

DELEGATED DECISION REPORT

APPLICATION NUMBER

183142

Kingstone Grange, Thruxton, Hereford, HR2 9AY

CASE OFFICER: Abigail Molyneux

DATE OF SITE VISIT:

Relevant Development Plan Policies: Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 6 Class A, as amended.

Relevant Site History: N/A

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member	X				

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Kingstone Grange is approximately 1km due south of Kingstone village. The farmhouse is Grade II* listed whilst a traditional barn c.30 metres south-east of the farmhouse is a principally listed grade 11 listed building. A range of more modern agricultural buildings make up what is a relatively large farmstead.

This is a prior notification application for the extension to an existing agricultural building for general use.

Representations:

Ward Member informed.

Pre-application discussion:

None.

Constraints:

Grade II* Listed Building (adjacent), Contaminated Land (nearby) and PROW (West of Site).

Appraisal:

Under Class A, Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 development is permitted where it consists of:

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

In order to determine whether the proposal satisfies the criteria to fall within permitted development there a number of elements which need to be considered these are set out under A.1 (a-k):

Development is not permitted by Class A if—

- The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area,

The application form states the total agricultural unit is 50 hectares and the parcel of land is 1 or more hectares.

- It would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of the Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Development under Class Q or S or Part 3 has not been carried out within the agricultural unit within the last 10 years

- It would consist of, or include, the erection, extension or alteration of a dwelling;

It does not; the proposal seeks an extension to an existing building.

- It would involve the provision of a building, structure or works not designed for agricultural purposes;

The building is proposed to be used for agricultural purposes.

- The ground area which would be covered by—
 - (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
 - (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The proposed building will not exceed 1,000 square metres, the total floor area of the proposed building is approximately 310 square metres.

- The height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The proposed structure is not within 3 kilometres of an aerodrome.

- The height of any part of any building, structure or works *not* within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposed height of the building would not exceed 12 metres.

- Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The development is more than 25 metres from a metalled part of a trunk road or classified road.

- it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The application states the building will not be used to store livestock.

- it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

N/A

- Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
 - (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 - (ii) Is or would be within 400 metres of the curtilage of a protected building.

N/A

The proposal involves the extension to an agricultural building to be used to cover the existing yard to stop runoff.

It is considered that the proposed design and materials of the proposed building is acceptable and will clearly portray its use for agricultural purposes.

The proposed building will be located within the existing farm complex, minimal views of the proposed building will be afforded due to the proposed location. It is considered the proposal will not have an adverse impact upon the landscape as it will be seen within an existing agricultural complex.

Following the appraisal against the above criteria, prior approval is not required as the proposal does comply with the criteria set out under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

Prior Approval is not Required.

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


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

Standard Conditions

Signed:  Dated: 30/8/2018

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐


Signed: Dated: 3 September 2018.....