



Planning Statement

Erection of B8 Storage Building

Land to the Rear of Castle End Lea

Captain M Lowe

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1.0 The Proposal

1.1 This application, seeks the erection of a B8 storage building on land to the rear of Castle End Lea.

1.2 The Building is 278 square metres in floor area comprising a steel framed portal building with profile sheet cladding.

1.3 The site already has permission for B8 storage and the proposed occupants an Events company are already storing their Vehicles on site. The building will be used for the storage of bouncy castles and other inflatable out door event equipment.

2.0 Background

2.0 Planning permission was granted for two large Poultry units on land to the rear of Castle End in the 1970s, Planning reference 6713 approved 12 January 1972.

2.1 The use of the building for poultry ceased and the site has been used for B2 Business and B8 storage for over 20 years. One of the Poultry units has been demolished, the other remains and is currently in use.

2.3 A Certificate of Lawfulness Planning Reference P202949/U was granted in November 2020 for the use of the whole site for B8 Storage purposes.

3.0 The Site

3.1 The site lies to the rear of Castle End which is a Grade 2 * Listed building. It is accessed from Gypsy Lane a partially surfaced track owned by the applicant and a neighbouring landowner over which they both have a vehicular right of way. It is understood that the lane is also a public bridleway.

3.2 The site is surrounded by existing hedgerow and trees on the southern, western, and eastern boundaries.

3.3 Over the past 12 months the site has been cleaned up by the applicant and the site now provides a stoned enclosure currently used for the storage of vehicles and equipment for an events company.

4.0 Planning Policy

4.1 The Government published the revised National Planning Policy Framework in July 2018 (further revisions were introduced in February 2019) to set out the principles for

determining planning applications and plan making. At the heart of this document is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. It requires planning policies to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It requires Local Authorities to promote a strong rural economy, local and neighbourhood plans which should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses.

Local Planning Guidance

4.2 This requirement to support economic development is reflected in the adopted Herefordshire Core Strategy. Para 4.8.41 recognises that the rural areas have consistently played a strong role in local, regional and national food and drink production, particularly in areas such as agriculture and farming. Other uses within the rural economy consist of local businesses and services, village shops and public houses, tourism activities and accommodation, home working businesses, military uses, as well as farm diversification enterprises. It states further that the strengthening of the rural economy is also important in retaining a skilled labour force. In order to allow the rural economy to grow Policy RA6 provides flexibility for start-ups and continuation of business enterprise

4.3 Policy RA6 states that employment generating proposals which help diversify the rural economy will be supported where they amongst other things involve the small scale extension of existing businesses; and farm diversification. Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4. Para 4.8.42 emphasises further that the rural economy will be strengthened by providing flexibility for new and expanding rural businesses.

Neighbourhood Plan

4.4 The Lea Neighbourhood Development Plan was adopted in March 2019. The Plan recognises that the Parish of Lea is home to a wide variety of small-scale businesses covering areas such as engineering, vehicle repair, transport, leisure, catering and retail.

It clearly states that the plan supports their further development and would welcome the arrival of other businesses operating on a similar scale.

4.5 Herefordshire's Core Strategy seeks to strengthen the rural economy by providing flexibility for new and expanding businesses, subject to their being of an appropriate scale and location and not significantly impacting on the environmental quality of the area. The plan supports this strategy and conforms with policies RA6, E1, E2, E3 and E4 of the Herefordshire Local Plan.

4.6 Policy Lea 5 states that:

- The plan recognises the importance of supporting the local economy through small-scale initiatives, home-based businesses and proportionate extensions to existing established businesses as well as farm diversification opportunities. Youth employment and quality apprenticeships will be encouraged.
- Conversion of existing buildings to employment uses will be supported where the impact on the local environment is acceptable.
- Sustainable tourism opportunities including the provision of sensitively located small-scale B&B or self catering tourist accommodation will be encouraged.
- However - and in line with Herefordshire Local Plan policy LD1 - this must always be balanced against protecting the local environment which is greatly cherished and valued by the local community and plays a vital role in underpinning tourism.
- In considering any development proposals, the impact on the landscape and historic environment of the area, flooding and drainage, access and highway safety, ecology and residential amenity must be acceptable.

5.0 Issues

5.1 The building is a modest storage building some 15.5m by 18m., located in the south east corner of the site in the location of one of the former poultry building. It has a ridge height of 4.2 m with an eave's height of 3.6 m, sloping down to 2.4 m to the north.

5.2 The site is well screened, and the proposal will have little impact on Castle End itself a Grade 2* Listed Building, owned by the applicant which is located some 150 metres to the west. Lea Primary School lies immediately to the south.

5.3 It is important to note that the site already has a permitted storage use and the applicants have already started to occupy the site. The introduction of the storage building itself will not generate a significant increase in vehicular traffic. The enclosed section storing the inflatable play equipment and other event equipment better retained indoors. The open sided element will be used for some of the trailers etc.

5.4 The National Planning Policy Framework seeks to support economic growth in rural areas by amongst other things promoting the development and diversification of agricultural and other land-based rural businesses. This strategic policy is reflected in the Herefordshire Local Plan Core Strategy. Policy RA6 states that employment generating proposals which help diversify the local economy will be supported where

they are of an appropriate scale for their location. is low key and is an appropriate scale. It is therefore considered that the use of the land would neither be detrimental to the character and appearance of the local area or to the local highway network.

6.0 Conclusion

6.1 It is considered that the proposal is fully in accordance with Policy RA6 of the adopted Core Strategy and Lea 5 of the adopted Neighbourhood Plan. The proposed building lies on a site of former poultry sheds in a location which already has a permitted use for B8 storage use with no restrictive conditions. The Proposal therefore clearly meets the requirements of the National Planning Policy Framework which promotes the development and supports the rural economy.