

# DELEGATED DECISION REPORT



## APPLICATION NUMBER N123084/F

Hope End Barns, Ridgeway Cross, Malvern, WR13 5JQ

CASE OFFICER: Mr N Banning

DATE OF SITE VISIT: ... 01/02/13.....

Relevant Development HUDP:- S2, DR1, LA2, E13.  
Plan Policies:

Relevant Site History: None

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X				X
Transportation	X		X		
Historic Buildings Officer	X	X			
Ecologist/Landscape Officer	X		X	X	
Environmental Health					
Environment Agency					
Forward Planning					
PROW	X		X		
Neighbour letter/ Site Notice	X				X
Other					
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Existing farm in countryside. The site in question is a disused silage pit. The pit is cut into the bank on its northern and south eastern boundaries.. There is a field on the other side of the bank which slopes steeply upwards towards the north. There is also a tree lined hedgerow on its south western boundary with an access track also on this side. The site is open on its north western end. There are fields to the south which slope down to the south towards a small valley where the land then rises upwards again. The applicants dwelling and other outbuildings are located to the west. There are also two nearby dwellings to the west which are Grade II Listed buildings.

The proposal is to erect a small polytunnel in the eastern corner of the site. The polytunnel will measure 9.15m by 15.24m and be 3.657m high. The roof will be green and white proof polythene with a green mesh windbreak at the base. The structure will be used for lambing purposes for approximately two months a year.

Representations:

Letter of objection from occupiers of neighbouring dwelling relating to views and lighting.

Pre-application discussion:

Yes between applicant and Principal Planning Officer for the Area.

Constraints:

Adjacent PROW

Listed building nearby.

Protected Species nearby

Appraisal:

The siting of the proposed polytunnel in this position is considered to be acceptable. The polytunnel will be screened to a large extent by the existing tree lined hedgerow on the south-west boundary and the banking on the northern and eastern sides. As such it is considered that in this position the proposed polytunnel will not be prominent on the landscape and will not adversely affect the visual amenities and character of the surrounding rural area. Furthermore it is not considered that additional hedgerow/tree planting is required in this particular situation. The proposed development is outside of the designated Malvern Hills Area of Outstanding Natural Beauty and as such the said area will not be adversely affected. The Council's Landscape Officer has no objection to the proposal. The setting of the nearby Grade II Listed buildings will not be adversely affected by the proposed structure. There is considered to be an agricultural need for the proposed structure.

The proposed development will not adversely affect the residential amenities of the occupants of the nearby dwellings. The comments of the objector were taken into account but were not considered sufficient to warrant refusal of planning permission in this case. The adjacent public right of way will not be adversely affected by the proposal. In addition the comments of the Parish Council were also taken into account but again were not considered sufficient to warrant refusal of planning permission.

The proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance. In particular Planning Policies S2, DR1, LA1 and E13 and Government advice contained in the National Planning Policy Framework (2012).

The Local Members were consulted on the application and had no objections.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

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

*(please note any variations to standard conditions)*

1. C 01.  
2. C 06. (drawing no. PL-PT1-124921-0001)

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**Reasons for Approval**

The siting of the proposed polytunnel in this position is considered to be acceptable. The polytunnel will be screened to a large extent by the existing tree lined hedgerow on the south-west boundary and the banking on the northern and eastern sides. As such it is considered that in this position the proposed polytunnel will not be prominent on the landscape and will not adversely affect the visual amenities and character of the surrounding rural area. The proposed development is outside of the designated Malvern Hills Area of Outstanding Natural Beauty and it is considered that the said area will not be adversely affected. The setting of the nearby Grade II Listed buildings will not be adversely affected by the proposed structure. There is considered to be an agricultural need for the proposed structure. In addition the proposed development will not adversely affect the residential amenities of the occupants of the nearby dwellings.

The proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance. In particular Planning Policies S2, DR1, LA1 and E13 and Government advice contained in the National Planning Policy Framework (2012).

**Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. Pre-planning application advice was given to the applicant who took the advice on board in the submission of the proposed development. The Local Planning Authority subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.

Signed: NS Dated: 06/02/13

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

☐

Signed: .....

*KB*

Dated: .....

*6/2/13*

**REASON FOR DELAY (if over 8 weeks)**

Negotiations

☐

Consultees

☐

Other

☐

(please specify)