

**9 DCNE2007/0178/F - ERECTION OF PALISADE FENCING & GATES AT BRADFORD BUILDING SUPPLIES, HEREFORD ROAD, LEDBURY, HEREFORDSHIRE, HR8 2PR**

**For: Bradfords Building Supplies.**

**Date Received:**  
18th January 2007

**Ward: Ledbury**

**Grid Ref:**  
70677, 38629

**Expiry Date:**  
15th March 2007

Local Member: Councillors DW Rule MBE, PE Harling & BF Ashton

**1. Site Description and Proposal**

- 1.1 The application site is a builder's merchants and yard, found immediately to the west of the main road on the approach to the town centre. A large, light industrial type building acts as reception, offices, warehousing and shop floor. There is an associated outside storage yard, parking and turning area. A single vehicular access is found to the southern end of the road frontage.
- 1.2 Permission is sought for the erection of a 2m high palisade fence to be located immediately behind the existing dwarf brick wall with associated 2m high recessed gates to open inwards.

**2. Policies**

**2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

DR1 – Design  
E8 – Design Standards for Employment Sites

**3. Planning History**

- 3.1 MH96/1350 - Erection of builder's merchants premises on the site of the former Express Smithy Yard, Hereford Road, Ledbury - Approved 12 March 1997.

**4. Consultation Summary**

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Traffic Manager – Recommends the imposition of a condition concerning visibility over the site frontage.

**5. Representations**

- 5.1 Ledbury Town Council: "Recommend Refusal. Members felt that this would be inappropriate development for an empty car park. Palisade fencing is already in place around the compound perimeter. Members were concerned that the additional fencing would allow the car park to be used for storage and that valuable parking spaces would be lost, resulting in displacement of vehicles onto the busy Hereford Road."
- 5.2 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officers Appraisal

- 6.1 The key issues in the determination of this application are considered to be:

- 1) The visual impact of the proposed fence and gates;
- 2) The impact that the development would have upon existing parking and turning arrangements.

### 1) Visual Impact

- 6.2 It is a desire to increase the site security that has driven the proposal to erect a 2m high fence. The applicants have included a number of security incident reports, which document cases where the premises have been broken into with thefts occurring.
- 6.3 The premises are currently open in appearance when viewed from the Hereford Road with the building, yard and associated external storage all highly visible beyond the existing low-level wall. Given the existing circumstances, it is the officer's opinion that an appropriately painted palisade fence and gates would not detract unacceptably from the visual amenity of the immediate area.

### 2) Parking and turning arrangements

- 6.4 It has been the case that the open storage of materials has occurred adjacent to the roadside for a number of years now. As such, it is considered reasonable to consider the impact of the development upon the existing parking arrangements and not the originally approved layout. Currently there are 6 spaces immediately to the left of the access, together with a further 5 spaces at the southeastern corner of the building. It is acknowledged that the parking spaces adjacent to the southeast corner of the building are not ideally placed in relation to the manoeuvring of goods vehicles.
- 6.5 Although not mentioned specifically in the application description, it is proposed to relocate visitor parking to the front of the building, which will allow for the creation of replacement spaces. The result will be an increase in the number of parking spaces currently available on site. The relocation of the parking is also more sensible in terms of the interaction between visiting tradesmen and members of the public and the movement of goods vehicles.
- 6.6 Even if relocation of existing spaces were not proposed, the erection of the fence directly behind the dwarf wall would not impact upon the current availability of on-site parking. The development is therefore considered acceptable in relation to any potential impact upon parking and turning and it is noted that the Traffic Manager records no objection.

