

11 DCCW2006/3160/F - PROPOSED IMPROVEMENTS TO EXISTING ACCESS AND TURNING FACILITIES AT TASTE FOR ADVENTURE CENTRE, THE HAFOD, CREDENHILL, HEREFORD, HR4 7DA**For: Taste for Adventure per Mr. Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH****Date Received: 2nd October, 2006 Ward: Credenhill Grid Ref: 46084, 43274****Expiry Date: 27th November, 2006**

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

1.1 This site is located on the western side of the A480 Stretton Sugwas to Credenhill road opposite Orchard House, Credenhill.

1.2 The proposal is to provide additional parking (17 spaces) together with an enhanced on-site turning head and improvements to the access onto the main road. The parking will be created opposite the existing parking bays and run parallel thereto. The additional area is 7 metres wide by 58 metres long.

2. Policies

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S6	-	Transport
Policy S8	-	Recreation, Sport and Tourism
Policy DR1	-	Design
Policy LA5	-	Protection of trees, woodlands and hedgerows
Policy T8	-	Road Hierarchy
Policy T11	-	Parking Provision

3. Planning History

3.1 SH941200PF Change of use from stables to dwelling. Approved 23rd November, 1994.

3.2 SH960815PF Change of use from residential to outdoor educational and residential centre. Approved 23rd January, 1997.

3.3 SC980317PF Proposed new storage building. Approved 27th August, 1998.

3.4 CW1999/2150/F Continued use of outdoor educational and residential centre and erection of extension to form lecture room and office. Approved 30th September, 1999.

- 3.5 CW2001/3418/F Proposed over 60's and activity building, extension to stores and toilets and outside cycle track. Withdrawn 14th February, 2002.
- 3.6 CW2002/0986/F Proposed extension to stores and toilets. Approved 26th June, 2002.
- 3.7 DCCW2006/0976/A Location sign on building - retrospective. Approved 12th May, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: No objection subject to conditions.

5. Representations

- 5.1 Credenhill Parish Council: No comments received.
- 5.2 Defence Estates: No objections.
- 5.3 One letter of objection has been received from Mr. & Mrs. P. Prosser, Orchard House, Credenhill. The main points raised are:-
1. The proposal will increase traffic to the Centre.
 2. Enhanced access will lead to greater volumes of traffic and associated pollution from fumes together with an increase in noise.
 3. The enhanced entrance would allow vehicles to pull off the road when the Centre is closed creating concerns of safety.
 4. The increase in use of the access will result in loss of privacy.
 5. Local amenity will be impacted upon by the increase in commercial activity.

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 This proposal seeks to provide a safer access into The Taste for Adventure Activity Centre whilst at the same time provide for enhanced parking and turning facilities. The revised access will provide for a 10 metre radius entrance which will therefore create an enhanced splayed entrance which will have a maximum gradient of 1.12. This enhanced splay will enable vehicles to pull clear of the highway before entering the site and is supported by the Traffic Manager. When the Centre is closed it is acknowledged that this proposal would enable vehicles to pull off the highway, a

concern of the neighbour. However vehicles can do this now, albeit in a more restricted situation and as such, it is not considered that there would be any significant change that would warrant the refusal of planning permission.

- 6.2 The increased parking area runs parallel with the existing parking bays and provides a 7 metre wide and 58 metres long addition with a new turning area. This increase will be seen as part of the existing establishment and considered not to be detrimental to the wider landscape, particularly given the screening across the frontage of the site. In addition the parking is further away from the neighbour's dwelling from the existing hardsurfaced area and is not considered to further impact upon the amenity of that property.
- 6.3 Subject to conditions requiring additional planting retention of the existing hedgerow and controlling any floodlighting, the proposal is considered acceptable.

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. **A09 (Amended plans) (2nd November 2006).**

Reason: To ensure the development is carried out in accordance with the amended plans.

3. **G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

4. **G05 (Implementation of landscaping scheme (general)).**

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

5. **G09 (Retention of trees/hedgerows).**

Reason: To safeguard the amenity of the area.

6. **F32 (Details of floodlighting/external lighting).**

Reason: To safeguard local amenities.

