

13 DCCE2003/2937/F - NEW INDUSTRIAL UNIT AND DRIVER TRAINING CENTRE WITH SERVICE YARD AND CAR PARKING DEVELOPMENT AT LAND AT FIR TREE LANE, ROTHERWAS, HEREFORD**For: HFT Forklifts Ltd., per Mr. P.C. Moseley, RIBA,
The Old Post Office, 29d Park Road, Barry, Vale of Glamorgan, CF62 6NX****Date Received: 26th September 2003****Ward: Hollington****Grid Ref: 52844, 38077****Expiry Date: 21st November 2003**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The application site comprises a visually important open parcel of land positioned at the corners of Straight Mile Road, Fir Tree Lane and Campwood Road covering approximately 0.6 ha. To its west side is established industrial development. To its east side (on the other side of Fir Tree Lane) is another open parcel of land although with further industrial development to the north. On the south side (on the other side of Straight Mile Road) is further industrial development. To the north side (on the other side of Campwood Road) is a small parcel of open land with residential development beyond - 2 to 8 Firemans Quarters. The application site and all adjacent parcels of open land are allocated as Proposed Employment Land in the South Herefordshire District Local Plan.
- 1.2 The proposal is to erect a single two storey industrial unit with 'footprint' of approximately 1400 sq.m. It would be sited towards the centre of the site, approximately 26 metres from Straight Mile Road, 17 metres (minimum) from Fir Tree Lane and 28 metres (minimum) from Campwood Road. Overall dimensions would be 43 metres by 38 metres by 9 metres high. Car parking for 41 vehicles would be provided to the front and sides of the building and an HGV parking/turning area to the side/rear. Vehicular access would be via an existing access 'stub' off Campwood Road.
- 1.3 The intended use of the building is a workshop and driver training centre for fork lift trucks with associated offices. Fork lift trucks would be sold and serviced from the site and instruction courses given in their use. This is a sui generis use (that is, not falling into any particular Use Class). All activities would be carried out inside the building with the exception of rough terrain driver training which would take place on the south side.

2. Policies**2.1 South Herefordshire District Local Plan:**

| | | |
|------------|---|------------------------------|
| Policy GD1 | - | General Development Criteria |
| Policy ED1 | - | Employment Land Availability |
| Policy ED2 | - | Employment Land |

Rotherwas Chapter

2.2 Herefordshire Unitary Development Plan (Deposit Draft):

| | | |
|-------------|---|--|
| Policy S2 | - | Development Requirements |
| Policy S4 | - | Employment |
| Policy DR1 | - | Design |
| Policy DR13 | - | Noise |
| Policy E1 | - | Rotherwas Industrial Estate |
| Policy E3 | - | Confirmed Local Plan Employment Land Allocations |
| Policy E8 | - | Design Standards for Employment Sites |

3. Planning History

3.1 There is no relevant planning history.

4. Consultation Summary

Statutory Consultations

4.1 Dwr Cymru Welsh Water: recommends conditions.

Internal Council Advice

4.2 Head of Engineering and Transportation: no objection subject to conditions.

5. Representations

5.1 Lower Bullingham Parish Council: no objection.

5.2 One letter of objection has been received from Mr. D.J. Beardsley of 2 Firemans Quarters on behalf of all of the residents of Firemans Quarters summarised as follows:

- detrimental to quality of life of nearby residents;
- site only suitable for Class B1 use (and assurances given as such by Council);
- roads unsuitable for further development without traffic calming;
- likely noise disturbance;
- detrimental to visual amenity.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The main issues in this case are the principle of the proposed use of the site, and if this is accepted the impact of the specific design and use on residential and visual amenity and highway safety.

6.2 The site and surrounding land is designated within the Local Plan as Proposed Employment Land where Policy ED2 allows Class B employment-generating uses as a matter of principle. More specifically, Proposal 5 of the Rotherwas Chapter of the Local Plan states that "Land off Fir Tree Lane" shall be used for Class B1 and B2 business and general industrial use.

- 6.3 The proposed use is a sui generis use (that is, not falling into any particular Use Class). Notwithstanding this, it is an employment-generating use which is appropriate within the business setting of Rotherwas. For this reason the proposal is considered to comply with the spirit of the policies and proposals for business related uses at Rotherwas and, as such, is considered appropriate as a matter of principle.
- 6.4 The proposed unit itself 'sits' satisfactorily on the site with adequate space for parking, servicing and landscaping. Important existing trees would be retained. The building itself is typical of many already at Rotherwas and, as such, would fit into the industrial street scene without harm to visual amenity. However, the landscaping indicated on the deposited drawings is limited. Conditions are recommended in relation to landscaping. Greater use of landscaping will be required to give a setting for the building proposed especially when viewed from Holme Lacy Road.
- 6.5 Regarding residential amenity, Firemans Quarters are located approximately 55 metres from the site with two intervening roads and an area of open land (allocated for employment development). The site would be visible from Firemans Quarters across the open land, but in view of its appropriate design and retained margins, would not have a detrimental impact on the outlook from these properties.
- 6.6 The driver training area and workshops are contained within the proposed building and on a small area of land to its south side. Consequently the building itself would largely contain any noise. Parking and servicing would take place outside of the building (as is usual). However, this is not considered to be a likely cause of adverse disturbance particularly having regard to the intervening space between the site and Firemans Quarters.
- 6.7 The road network in this part of Rotherwas has been designed to accommodate commercial traffic in accordance with the land use designation. Although the development would generate additional traffic it is not considered that danger or inconvenience would be caused to users of the highway.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 1201/AL/11/B, /12/A, /13/A, /14, /15/A, 16/A), except where otherwise stipulated by conditions attached to this permission.**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. The maintenance, repair, servicing and/or preparation of fork lift trucks and/or other vehicles shall not take place anywhere on the application site other except**

within the "workshop" as shown on drawing no. 1201/AL/12/A. The instruction in use of fork lift trucks and/or other vehicles shall not take place anywhere on the application site except within the "driver training centre" as shown on drawing no. 1201/AL/12/A and the "external rough terrain driver training area" as shown on drawing no. 1201/AL/11/B.

Reason: To protect the amenities of nearby properties.

5. F15 (Scheme of noise insulation).

Reason: To safeguard the amenity of the area.

6. Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

7. F22 (No surface water to public sewer).

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

8. F27 (Interception of surface water run off).

Reason: To prevent pollution of the water environment.

9. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

10. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

11. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

12. H29 (Secure cycle parking provision).

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Notes to Applicant:

1. HN01 - Mud on highway.

2. HN05 - Works within the highway (South).

3. If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155.

4. The site is crossed by a trunk/distribution watermain. The applicant is advised to contact Dwr Cymru Welsh Water's Network Development Consultants regarding the exact location and any requirements.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.