**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 - Prior to the commencement of development details of the proposed finish for the approved palisade fence and gates shall be submitted to and approved in writing by the local planning authority. The finishes so approved shall not thereafter be changed without the prior written approval of the local planning authority.**

**Reason: In the interests of a satisfactory form of development.**

- 3 - H04 (Visibility over frontage )**

**Reason: In the interests of highway safety.**

- 4 - H16 (Parking/unloading provision - submission of details )**

**Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

- 2 - N19 - Avoidance of doubt**

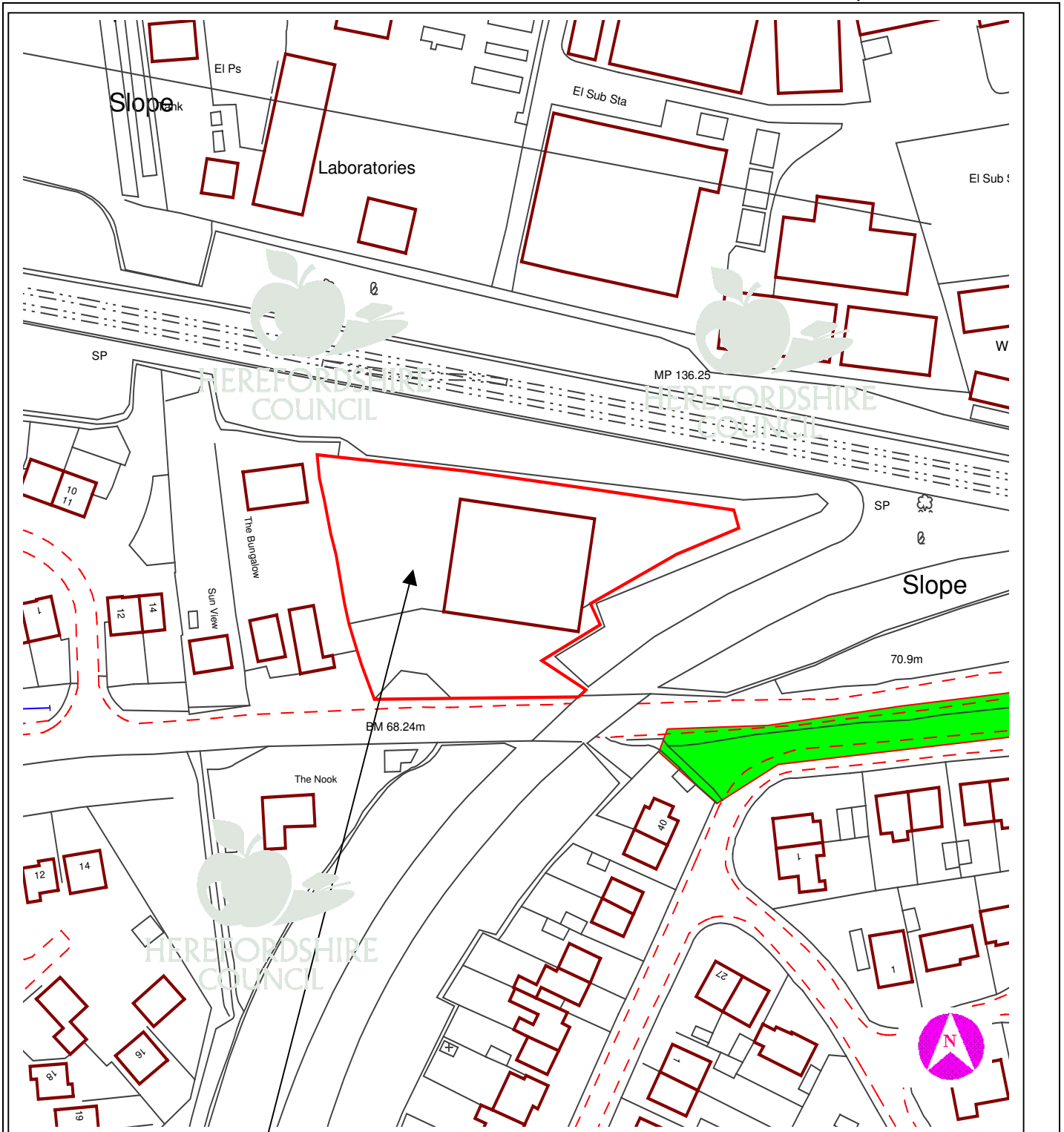
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNE2007/0178/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Bradford Building Supplies, Hereford Road, Ledbury, Herefordshire, HR8 2PR

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