

DELEGATED DECISION REPORT

APPLICATION NUMBER

152021

Trecorras Farm, Llangarron, Ross-On-Wye, HR9 6PG

CASE OFFICER: Miss Emily Reed
DATE OF SITE VISIT: 23/07/2015

Relevant Development Plan Policies: **General Permitted Development Order**
Part 6

Herefordshire Unitary Development Plan
Policies EI3

Relevant Site History: **None relevant to this application**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Local Member	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Trecorras Farm lies to the southwest of Rock Point Lane within Llangarron. It is accessed off a long private drive that also leads to Trecorras Cottage and Trecorras Farm Barn.

Appraisal:

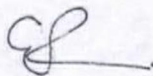
- There is an agricultural need; to be used for the storing of straw bales;
- The agricultural unit is greater than 5 hectares; It was confirmed within an email to the LPA on 29th July that the agricultural unit is 81 hectares;
- The parcel of land on which the building would be sited is greater than 1 hectare; Greater than 1 hectare
- Development has not been carried out under Class Q or S of Part 3 (changes of use) of the Schedule in the last 10 years. No
- Development would not consist of the erection or alteration of a dwelling; No alteration to a dwelling proposed
- The proposed building is designed for agricultural purposes; Of an obvious agricultural design and form.

- The floorspace of the building as extended would be less than 465 square metres including other development undertaken using the Prior Approval process in the previous 2 years; The proposed floorspace of the building will be approximately 249 square metres. No other development in previous 2 years under the prior approval process.
- The height of the building if within 3 kms of an aerodrome would not exceed 3 metres; Outside of a 3km radius of aerodomes
- The height of the building would not exceed 12 metres; 8.3 metres
- The building would be within 25 m of the metalled part of a trunk road or classified road; 295 metres from C1248
- The building would not be used for the accommodation of livestock or for the storage of slurry or sludge if within 400 metres of the curtilage of a protected building; The building is not for accommodation of livestock
- Development is not connected with fish farming on article 1(6) land; Development not in connection with fish farming.
- The building is not for storing fuel or waste from a biomass boiler or an anaerobic digestion system.

Applications for Prior Approval are submitted under Part 6 of the General Permitted Development Order. While the proposal is considered to be compliant with the permitted development criteria stated above, the Council reserve the right to comment on the suitability of the proposal in terms of siting, design and appearance.

The building would be located to the south of existing farm buildings. Although slightly away from the other buildings, this is for practical and safety reasons to lessen the risk of fire spreading to the other buildings. The building is of a clear agricultural design with the walls and roof being dark green. While no elevations have been provided, I am content that the siting, design and appearance are acceptable.

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED



Signed: Dated: 29th July 2015

TEAM LEADER'S COMMENTS:

DECISION:

WOB

PERMIT

☒

REFUSE

☐

Signed: Dated: 29/7/15.....