

DELEGATED DECISION REPORT

APPLICATION NUMBER

200945

Woodfield Farm, Ledbury, Herefordshire, HR8 2JB

CASE OFFICER: Mr Matthew Neilson

DATE OF SITE VISIT:

Relevant Development Plan Policies: **Class A Part 6, Schedule 2, Town & Country Planning (General Permitted Development) (England) Order 2015, as amended (May 2019)**

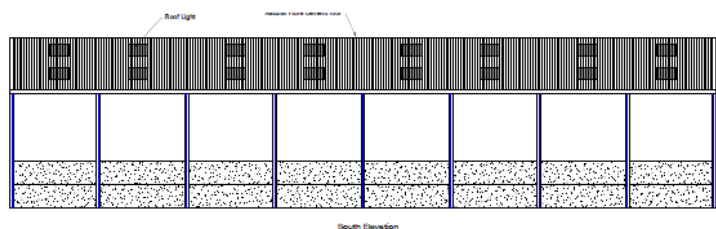
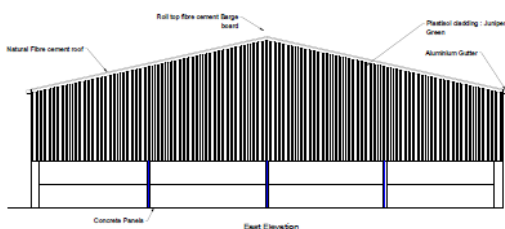
Relevant Site History:

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Woodfield Farm is situated in open countryside with the site of the proposed agricultural building to the north east, with the A417 to the west. The farm lies circa 2.5km south of the historic market town of Ledbury. The wider landscape is characterised by open farmland to the south and west with a large wooded area to the north east, punctuated by farmsteads and small wooded areas to the north east.

The proposed development is for the erection of a single agricultural storage building. The proposed structure would measure 36.576m (L) x 24.5m (W) x 8.812m (H to ridge).



Representations:

N/A

Pre-application discussion:

None.

Constraints:

Road No. Off A417
PROW – Adjacent
Surface Water – Adjacent
SSSI Impact Zone
Natural England Priority Habitat – Adjacent
SWS
Historic Park and Garden (unregistered)
AONB
Ancient Woodland - Adjacent

Appraisal:

Under Class A, Part 6 Schedule 2 of the Town & 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—

- (a) 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,

N/A – The proposed development will not be constructed in a separate parcel of land.

- (b) 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 this 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;

N/A – No development under Class Q or S of Part 3 of this Schedule has occurred on agricultural unit previously.

- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;

N/A – the proposal does not seek to undertake any development with reference to a dwelling.

- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

N/A – The purpose of the development is for the storage of farm machinery, hay and agricultural materials.

(e) 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 (includes all applications undertaken under the prior approval process within the previous two years);

The proposed structure would cover an area of 896.112 square metres.

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

N/A – the proposed building is not within 3 kilometres of an aerodrome.

(g) 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 height of the proposed development would not exceed 12 metres

(h) 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 of a metalled part of a trunk road or a classified road.

(i) 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;

N/A – the building is not intended for the accommodation of livestock or for the storage of slurry or sewage sludge

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

(k) 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

A.2—(1) Development is permitted by Class A subject to the following conditions—

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage

sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

(b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

(a) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

(2) Subject to sub-paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions—

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.

I am satisfied that the proposed building is reasonably necessary for the purposes of agriculture, namely for a machinery and hay store. In addition, the design and proposed materials are also appropriate on the basis of being read as part of the farmstead. The siting of the building, which will act as a natural evolution of the existing agricultural unit.

The proposal constitutes permitted development. I am satisfied that the proposal is designed for agricultural purposes and that the siting is acceptable. Prior approval is therefore not required in this instance.

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

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

Informatives

The proposal has been considered in relation to the application form and plans and location plan, accepted on 19/03/2020



Signed:

Dated:25/03/2020.....

TEAM LEADER'S COMMENTS:

Prior Approval Not Required

DECISION:

PERMIT

☒

REFUSE

☐

Signed:



..... Dated: 27/3/2020