

9 DCNC2007/2153/F - RELOCATION OF PERIMETER FENCE AT ALEXANDER & DUNCAN LTD, SOUTHERN AVENUE, LEOMINSTER, HEREFORDSHIRE, HR6 0QB.**For: Alexander Duncan Ltd. per Mr C Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW.****Date Received: 4th July, 2007****Ward:****Grid Ref:****Expiry Date: 29th August, 2007****Leominster South****49837, 57960**

Local Member: Councillors RBA Burke and RC Hunt

1. Site Description and Proposal

- 1.1 The application made in retrospect as parking is already taking place on part of the former strip of grass adjacent to the highway. The area has been surfaced and access is gained to it via the entrance to the premises but across the public footpath.
- 1.2 The proposal seeks to remedy this by incorporating it and the remaining grassed strip of land into the curtilage of the premises, thus widening the parking area at the front of the building, utilising the existing access and eliminating the unsatisfactory situation that currently sees vehicles mounting the footpath. The plans show that a new fence would be erected immediately adjacent to the footpath and a native species hedgerow would be planted.

2. Policies

- 2.1 Herefordshire Unitary Development Plan
DR1 - Design
E8 – Design standards for employment sites
T11 – Parking provision

3. Planning History

- 3.1 NC07/0702/F - Relocation of perimeter fence - Refused 18.04.07 for the following reason:

The proposal does not respect the open character and appearance of the wider area by virtue of the unacceptable degree of enclosure that it would introduce. It is consequently contrary to policy DR1(1) of the Herefordshire Unitary Development Plan.

- 3.2 NC07/0040/F retrospectively sought permission for a similar proposal on land to the fore of Skymark Packaging, the adjacent premises to the north east. Planning permission was refused on highway safety grounds.

4. Consultation SummaryStatutory Consultations

- 4.1 None required

Internal Council Advice

4.2 Transportation Manager - Raises no objection but comments that fence posts should not overhang the footway. Also queries the ownership of the application site.

4.3 Public Rights of Way Manager - Raises no objection

5. Representations

5.1 Leominster Town Council - Recommends approval

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 industrial estate is characterised by wide strips of land between the highway and the buildings and their associated parking and storage areas. The result is to give a sense of space and openness to the whole area. It seems that this must have been a matter of design when the estate was first developed as it is a situation that occurs consistently throughout.

6.2 Whilst the proposal includes the establishment of a native species hedgerow, it would result in a degree of enclosure which, if repeated across the estate would create a significant and detrimental change to its open character.

6.3 With regard to the comments made by the Transportation Manager, the applicant has signed a Certificate A stating that they are the owner of the land. The matter is being investigated further to try and determine whether this is the case or if it forms part of the adopted highway.

6.4 This proposal does differ considerably from the refused scheme at the adjacent Skymark Packaging premises that saw vehicles reversing onto the road and did not offer any mitigation by way of landscaping.

6.5 This proposal does not give rise to the same highway safety issues as it will utilise the existing access, allowing vehicles to manoeuvre on site, and separates the conflicting movements of pedestrians and vehicles.

6.6 Notwithstanding this, and for the reasons described above it is concluded that the proposal is contrary to policy DR1 of the UDP. The application is therefore recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 The proposal does not respect the current open character and appearance of the wider area by virtue of the unacceptable degree of enclosure that it would introduce. It is consequently contrary to Policy DR1 (1) of the Herefordshire Unitary Development Plan.**

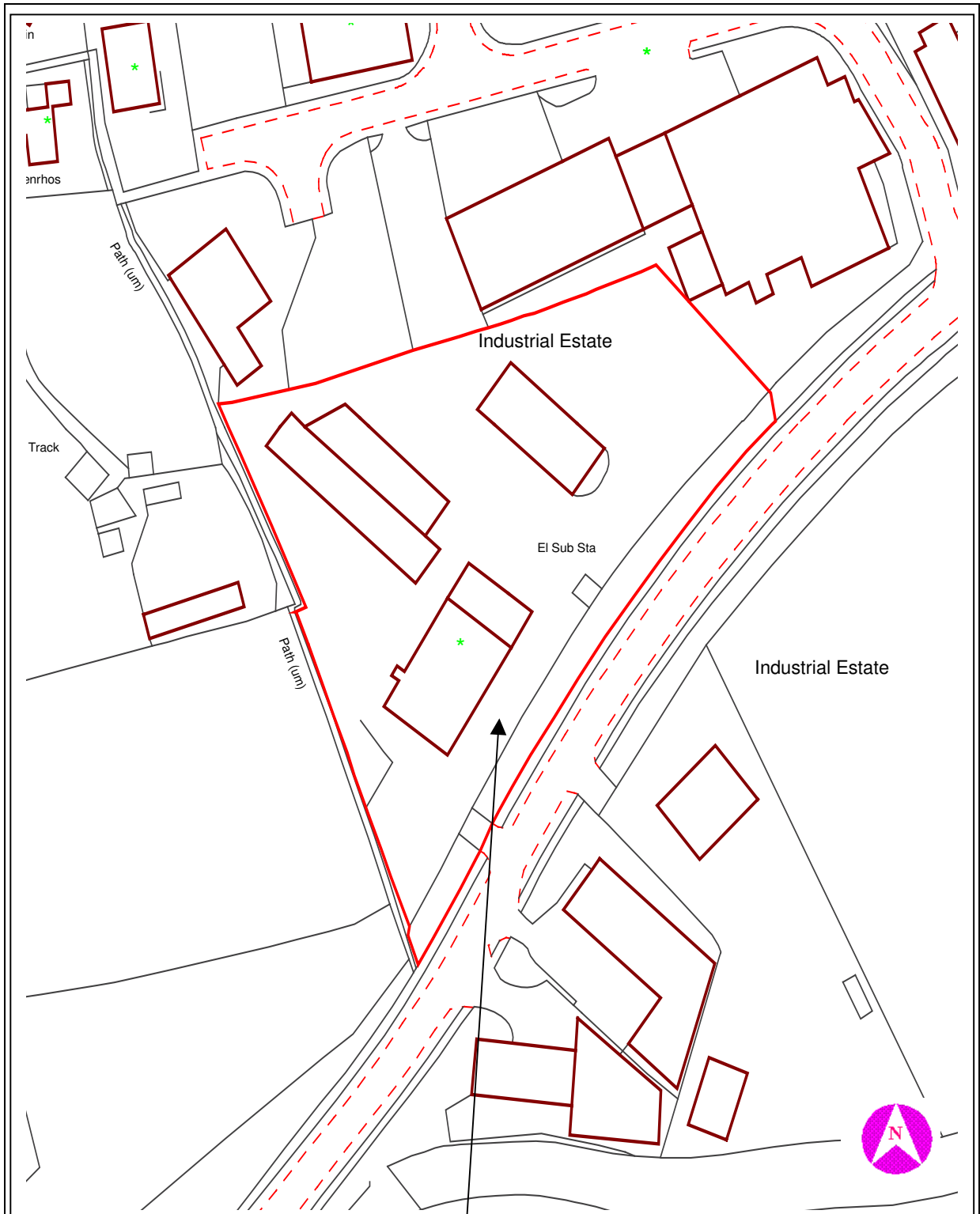
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/2153/F

SCALE : 1 : 1250

SITE ADDRESS : Alexander & Duncan Ltd, Southern Avenue, Leominster, Herefordshire, HR6 0QB

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