

DELEGATED DECISION REPORT

APPLICATION NUMBER

181364

Lower Brook Farm, Kingsland, Leominster, HR6 9QB

CASE OFFICER: Mr Josh Bailey
DATE OF SITE VISIT: 19TH April 2018

**Relevant Development
Plan Policies:**

**General Permitted Development Order 2015: Part 6 –
Agriculture and Forestry – Class A, as amended (April 2018)**

Relevant Site History: **P161452/PA7** – proposed agricultural building – prior approval not required
N111033/S – general purpose agricultural building – approved
DCN043909/S – proposed farm machinery store, food storage and mixing bays – prior approval not required

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site relates to a small holding at Lower Brook Farm, comprising of a mixture of cattle and sheep farming whereby the land within the applicant's control is 5 hectares. The site also comprises a number of former chicken sheds and wormery units which have been re-used for B8 storage. The site surroundings are primarily rural in character, with the wider hamlet of housing made predominately from farmsteads and wayside dwellings.

The proposal is for a new storage building for storage of straw and machinery which will connect to an existing building on site. The proposed site will measure 9.8 metres x 14 metres x 5.8 metres (H) and is comprised of tanalised timber for the walls, coloured boarding green/grey, and fibre cement for the roof, which will be coloured grey.

Representations:

Local Member – Cllr Bowen was informed of the application on 20th April.

Pre-application discussion:

N/A

Constraints:

Unclassified road: U93017
Contaminated land north of site
Flood Zone 2 & 3 within red outline only
Surface Water within red outline only
SSSI Impact Zone
SWS N of site

Appraisal:

The main considerations is to identify whether the proposal is compliant with the relevant criteria and conditions set out under Class A, Part 6, Schedule 2 of the GPDO 2015, as amended (April 2018).

Is there an agricultural need: Yes. The proposed building would serve to act as storage of straw and machinery.

The agricultural unit is greater than 5 hectares: The total area of the agricultural unit is 5 hectares.

The parcel of land on which the building would be sited is greater than 1 hectare: Yes, the parcel of land on which the building is proposed to be sited exceeds 1 hectare in area.

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: 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.

Development would not consist of the erection or alteration of a dwelling: No alteration or erection of a dwelling proposed.

The proposed building is designed for agricultural purposes: The proposed building is of an agricultural design and is suitable for its intended purpose of a storage building for straw and machinery.

The floorspace of the building would be less than 1000 square metres including other development undertaken using the Prior Approval process in the previous 2 years: Floorspace of proposal is 137.2 m². There has been development undertaken using the Prior Approval process in the previous 2 years (Reference: P161452/PA7 measured 90 m² which total 227.2m², which is less than 1000 square metres floorspace.

The height of the building if within 3 km of an aerodrome would not exceed 3 metres:
N/A as not within 3km of an aerodrome.

The height of the building would not exceed 12 metres: Height of the building is proposed at 5.8 metres at ridge.

The building would be within 25m of the metalled part of trunk road or classified road: The building is not within 25 metres of a classified road or metalled part of trunk road.

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: The proposed building would be used for storage of straw and machinery. There are no protected buildings within a 400 metre radius.

Development is not connected with fish farming on article 1(6) land: The development is not in connection with fish farming.

The building is not for storing fuel or waste from a biomass boiler or an anaerobic digestion system: N/A

Based upon the assessment above, the proposal meets the relevant and applicable criteria of permitted development. The Local Planning Authority however is also afforded the remit to determine whether their prior approval will be required as to the siting, design and external appearance of the building.


The proposed building is of a suitable design for its intended use and is of an appropriate scale, being commensurate to the existing buildings on the farmstead. The proposed siting adjoining an existing building is acceptable, and the building would be read as a minor extension to the existing farmstead when viewed in the context of the wider landscape for the purposes of storing straw and machinery. The building would not be visually prominent when viewed from the notable public vantage points, namely from the U93017, and the absence of any inter-visibility between the proposed location for the building and the nearest protected buildings, means the development would have no demonstrable impact upon their setting. The siting, design and external appearance are hence appropriate.

Given the above, the proposed development is considered to be compliant with the criteria of Class A Part 6 of the General Permitted Development Order 2015.

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

Informatives

The development shall be carried out in accordance with drawing indicating proposed extension for M & S Aubrey, Lower Brook Farm, Kingsland, Leominster, HR6 9QB, received 11th April 2018.



Signed: Dated: 30/4/18

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

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REFUSE

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Signed:



..... Dated: 30 April 2018