

Shiretown House,  
14-43 Broad Street,  
Hereford,  
HR4 9AR

Herefordshire Council  
Planning Services  
Plough Lane  
Hereford  
HR4 0LE

**Date: 8<sup>th</sup> January 2021**

**Ref: HQ20302**

Dear Sir / Madam,

**Re: Prior Notification Application for agricultural building on land north-west of Farifield House,  
Bleathwood Lane, Bleathwood, SY8 4LE**

This application follows the refusal of a similar proposal for an agricultural building which was refused on 13<sup>th</sup> October 2020 (Ref: 203240). The application was refused for the following reasons.

*In this case, the proposed siting is such that the building would occupy an isolated position with regards to agricultural buildings which is without justification and would cause harm to the amenity of Fairfield House. It would therefore be contrary to policies LD1 and SD1 of the Herefordshire Local Plan Core Strategy and Chapter 15 of the National Planning Policy Framework.*

Following this refusal more information is now provided to explain why the building is required and the building location has been amended so that it is further away from Fairfield House. Some tree planting is also proposed which will help screen the building in time.

Set out below are detailed reasons as to why this building is required and why it must be in this location, which is away from the main farmstead of High Meadow Farm.

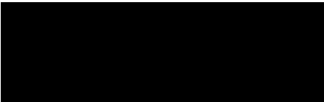
- i. The proposed building is to be used to store straw.
- ii. The applicants are not permitted by their landlords to build a shed of any reasonable proportion at High Meadow, as they are tenants under an AHA tenancy. The land around High Meadow Farm is owned by the landlord. Land owned by the applicant is south-east of High Meadow Farm primarily either side of Bleathwood Lane. See submitted farm holding plan.
- iii. The applicants breed approximately 150 dairy heifers annually. Straw is fed as a feedstock, as well as used for bedding and therefore must be in tip top condition.
- iv. There is not enough covered storage space at High Meadow for straw to be stored, meaning straw is stored outside which results in a high percentage of waste.
- v. In years where crops are plentiful a new building will allow 'over-year straw' in preparation for lean years (this current year is a case in point).
- vi. The proposed building is to be located on a block of 165 acres, owned by the applicants, of which approximately 120 acres are in arable production which will produce the straw to be stored in the building. The other 45 acres are down to grass for their free-range hens. Excess grass from the poultry unit could be made into hay and stored in the new shed. At present it is sold as a standing crop.
- vii. The proposed building cannot be located near the poultry unit as salmonella is spread by vermin (mice and rats) and straw storage can be an issue (however we would ask our routine vermin control company to visit the straw shed). The current issue of bird flu highlights the need for the upmost biosecurity on poultry sites.
- viii. There will not be constant traffic using the facility. The shed will be filled over the harvest month of August, and then depleted over 6 months of the winter when cattle at High Meadow are housed from October to March. A visit once a week with a teleporter loader and trailer is envisaged.
- ix. Regular access is made to the field on a regular basis as part of the arable farming year.
- x. The approved poultry managers dwelling connected to the free-range poultry site will be in visible sight of the proposed new shed.
- xi. The proposed shed has been moved away from Fairfield House and turned through 90 degrees so that only the short gable end faces towards Fairfield House. As such any impact would be negligible.

In light of the above information and changes to the location and position of the agricultural building is it considered that the proposed development will not adversely impact the occupiers of Fairfield House and is reasonably required for agricultural purposes. The building must be located away from the existing farm buildings as the other lying land is the only land owned by the applicants. It is also the location where the straw is grown.

In view of the above it is considered that the application should be considered acceptable.

Should you have any queries or questions please get in touch.

Yours faithfully,



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