

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 181850

Ty Caradog Farm, Longtown, Hereford, HR2 0JN

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**CASE OFFICER:** Miss Emily Reed

**DATE OF SITE VISIT:** 07/06/2018

**Relevant Development** Herefordshire Local Plan – Core Strategy  
**Plan Policies:** Policies RA6, MT1, LD1, LD2, SD1, SD3, SD4

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

Vowchurch and District Group Parish Council NDP  
Policy 1 – Protecting and enhancing the local environment  
Policy 8 – Applications for new commercial developments  
Policy 10 – External lighting

**Relevant Site History:** DCSW2008/2431/S – Fodder and manure store. Prior approval not required

### CONSULTATIONS

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

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Ty Caradog Farm is located to the east of C1205 within the parish of Michaelchurch Escley. The farm benefits from two accesses, one to the north east of the farm and the other to the south east.

This application seeks planning permission for the erection of a sheep handling agricultural building within the farm complex.

### Representations:

An email was sent to Councillor Jinman on 2<sup>nd</sup> July 2019. To date no response has been received to the contrary of the officer recommendation. Delegated authority is therefore assumed.

### Appraisal:

With the application proposing an extension to a rural business policy RA6 of the Core Strategy is relevant in the first instance.

Policy RA6 states that a range of economic activities will be supported including proposals which involve the small scale extension of existing businesses where they are of a scale which is commensurate with the location and setting, do not cause unacceptable adverse impacts to the amenity of nearby residents, do not generate traffic movements that cannot be safely accommodated and do not undermine the achievement of water quality targets.

The building will be constructed from slate blue box profile cladding with concrete panels on the elevations and natural grey fibre cement on the roof. Given the nature and function of the building, these materials are found to be acceptable.

Concerns were raised by the case officer in relation to the siting of the building and the projection over an existing thick boundary hedge/tree row. This goes part way to screening the site from the wider landscape and as such, its retention was encouraged. The building has since been relocated to behind the vegetation and more within the complex itself. This is now found to be acceptable.

With the building being within an existing complex, issues of drainage are not anticipated.

It is noted that existing buildings on the complex are sited across PROWs. However, the proposed will not exacerbate this situation any further. As such, the Council's PROW Officer does not object to the proposal.

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

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

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

- 1) C01
- 2) C07 –drawing number DWG 001 B received 15 June 2018.

### **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: 11<sup>th</sup> July 2018

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed: ..... Dated: 11 July 2018 .....