Informatives:

1. **N19 - Avoidance of doubt.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

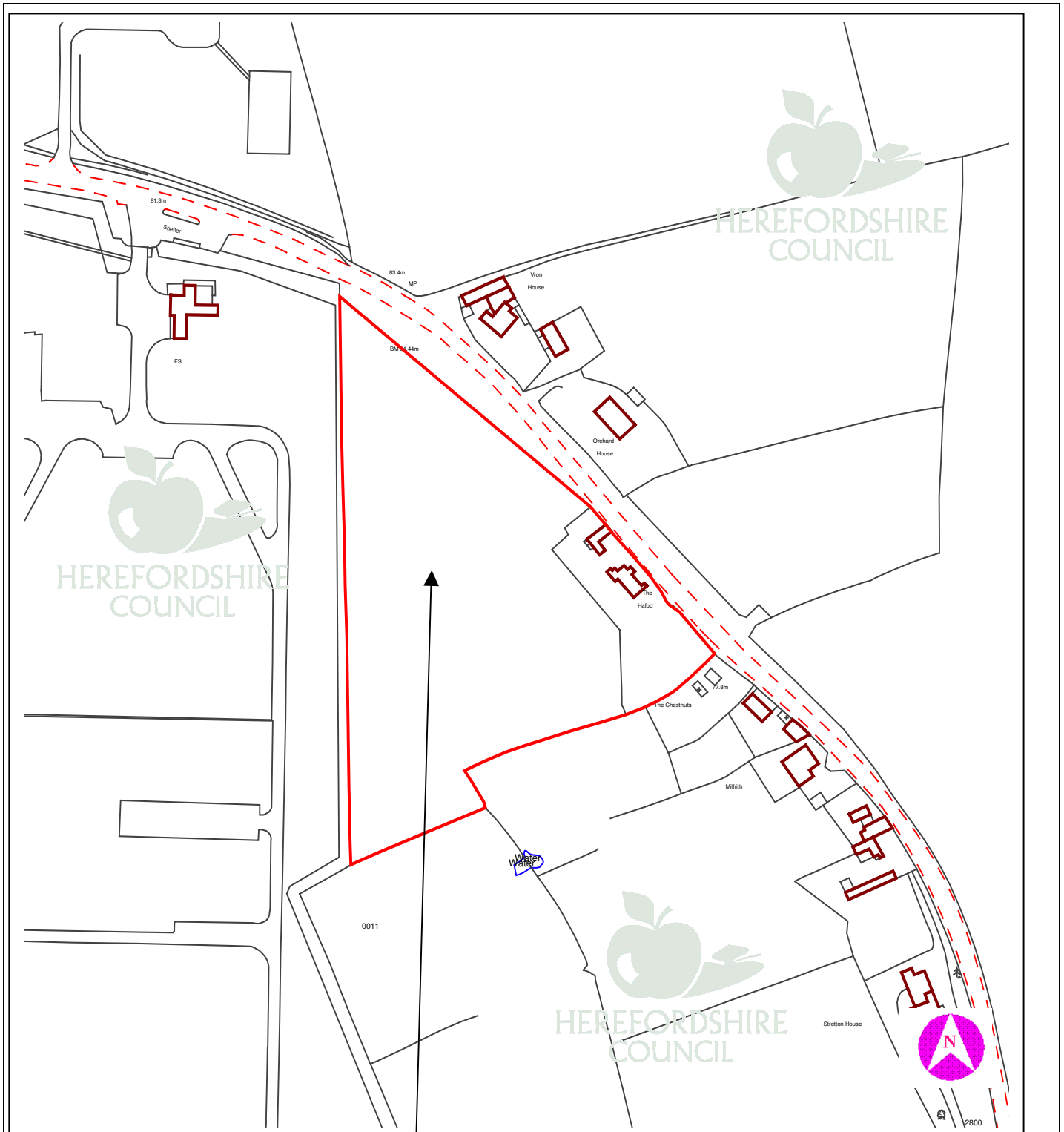
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/3160/F

SCALE : 1 : 2500

SITE ADDRESS : Taste for Adventure Centre, The Hafod, Credenhill, Hereford, HR4 7DA

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