH971040PF Erection of field shelter/stable. Approved October, 1997.
- 3.2 SC980330PF Single dwelling. Refused August, 1998.

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None.

##### Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Public Rights of Way Manager: No objection.

4.4 Conservation Manager: No objection, subject to the imposition of landscaping conditions.

4.5 Head of Environmental Health & Trading Standards: No objection.

#### **5. Representations**

5.1 Marden Parish Council: Objection - The Parish Council supports the application for the fodder barn. Although supporting the principle of renewable energy generation the Parish Council is opposed to the proposed wind turbine because the height will be obtrusive in the area and the possibility of excessive noise has not been addressed.

5.2 The Ramblers' Association: No objection.

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 modest scale and design of the proposal, measured against the size of the smallholding. Therefore the primary matters for consideration in determining this application are the impact of the building and the wind turbine on the visual and residential amenity of the wider locality.

##### Landscape Impact

6.2 The application site together with the agricultural land to the east rises gently and forms part of a wider rolling landscape, which characterises this part of the County. Consequently longer views of the application site will be limited by the topography of the landscape, as well as an established pattern of field enclosures, which incorporate mature trees.

6.3 The Conservation Manager has no objection to the erection of either the barn or the wind turbine, in terms of their landscape impact, subject to a landscaping scheme, and appropriate conditions have been recommended. Although the comments of the Parish Council are noted, it is not considered that the wind turbine; despite its height, will be demonstrably harmful within the landscape, and in the absence of any objection from the Conservation Manager, it is not considered that a refusal would be sustainable.

Residential amenity

- 6.4 The closest dwellings to the application site lay on the opposite side of the unclassified road to the west. Given the intervening highway, the mature landscape, and the orientation of the dwellings themselves, the proposed development is not considered to give rise to any adverse impact on residential amenity.

Noise

- 6.5 With regard to the concerns raised by the Parish Council about noise, the wind turbine will be located at least 130 metres away from the nearest dwellings, and in the absence of any objection from the Environmental Health & Trading Standards Manager it is not considered that the Parish Council's comments can be substantiated.
- 6.6 Overall, subject to the imposition of appropriate landscape conditions, the application complies with the relevant policies in the development plan, and as such, approval is recommended.

**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. A06 (Development in accordance with approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3. B01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 4. F32 (Details of floodlighting/external lighting).**

**Reason: To safeguard local amenities.**

- 5. G02 (Landscaping scheme (housing development)).**

**Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.**

- 6. G05 (Implementation of landscaping scheme (general)).**

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

**Informatives:**

- 1. N01 - Access for all.**

2. N04 - Rights of way.
3. N19 - Avoidance of doubt.
4. N15 - Reason(s) for the Grant of PP/LBC/CAC.

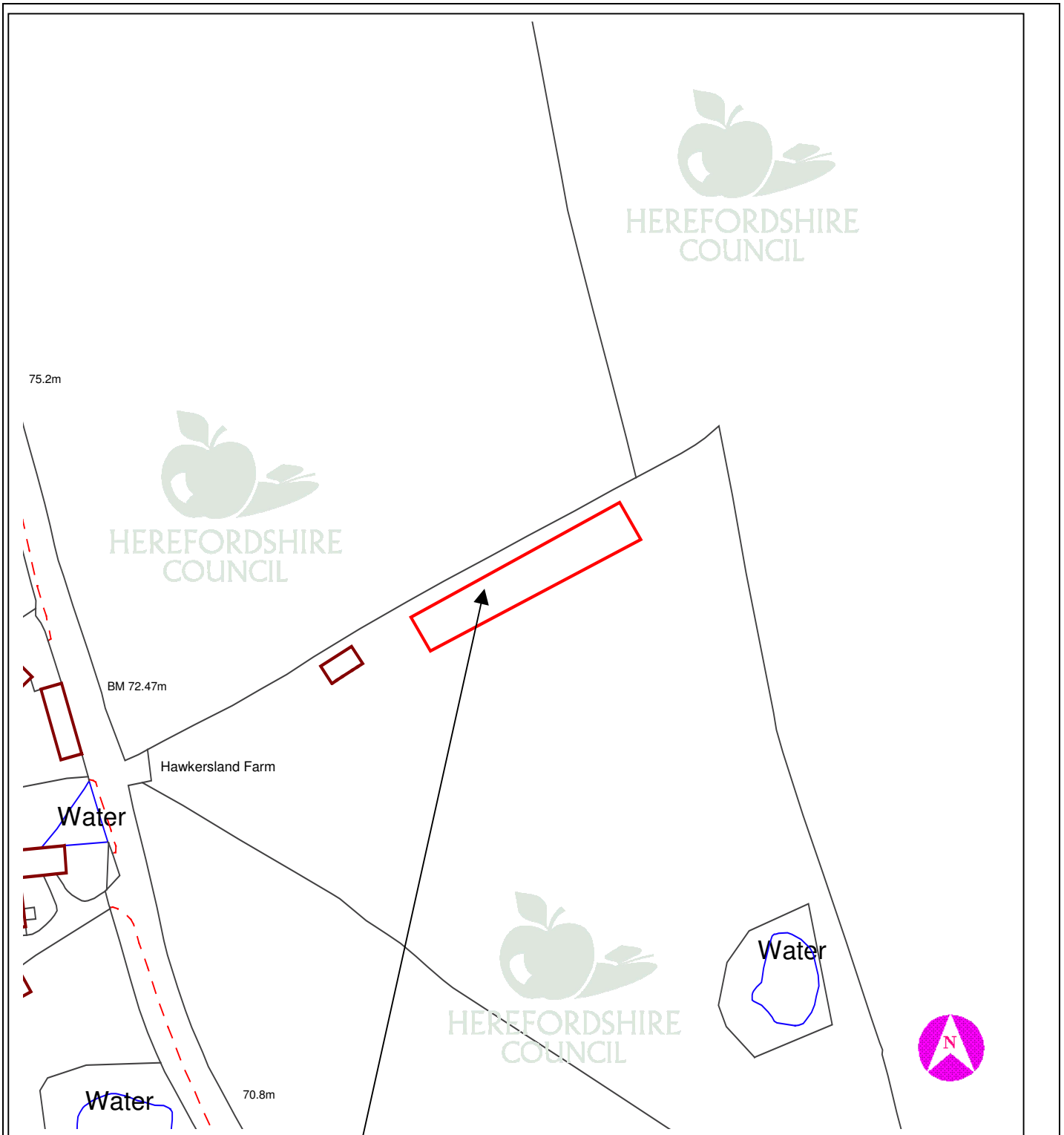
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/2845/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Hawkersland Smallholding, Burmarsh Lane, Nr. Marden, Hereford, HR1 3ER

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