

DELEGATED DECISION REPORT

APPLICATION NUMBER

191116

Moorend Farm, Munsley, Ledbury, HR8 2SN

CASE OFFICER: Mr Matthew Neilson

DATE OF SITE VISIT:19/04/2019.....

**Relevant Development
Plan Policies:**

**Herefordshire Local Plan – Core Strategy
Policies:**

SD1 – Sustainable design and energy efficiency
LD1 – Landscape and townscape
RA6 – Rural economy
MT1 (Traffic management. Highway safety and promoting active travel)
SS1 – Presumption in favour of sustainable development

Pixley and District Group Neighbourhood Development Plan

PIX3 – Economic development in Pixley and District
PIX6 – Natural environment
PIX7 – Historic Environment

National Planning Policy Framework:

Para 11 – Presumption in favour of sustainable development
Chapter 12 – Achieving well designed places
Chapter 15 – Conserving and enhancing the natural environment

Relevant Site History:

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Transportation	X		X		
Ecologist	X		X		
Environmental Health (contamination)	X	X			

Natural England	X		X		
Press/Site Notice	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The existing farm complex is situated within a wider landscape which is characterised by open farmland punctuated by dispersed farmsteads. The farm complex itself is mostly comprised of modern farm buildings with a mixture of grey roofs. The main farm house and a nearby granary (Grade II Listed building) are located at eastern end of farm complex.

The proposal is to erect a new agricultural building at the south eastern corner of the farm complex. The proposed building will be a modern design with treated timber space boarding concrete panel walls and fibre cement roof sheeting on the roof. The building will be used to house livestock. The proposed structure would cover an area of circa 462 square meters.

