

DELEGATED DECISION REPORT

APPLICATION NUMBER P141023/S

Coed Robin, Michaelchurch Escley, Hereford, HR2 0PT

CASE OFFICER: Mr Matt Tompkins

DATE OF SITE VISIT: 21/04/14

Relevant Development Plan Policies: **General Permitted Development Plan**
Part 6

Herefordshire Unitary Development Plan
Policies: E13, LA2

Relevant Site History: **DCSW0009/1750/S** Covered handling area: *Prior approval not required*

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Coed Robin is a moderately sized farmstead accessed 700 metres along a farm track to the west of the C1205. The land rises steadily towards the farm from the road site so that when one reaches the farm, extensive views are available over the valley in an easterly direction. The farmstead is currently comprised of the farmhouse and one large agricultural building.

This proposal seeks the Councils prior approval for a new building to the north-east of the existing farm. The building would measure 27.43 metres x 15.24 metres in plan form and 6.52 metres in height. The steel frame structure would be open sided under a natural grey fibre cement roof. The proposal requires engineering works to build up the land to create a level ground level for the entire area covered by agricultural buildings.

Appraisal:

The application is made for the Councils Prior Approval for a new building and as such in the first instance the proposal falls to be considered against the criteria of Part 6, Class A of the GPDO.

Part 6, Class A of the GPDO allows new agricultural buildings to be erected as permitted development where the following is true:

- There is an agricultural need for the development; For agricultural storage and livestock handling

- The agricultural unit is greater than 5 hectares; 27 Hectares
- The parcel of land on which the building would be sited is greater than 1 hectare; Greater than 1 hectare
- The floorspace of the proposed building is less than 465 square metres; 418 square metres
- The proposed building is designed for agricultural purposes; Of an obvious agricultural design, constructed of traditional agricultural materials
- Development would not consist of the erection or alteration of a dwelling; No alteration to a dwelling proposed
- The height of the building would not exceed 12 metres; 6.52 metres
- The height of the building if within 3 kms of an aerodrome would not exceed 3 metres; Outside of a 3km radius of an aerodrome
- The building would be within 25 m of the metalled part of a trunk road or classified road; 700 metres from the 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; Clear inference that building will be used to accommodate livestock. Plans state that existing use is handling pens and planning statement point #11 confirms that animals would be accommodated within the building. That being said, no 'protected building' is within 400 metres of the application site.
- Development is not connected with fish farming on article 1(6) land; Development not in connection with fish farming.

For the above reasons, the proposal is considered permitted development. Notwithstanding that, the as directed by Part 6 of the GPDO, the Council reserve the right to comment on the suitability of the proposal in terms of its siting, design and appearance. As such, the proposal shall accord with UDP Policy E13.

This proposal has the potential to impact on the surrounding landscape character and appearance given its elevated position within the wider landscape and the engineering works required to facilitate the provision of the building – raising the building further. However, the land is already engineered and essentially this proposal brings this engineered element further forward in the site (in a north-easterly direction). Furthermore, the proposal would be seen against an existing agricultural milieu. As such, I consider the proposal to have a minor landscape impact. However, there does not appear to be opportunity to locate the building elsewhere and given the need for the building this landscape impact is not considered to hold sufficient weight to warrant the refusal of the proposal. The provision of vegetation would not overcome this concern and as such, prior approval is not required.

The proposal is considered to be within the confines of permitted development as defined under Class A, Part 6 of the GPDO. Furthermore, the building would have minimal impact on its context in terms of land use or visually. The Council's prior approval is therefore not required.

Informatives

1. There is extremely limited potential to provide further agricultural buildings to the north-east of the existing farmstead. It is recommended that a strategic assessment of the farm is undertaken to identify a parcel of land suitable for further agricultural development.

TEAM LEADER'S COMMENTS:

Signed: _____ Dated: _____

REASON FOR DELAY (if over 8 weeks)

(please specify)