

DELEGATED DECISION REPORT

APPLICATION NUMBER N120869/F

Bosbury House Farm, Bosbury, Ledbury, Herefordshire HR8 1JZ

CASE OFFICER: Mr N Banning

DATE OF SITE VISIT: 16-05/12.....

Relevant Development Plan Policies: HUDP:-S1, S2, DR1, DR4, E13, CF4, HBA4, NC7, NC8, NC9.

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					
Neighbour letter/ Site Notice	X	X			
D. Klien	X	X			
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Existing farm in countryside. Main farm house is a Grade II Listed Building. Existing redundant wooden chicken shed situated on a grassed area surrounded by existing mature trees. There are other outbuildings in the immediate area. Two rows of solar panels (40) mounted on the ground immediately to south of existing chicken shed. There are two ponds near to the chicken shed.

The proposal is to directly replace the existing chicken shed with a new portal framed building on essentially the same footprint. The new building will be open sided with merlin grey coloured fibre cement sheeting on the roof. The new building will be approximately 1.5 to 2.0 metres higher than the existing building. The existing 40 solar panels on the ground will be placed on the roof of the building. The building is to be used for to storage of timber and general farm storage.

Representations:

None

Pre-application discussion:

None

Constraints:

Adjacent Grade II Listed Building

Appraisal:

The new replacement building will look acceptable and be in keeping with the character and appearance of the area and will not adversely affect the setting of the nearby Grade II Listed building. In addition the proposed building will be to a large extent hidden from view by the existing trees in the area. There are no immediate neighbours. The Councils Building Conservation Officer has no objections

The Councils Ecologists advises that the building appears to be sub-optimal for bat roosting. She notes that there are exiting ponds nearby and recommends that a condition be imposed on any permission granted requiring a habitat protection and enhancement scheme be submitted for subsequent approval.

The proposed development is therefore considered to be acceptable and in accordance with Policies S1, S2, DR1, DR4, E13, CF4, HBA4, NC7, NC8 and NC9 of the Herefordshire Unitary Development Plan and also Government advice contained in the National Planning Policy Framework (March 2012) and the NERC Act 2006.

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

RECOMMENDATION:

PERMIT

REFUSE

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

(please note any variations to standard conditions)

1. C 01.
2. C 06. (drawing nos. NH – HR81JZ – 001 Site Plan, 002 Block Plan & 003 Elevations)
3. CE 2. (solar photovoltaic panels).
4. Prior to the commencement of the development hereby approved, a habitat protection and enhancement scheme should be submitted to and be subject to the prior approval in writing of the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason:- To ensure that the nature conservation/ecological interests of the area are protected and to comply with Policies NC8 and NC9 of the Herefordshire Unitary Development Plan.

Reasons for Approval

The new replacement building will look acceptable and be in keeping with the character and appearance of the area and will not adversely affect the setting of the nearby Grade II Listed building. In addition the proposed building will be to a large extent hidden from view by the existing trees in the area. There are no immediate neighbours.

The existing chicken shed building appears to be sub-optimal for bat roosting. There are exiting ponds nearby and as such it is considered that a condition be imposed on any permission granted requiring a habitat protection and enhancement scheme be submitted for subsequent approval.

The proposed development is therefore considered to be acceptable and in accordance with Policies S2, DR1, DR4, E13, CF4, HBA4, NC7, NC8 and NC9 of the Herefordshire Unitary Development Plan and also Government advice contained in the National Planning Policy Framework (March 2012) and the NERC Act 2006.

Informatives

1. I 30
2. I 33.

Signed:

NS

Dated:

20/07/12

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

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REFUSE

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Signed:

✓

Dated:

20/7/12

REASON FOR DELAY (if over 8 weeks)

Negotiations

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Consultees

☐

Other

☐

(please specify)