

DELEGATED DECISION REPORT

APPLICATION NUMBER

163706

Instone Court, Munderfield, Bromyard, HR7 4JS

CASE OFFICER: Mrs G Webster
DATE OF SITE VISIT: 28/11/2016

Relevant Development Plan Policies: Town and Country Planning General Permitted Development Order 2015 – Schedule 2, Part 6

Relevant Site History: N111030/F – Installation of 288 roof mounted photovoltaic panels – Approved
DCNE2005/2084/F – Proposed 12000 bird free range egg production unit – Approved
DCNE2003/3314/F – Proposed 12000 bird free range egg production unit - approved

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Instone Court is situated to the south of Munderfield village off the B4214 between Bishops Frome and Bromyard. The farm is located some 475 metres down a private drive, that leads to both the farmhouse and to the existing farm buildings. The proposed barn will be adjacent to the existing barns to the north of the farmhouse, and to the east of an existing barn used for storage.

The proposal is for a free standing pitched roof portal frame farm building adjacent the main farmstead. The proposed use of the new farm building is to provide a covered area for a spray wash down in one end and for machinery storage towards the other end. The barn will have green box profile cladding sitting on a concrete panel plinth under a natural grey fibre cement roof. The total height of the proposed building will be some 6.6 metres to the ridge and will be around 200 square metres, with a length of 20 metres and a width of 10 metres.

Representations:

Local Member updated via email

Pre-application discussion:

N/A

Constraints:

Open countryside

Appraisal:

The siting of the building is to be behind and adjacent to existing barns and therefore will be screened from the road. There are no neighbours directly adjacent that it would impact upon. The barn would be read as part of the cluster of barns and associated buildings within the farmyard therefore the impact will be kept to a minimum.

This proposal meets the requirements set out in Part 6, Class A (Agricultural buildings and Forestry) of The Town and Country Planning (General Permitted Development) Order 2015. As it a building required for agricultural purposes; on a parcel of land that is in excess of 1 hectare; the height of the building is less than 12 metres; it is not within 25 metres of a classified road and it will not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

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

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

PRIOR APPROVAL NOT REQUIRED

Informatives

Signed: Gemma Webster Dated: ...29/11/2016.....

TEAM LEADER'S COMMENTS:

PANR

DECISION:


PERMIT

☐

REFUSE

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Signed:



..... Dated: 30/11/16.....