

DELEGATED DECISION REPORT

APPLICATION NUMBER

174691

Court Farm, Much Birch, Hereford, HR2 8HT

CASE OFFICER: Miss Emily Reed

DATE OF SITE VISIT: 31/01/2018

Relevant Development Herefordshire Local Plan – Core Strategy
Plan Policies: Policies SD1, RA6, LD1

National Planning Policy Framework (NPPF)
Chapters 3, 4, 7 and 11

Much Birch NDP
Not yet at a stage where it is afforded any weight

Relevant Site History: Applications but none directly relevant to the current one.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X		X		
Neighbour letter/ Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site is located to the south of the A49 within Much Birch. It comprises of several poultry sheds and is accessed by a private track with footpath MB24 running to the west of the site.

This application seeks planning permission for a general purpose building on the site of a previous chicken shed, albeit larger than the building now proposed.

Representations:

Councillor Harlow agreed to delegated authority of the application via email dated 22nd February 2018.

Appraisal:

With the proposal seeking planning permission for an agricultural building on an existing rural business, policy RA6 is engaged in the first instance. This policy states that development proposals which support the retention and/ or diversification of existing agricultural businesses and those which involve the small scale extension of existing businesses will be supported in principle. This being said, the proposals should be of a scale which would be commensurate with its location and setting, do not cause unacceptably adverse impacts to the amenity of nearby residents by virtue of design, mass, noise, dust, lighting or smell, do not generate traffic movements that cannot be safely accommodated within the local road network and do not undermine the achievement of water quality targets.

As stated above, the building will be located on the site of a former chicken shed. It will measure approximately 24.4m in length and 18.3m in width. The height will measure approximately 8m to the eaves and 10.2m to the ridge. It will be constructed from fibre cement cladding in Anthracite and box profile cladding on the elevations in Moorland Green. Given the nature of the building the materials and form are found to be acceptable.

With regard to the wider landscape impact of the proposal, the building will be located adjacent to existing agricultural buildings and therefore read as part of the complex as opposed to a standalone building. With this in mind, and the proposed materials, there is not found to be a detrimental impact on the wider rural landscape as a result of the proposal.

Moving onto the transport impacts of the proposal, with the building being located in an existing agricultural business and the no objection being received from the Highways Officer, the proposal is not found likely to give rise to severe highways impacts as a result.

In reference to the impact on neighbouring dwellings, again it is within an existing complex of agricultural buildings approximately 270m away from the nearest neighbour. Furthermore, the building is proposed to store woodchip, maize and other products that will be used at Court Farm as opposed to additional livestock buildings. As such, the amenity of neighbours is found to be safeguarded.

With the above in mind, the proposal is found to be compliant with the relevant policies and therefore recommended for approval subject to the conditions outlined below.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

- 1) C01
- 2) C07 – drawing number 137.465.C2, 137.465.C4 and 137.465.C5.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Signed: Dated: 22nd February 2018

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: Dated: 22 February 2018