

5 DCSW2007/0226/F - NEW TEMPORARY ACCESS TO TEMPORARY PIPE STORAGE AREA FOR USE FOR THE CONSTRUCTION OF THE PROPOSED BRECON TO TIRLEY GAS PIPELINE, FIELD OPPOSITE STOCK FARM, DIDLEY, HEREFORDSHIRE (OS REF: 4564/3257)

For: Murphy Pipelines Limited, Project Office, Madley Airfield, Madley, Hereford, HR2 9NH.

Date Received: 26th January, 2007

Ward: Valletts

Grid Ref: 45646, 32577

Expiry Date: 23rd March, 2007

Local Member: Councillor P.G. Turpin

1. Site Description and Proposal

1.1 The site is located on the west side of the A465 Trunk Road approximately 1.2kms south of the Tram Inn crossroads. The site comprises an area of roadside verge together with the adjacent hedgerow adjacent to an area of land that is being prepared for a pipe storage area and site compound. This use is in connection to the proposal by the National Grid to construct a natural gas pipeline across Herefordshire.

1.2 The proposal is to create a vehicular access to serve the site. The application is retrospective. A length of hedgerow has been removed, an area of highway verge has been hard surfaced and a dropped kerb installed.

2. Policies

2.1 Planning Policy Statements

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S6	-	Transport
Policy DR3	-	Movement
Policy LA2	-	Landscape Character
Policy T8	-	Road Hierarchy

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C1	-	Development within Open Countryside
Policy T3	-	Highway Safety Requirements

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 Highways Agency have no objection subject to conditions.

Internal Council Advice

4.2 None.

5. Representations

5.1 The applicant's Design and Access Statement states that the access is to serve a temporary pipe dump with the pipes to be removed by June 2007. The site and access will be restored to its original condition on completion of the use. Traffic measures will be used so as to eliminate traffic build up on the trunk road. The pipes will leave the site along the route of the gas pipeline. The traffic management plan for the whole project has been discussed with the Council and the Police. It is expected that the use of the site will cease in November 2007 following which the verge will be reinstated.

5.2 Treville Parish Council 's response is awaited.

5.3 St Devereux Parish Council's response is awaited.

5.4 The public consultation process ends on 20th February 2007

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

6. Officer's Appraisal

6.1 This proposal is for works associated with the intended construction, during 2007, of the natural gas pipeline from Brecon to Tirley. At locations along the route working compounds and storage areas for the pipes are to be provided. There will be three of these in Herefordshire, at Hardwicke, Didley and Crow Hill, together with a main base at Madley. Work on the establishment of these sites is well advanced.

6.2 The use of the land for the compounds and storage is Permitted Development. However in this case a new vehicular access to the Trunk Road has been constructed, which does require planning permission.

6.3 The main issue is highway safety. It is understood that the applicant has had discussions with the Highways Agency. A temporary speed limit (of 40 mph) has been introduced onto this section of the Trunk Road. I consider that subject to the Highways Agency being satisfied with regard to the road safety issue then the proposal is acceptable. The access will be required for only a temporary period. The Highways Agency has confirmed that they do not object but direct that conditions be imposed.

- 6.4 The access has involved the removal of a length of hedgerow that can be replaced.
- 6.5 There will be little impact on any residential property in the vicinity.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **E21 (Temporary permission and reinstatement of land) (30th November, 2007)**

Reason: In order to secure the permanent reinstatement of the site in the interests of the amenities of the area and to comply with Policy LA.6 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

2. **No development within the application area shall be undertaken until the proposed temporary access shown on drawing number 31002/DWG/SK513 has been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.**

Reason: As directed by the Highways Agency and in the interests of highway safety.

3. **The visibility requirements for the temporary speed limit of 40mph are met by cutting vegetation and tree branches as appropriate. This to be completed to the satisfaction of the local planning authority after consultation with the Highways Agency.**

Reason: As directed by the Highways Agency and in the interests of highway safety.

4. **After the works, the verge should be reinstated to its original condition by excavation and removal of all the temporary access works and top soiling and seeding by November 2007. this to be completed to the satisfaction of the local planning authority after consultation with the Highways Agency.**

Reason: As directed by the Highways Agency and in the interests of highway safety.