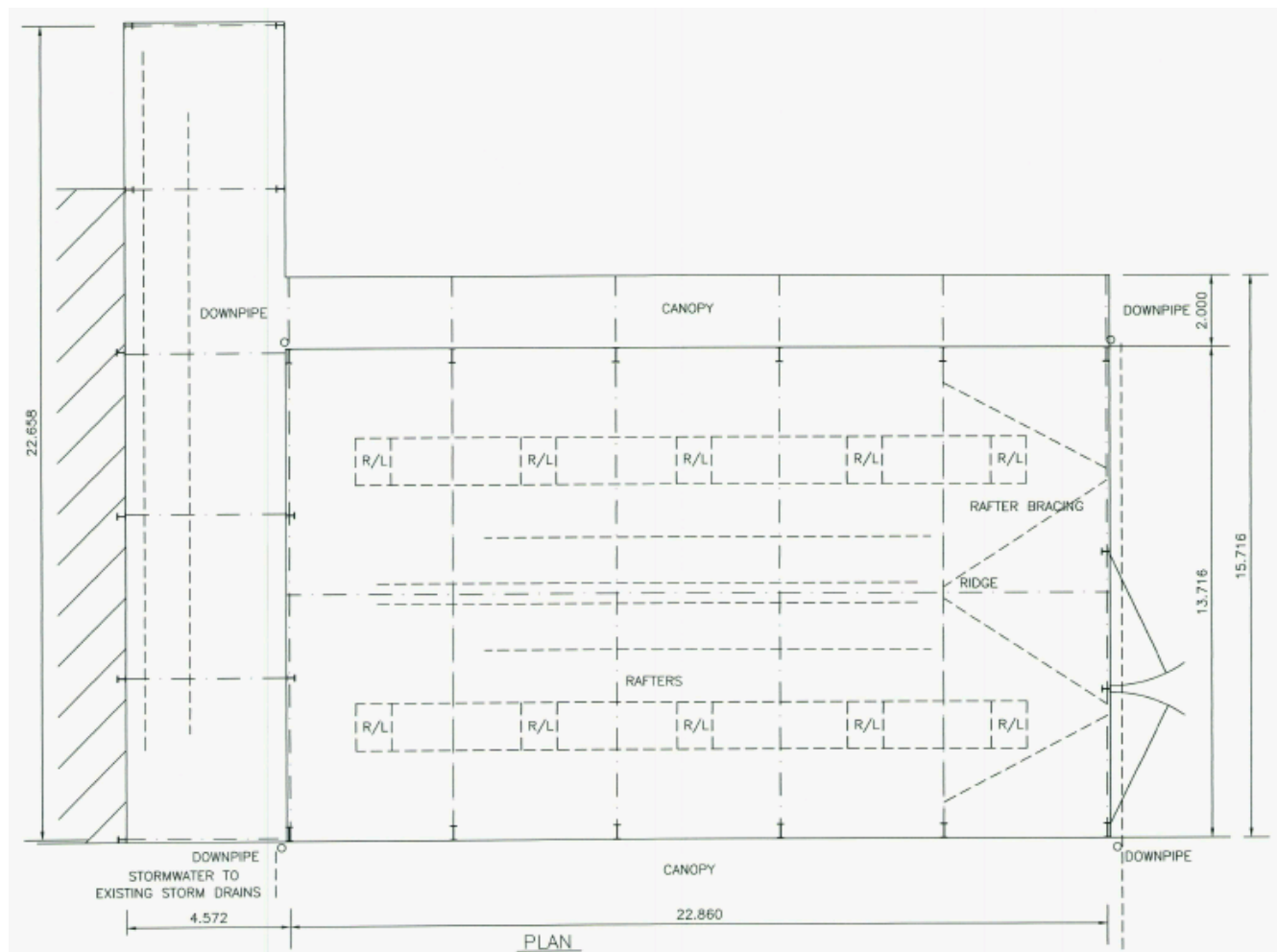


Figure 1: Proposed building plan

Representations:

Transport – No objection

Ecology – No objection

Natural England – No objection

Local Member – Councillor Lester confirmed delegated authority of this application on 22nd July 2019 via email.

Pre-application discussion:

None.

Constraints:

Road No. C1155

Listed Building – Adjacent grade II

Contaminated Land

Surface Water – Adjacent

SSSI Impact Zone

SWS – near site

Hfd/Glos Canal Permanent – Near site

Hfd/Glos Canal route – Near site

Appraisal:

Policy context and Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Pixley and District Group Neighbourhood Development Plan (the NDP). At this time the policies in the Pixley and District Group NDP can be afforded maximum weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

The siting of the proposed agricultural building is considered sympathetic to the character of the landscape, being screened to its north and east elevations by adjacent agricultural buildings, with the maximum height of the roof being lower than that of the structure to the east. The proposed building will not adversely affect the visual amenities and character of the surrounding rural area or the character and setting of the nearby Listed Building as the proposed structure would be obscured to the east by an existing agricultural building. In addition the residential amenities of occupants of dwellings in the surrounding area will not be adversely affected. Therefore the proposed development complies with policies SD1, LD1 and LD4 of the Herefordshire Core Strategy (HCS) and policies PIX6 and PIX7 of the local Neighbourhood Development Plan (NDP).

The proposed development would represent the natural evolution and continued viability of a large agricultural concern within the parish of Munsley, this complies with policy PIX3 of the

local NDP which aims to support proposals for the development of farms where the proposals are of a scale, type and nature appropriate to their countryside location and setting.

As the site offers adequate area for vehicles to turn around on site. This will have aid in limiting the impact the proposal would have upon the C1155. There have also been no objections put forward from the Highways Officer. Therefore the proposed development complies with policy MT1 of the HCS.

The proposal complies with planning policy notably SD1, LD1, MT1 and RA6 of the HCS as it represents a sustainable form of development in accordance with SS1 of the CS. The application is therefore recommended for approval with conditions attached.

The local member has been updated and is content for the application to be dealt with as a delegated matter.

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

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

C01 - Time limit for commencement.
C06 - Drawings No. 7586/1
C13 – Sample of external materials
CBK – Restriction of hours during construction

Informatives

IP1 - Application Approved Without Amendment.



Signed:

Dated:22/07/2019.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed: AB. Dated: 22/7/19