

BRIAN GRIFFIN PLANNING & COUNTRYSIDE CONSULTANTS LIMITED

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Reference: 658JonesD2

Date: 27 July 2018

Herefordshire Council
Planning Department
PO Box 230
Blueschool House
Blueschool Street
Hereford HR1 2ZB

Dear Sirs

**Land at Lodge Farm Heritage Lane Canon Pyon HR4 8NN Easting 347321
Nothing 246540, Field Number 1759 – J Jones & Sons - Erection of agricultural
building under the GPDO.**

This is an on line application for an agricultural building for non livestock use. This building is referred to as Building A and will service an existing beef and arable enterprise undertaken by J Jones and Sons. We are also applying by means of a full application for a further building, known as Building B to house livestock on the same holding close to Building A. Whilst a Prior Approval application only requires a site plan and application form we submit a full range of Plans with Building B shown in dotted lines

The application for Building A comprises:

Application Form

Plan LF10PA Layout Plan

Plan LF100PA Layout plan of proposed buildings and associated works

Plan LF20PA Plan and elevations of buildings and cross section B-B¹

Plan LF30PA Site Plan

Plan LF40PA Cross sections A2 – A and B2 – B1

Application Fee £96

A supporting statement is forwarded which includes comments about Building B

Topographical survey

Yours sincerely

BRIAN GRIFFIN FRICS FAAV
Chartered Surveyor

pp J Jones & Sons

**Land at Lodge Farm Heritage Lane Canon Pyon HR4 8NN Easting 347321
Nothing 246540, Field Number 1759 – J Jones & Sons - Erection of agricultural
building under the GPDO- Building A**

1. Introduction

- 1.1 This application is for Prior Approval for the erection of a non livestock general purpose farm building. A further application has been submitted under a planning application for a further building (Building B an improved access and associated works) for livestock housing and which is within 400 m of protected property.
- 1.2 J Jones and Sons were until recently tenants with the Herefordshire County Farms. However with the sale of the County's Farms they were given a compulsory notice to quit and lost their holding, which was the base for their business. J Jones and Sons were dairy farmers but since losing their holding they have continued with their owned and share farmed land with a beef enterprise.
- 1.3 The applicants currently own the application site a 17.4 ha field and share farm a further 35 ha in the locality. They currently have some 120 beef cattle which were housed over winter in rented farm buildings until such time they are able erect their own farm buildings at the application site.
- 1.4 The building proposed is 30 m x 15 m building of general purpose design set some 10 m apart from proposed Building B. The building is 4.4 m to the eaves and 6.6 m to the ridge.
- 1.5 The applicant's DEFRA holding number is 17/96/24 and the site is in flood zone 1 i.e. lowest risk.
- 1.6 So far as we can ascertain there are no air strips in the locality and the building is more than 25 m from the C1099.
- 1.7 The GPDO now allows up to 1000 m² of farm buildings under the GPDO. The proposed building has a floor area of 450 m².
- 1.8 The applicant have no farm buildings of their own and the proposed building is reasonably required to store the feed, hay, machinery and equipment. .

BRIAN GRIFFIN FRICS FAAV
Chartered Surveyor