

DELEGATED DECISION REPORT

APPLICATION NUMBER

212275

Hynett Farm, Black Hole Lane, Bartestree, Hereford, HR1 4BE

CASE OFFICER: Mr Simon Withers

DATE OF SITE VISIT: N/A.....

Relevant Development Plan Policies: Part 6 Town and Country Planning (General Permitted Development) (England) Order 2015

Relevant Site History: 174579 - Proposed storage building - Approved
142094 – Proposed Potato store building – approved
7.7.2014
CE99/1666/F – Erection of portal framed insulated potato store(Approved)
093247/S – Extension to agricultural building – approved
8.1.2010
100934/F – Erection of steel portal framed agricultural potatostorage and packing building – approved 18.6.2010
1032961/F – Potato store/packing – approved 10.3.2011

PLANNING OFFICER’S APPRAISAL:

Site description and proposal:

Hynett Farm lies on the northern side of Blackhole Lane to the north of Lugwardine and Bartestree. The farm house and associated farm buildings are grouped together in close proximity to Blackhole Lane. The farm is bounded by fields to the north, west and south. To the east there are residential properties.

This application seeks a determination as to whether the prior approval of the local planning authority is required for the erection of an agricultural building for the purposes of implement storage and a workshop and is adjacent to existing agricultural buildings.

Representations:

None

Pre-application discussion:

N/A

Constraints:

None relevant

Appraisal:

- The building is reasonably necessary for the purposes of agriculture; a very well established farm enterprise and no reason of evidence to question the need of the building to provide additional storage and workshop space
- The agricultural unit is greater than 5 hectares; yes – application form confirms 45 hectare unit
- The parcel of land on which the building would be sited is greater than 1 hectare; yes
- Development has not been carried out under Class Q or S of Part 3 (changes of use) of the Schedule in the last 10 years. No
- Development would not consist of the erection or alteration of a dwelling; No alteration to a dwelling proposed
- The proposed building is designed for agricultural purposes; Of an obvious agricultural design and form.
- the ground area which would be covered by—
 - (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
 - (ii) any building erected or extended or altered by virtue of Class A
- Would not exceed 1000 square metres, including any applications utilising the prior Approval process in the previous 2 years; Approximately 279 square metres with last approval granted in 2017
- The height of the building if within 3 km of an aerodrome would not exceed 3 metres; Outside of a 3km radius of aerodomes
- The height of the building would not exceed 12 metres; 6.6 metres to the highest part
- Any part of the development would be within 25 m of the metalled part of a trunk road or classified road; over 25m from the metalled part of the A465 and A4013. Blackhole Lane is unclassified
- The building would not be used for the accommodation of livestock or for the storage of slurry or sludge if within 400 metres of the curtilage of a protected building; Not for the accommodation of livestock or storage of sludge
- Development is not connected with fish farming on article 1(6) land; Development not in connection with fish farming.
- The building is not for storing fuel or waste from a biomass boiler or an anaerobic

digestion system.

With the above in mind, the proposal constitutes permitted development. Notwithstanding this, the application seeks a determination of whether the proposal requires the prior approval of the local planning authority in terms of siting, design and external appearance.

The building will be located off an existing collection of agricultural buildings, and screened from the public viewpoints of the road by existing agricultural buildings. With this in mind, the siting is found to be acceptable.

Moving onto the design of the building, this is of a common agricultural building constructed from steel sheeting, a box profile end and fibre cement roof. Given the function of the building, the design and external appearance are found to be acceptable and the choice of materials is consistent with other buildings in the complex.

With the above in mind, the proposal represents permitted development and the siting, design and external appearance are all found to be acceptable.

PRIOR APPROVAL NOT REQUIRED

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

Standard conditions and informatives



Signed: Dated: ...9 June 2021.....

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐

Signed:  Dated: 10/6/21

Is any redaction required before publication? Yes/No