

DELEGATED DECISION REPORT

APPLICATION NUMBER

180334

Moor Court, Lyonshall, Kington, HR5 3LA

CASE OFFICER: Mr Fernando Barber-Martinez

DATE OF SITE VISIT:previously 22/01/2018 under 180134

Relevant Development **Part 6 Prior Notification.**
Plan Policies:

Relevant Site History: **Approval 153471 PA7 Farm Building 152 sq m floor plan**
Decision date 21/12/2015 (north- east of current proposal in
cluster of buildings here).

Part 6 Prior Notification (ass per current) Refused [Technical
Error in Report]

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Moor Court Farm is located south of the A44 road between Kington and Pembridge at Moorcot.

The site is set some distance into the estate from the road, in a relatively flat countryside setting.

The proposal is for an extension to an existing agricultural store building some 36m by 12.2m (confirmed by telephone on 06/02/2018)) in floor plan some 439 sq metres, and 5.4 m to

eaves and 7.8 m to ridge height. This is shown to be clad in juniper green corrugated sheet cladding and sited west of the main farmhouse in a group of similar buildings.

This is a resubmitted application to correct an error in the previous decision.

Representations:

Cllr Phillips: No response received to date.

Pre-application discussion:

None recorded

Constraints:

Natural England priority habitat.

Appraisal:

The building is beyond 25 metres (actual 30m) from a metalled road. No recent proposals have been permitted in the last 2 years (at the time of decision). Not proposed to be used for livestock.

The siting, design and appearance of the proposal is acceptable given the building typology and mix found on the complex. There are no wider landscape implications at this location.

The footprint is 439 sq m or thereabouts (below the 465 sq m threshold).

The submitted details are considered to refer to agricultural requirements and as such the proposal is not excluded development under Part 6 Class A1. (a-k) in this instance. Furthermore the siting and appearance of the building is considered appropriate given the established nature of buildings of similar scale and proportions

The proposal does constitute permitted development as the footprint of the new building does not exceeds 465 sq metres.

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

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

(1) PRIOR APPROVAL NOT REQUIRED

Informatives

None..

Signed: FBM Dated:06/03/2018.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed: lob

Dated: 27/3/28