Informative(s):

1. **The highway proposals associated with this consent involve works within the public highway, which is land over which you have no control. The Highways Agency therefore requires you to enter into a suitable legal agreement to cover the design and construction of the works. Please contact Mr. Jon McCarthy of the Highways Agency's Area 9 S278 team, at an early stage to discuss the details of the highways agreement, his contact details are as follows, telephone number 0121 678 8742 or C4/5 Broadway, Broad Street, Birmingham, B15 1BL.**
2. **N19 - Avoidance of doubt**
3. **N15 - Reason(s) for the Grant of Planning Permission**

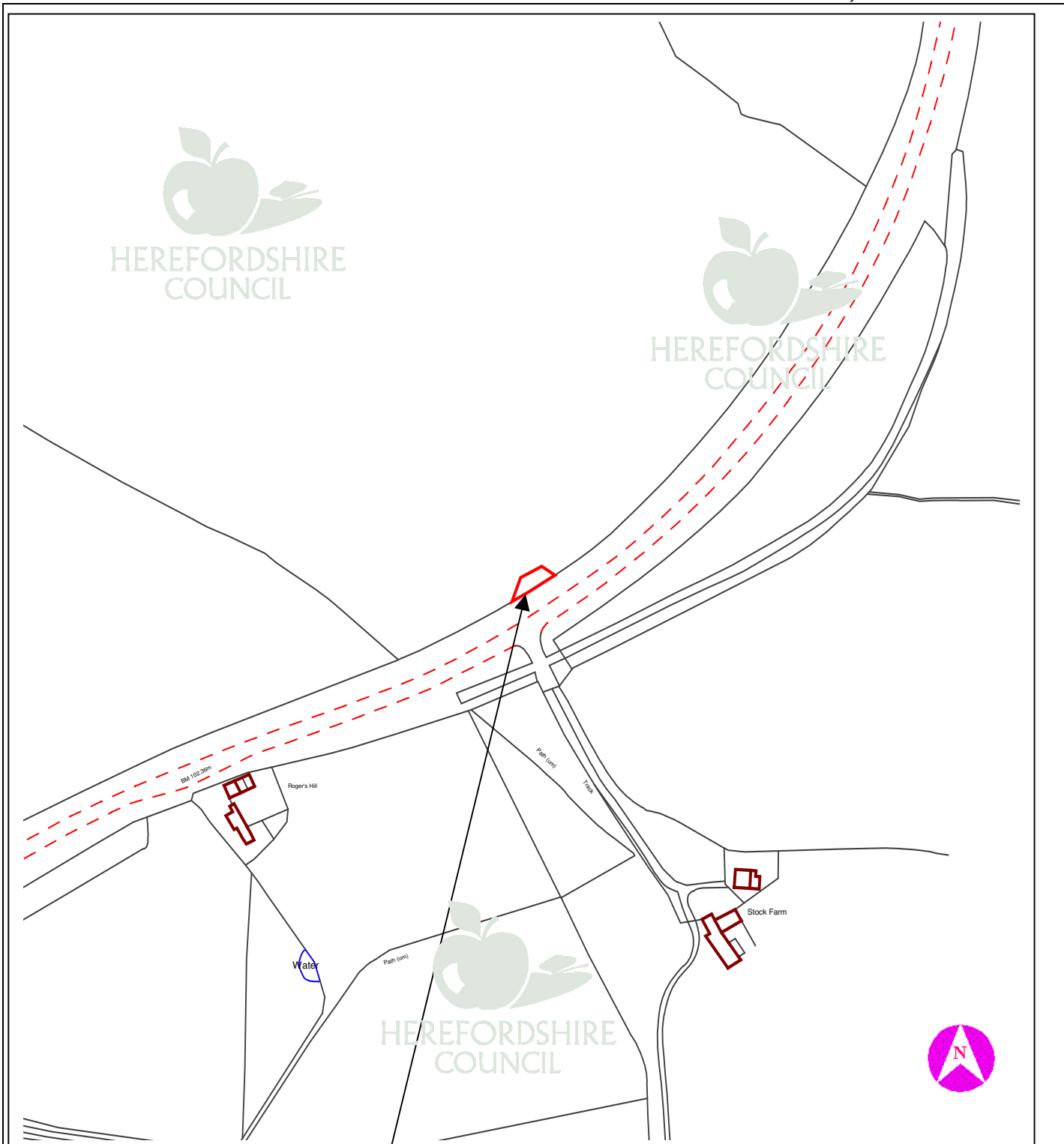
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/0226/F

SCALE : 1 : 2500

SITE ADDRESS : Field opposite Stock Farm, Didley, Herefordshire (OS Ref: 4564/3257)

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