

12 DCCE2007/1895/F - FORMATION OF CAR PARKING AREA AND AREA FOR THE PARKING OF HGVs INCLUDING CHANGE OF USE AT WHITESTONE BUSINESS PARK, WHITESTONE, HEREFORD, HEREFORDSHIRE, HR1 3SE

For: P.H. & H.H. Collins Properties per Collins Engineering Limited, Unit 5 Westwood Industrial Estate, Pontrilas, Hereford, HR2 0EL

Date Received: 15th June, 2007

Ward: Hagley

Grid Ref: 56595, 42325

Expiry Date: 10th August, 2007

Local Member: Councillor DW Greenow

1. Site Description and Proposal

- 1.1 The site extends to 0.225 ha and is found to the immediate south of the Whitestone Business Park. Currently disused, the site has a history of open-air storage use, including several applications in the 1990s relating to pallet storage. It is proposed to use the site for two purposes, namely the parking of vehicles associated with the adjoining businesses on the park and the stationing of lorries.
- 1.2 The site is located within open countryside for planning policy purposes and is bound to the north and south by the business park and the railway line respectively. Land to the east forms part of the access and approach to the handful of dwellings found in this direction. A separate yard is fenced off to the west, beyond which is Station House and the C1130 road (Bartestree to Withington road).
- 1.3 Access to the site is via an existing splayed opening, which serves the dwellings referred to above and the businesses at the southern end of the business park.
- 1.4 A total of 21 parking spaces are proposed around the north and east of the application site. This parking, if approved, would negate the need for business vehicles to park directly in front of their respective units and thus clear the access for the occupants of the dwellings beyond. The remainder of the site would be dedicated to lorry parking and turning.
- 1.5 It has been established during the application process that the lorry park is intended purely as a stationing point for 3 vehicles overnight and would not result in storage of materials or any transfer of goods.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

DR2	-	Land use and activity
DR3	-	Movement
E11	-	Employment in the smaller settlements and open countryside

T9	-	Road freight
T11	-	Parking provision
LA6	-	Landscaping schemes

3. Planning History

- 3.1 SH93/0021/PF - Open storage and repair of wooden pallets. Temporary permission 24th February, 1993.
- 3.2 SH95/0811PF - Renewal of SH93/0021PF for open storage and repair of wooden pallets. Temporary permission 20th September, 1995.
- 3.3 SC98/0589PF - Use of land for open storage and repair of wooden pallets (renewal of planning permission SH95/0811PF). Refused 18th November, 1998 owing to open countryside location, visual amenity and impact upon neighbouring properties. Enforcement Notice appeal against cessation of the use dismissed 24th May, 2000.
- 3.4 CE2005/1453/O - Re-opening of Withington Station, provision of parking, a new platform and office facilities. Refused. Appeal dismissed 15th May, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 Network Rail: No objection, but point to a number of development requirements aimed at preserving the integrity of the rail line. This includes the position and type of boundary treatment, landscaping, external lighting and drainage.

These observations can be accommodated in any necessary conditions.

Internal Council Advice

- 4.2 Traffic Manager: "The car parking is a formalisation of parking for the offices and that traffic already exist on the access. Therefore the only additional traffic would be the lorries leaving in the morning and returning in the evening.

The access will be via the existing industrial estate part of the wide entrance, not the track by Station House. The point of emergence is therefore in the northern half of the access, with better visibility. I have received accident data for the area surrounding the access and these show only 1 accident in the last 5 years (2006), but this was not related to the access and involved a learner driver losing control on the railway bridge.

The speed limit has recently been reduced to 40mph on the C1130 from Bartestree to Whitestone. Although the access has below standard visibility, the access has for the last five years operated without any injury accidents. The amount of intensification is small and I therefore have no objection to the application".

- 4.3 Environmental Health Manager: No objection, although a condition is recommended to restrict the movement of HGV's between the hours of 10pm and 5am.

5. Representations

- 5.1 Withington Parish Council: Objection due to the unsatisfactory and inadequate access from the C1130 and the fact that the site falls outside Whitestone Business Park in open countryside. Concern is also expressed at the potential conflict of additional traffic with existing users.
- 5.2 Bartestree Parish Council: No objection.
- 5.3 Two letters of objection have been received from the residents of Station House and Mayfield House. The content is summarised as follows:
- The access route is not suited to lorries;
 - The visibility upon egress from the site is not adequate - particularly for lorries;
 - There is the potential for conflict between vehicles and children playing;
 - The lorry manoeuvres would create noise, dust and oil pollution.
- 5.4 The full text of these letters can be inspected at Central 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 as follows:
- The principle of development having regard to the open countryside location;
 - The adequacy of the vehicular access;
 - The impact of the development upon the amenity of adjoining residential properties.
- 6.2 The site is in open countryside as defined by Inset Map 46 "Withington" of the Unitary Development Plan. However, the proposed car-parking element of the scheme relates to existing businesses at Whitestone and is thus considered an appropriate use of land that would otherwise lie vacant.
- 6.3 The site is not prominent within the landscape being some distance from the road and bound to the north by the business park and the south by the railway. The former pallet storage use of the site was eventually curtailed owing to the open countryside designation and the adverse landscape impact. However, it is considered that with judicious landscaping, the parking of lorries would be less invasive than 15m high stacks of pallets. The Environmental Health Manager recommends a condition that movements are restricted and this would further reduce the impact upon neighbouring amenity.
- 6.4 The standard of the vehicular access has come under scrutiny. However, it is true to say that the only intensification would arise from the morning and evening movements of the lorries. The Traffic Manager has advised that there is a no record of accidents directly attributable to the use of this access within the last 5 years and records no objection accordingly.
- 6.5 Reference is made to the potential conflict between domestic and lorry vehicles, although it should be made clear that the route would only be shared for a limited distance. The scheme also has the benefit of removing existing parking from directly outside the southernmost business units, which would ease the passage of existing residents.

6.6 In conclusion, whilst the comments of the Parish Council and local residents are noted, the application is considered to promote a suitable use of this land.

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. G01 (Details of boundary treatments).

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

3. G04 (Landscaping scheme (general)).

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

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

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

5. 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.

6. E10 (Use restricted to that specified in application).

Reason: To suspend the provisions of the Town and Country Planning (Use Classes) Order currently in force, in order to safeguard residential amenity.

7. There shall be no vehicular movements to or from the area demarked on the approved plans as turning area and lorry park between the hours of 2200 hours and 0500 hours on any day.

Reason: In order to protect the amenity of neighbouring residential properties.

8. F32 (Details of floodlighting/external lighting).

Reason: To safeguard local amenities.

Informatives:

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

2. N19 - Avoidance of doubt.

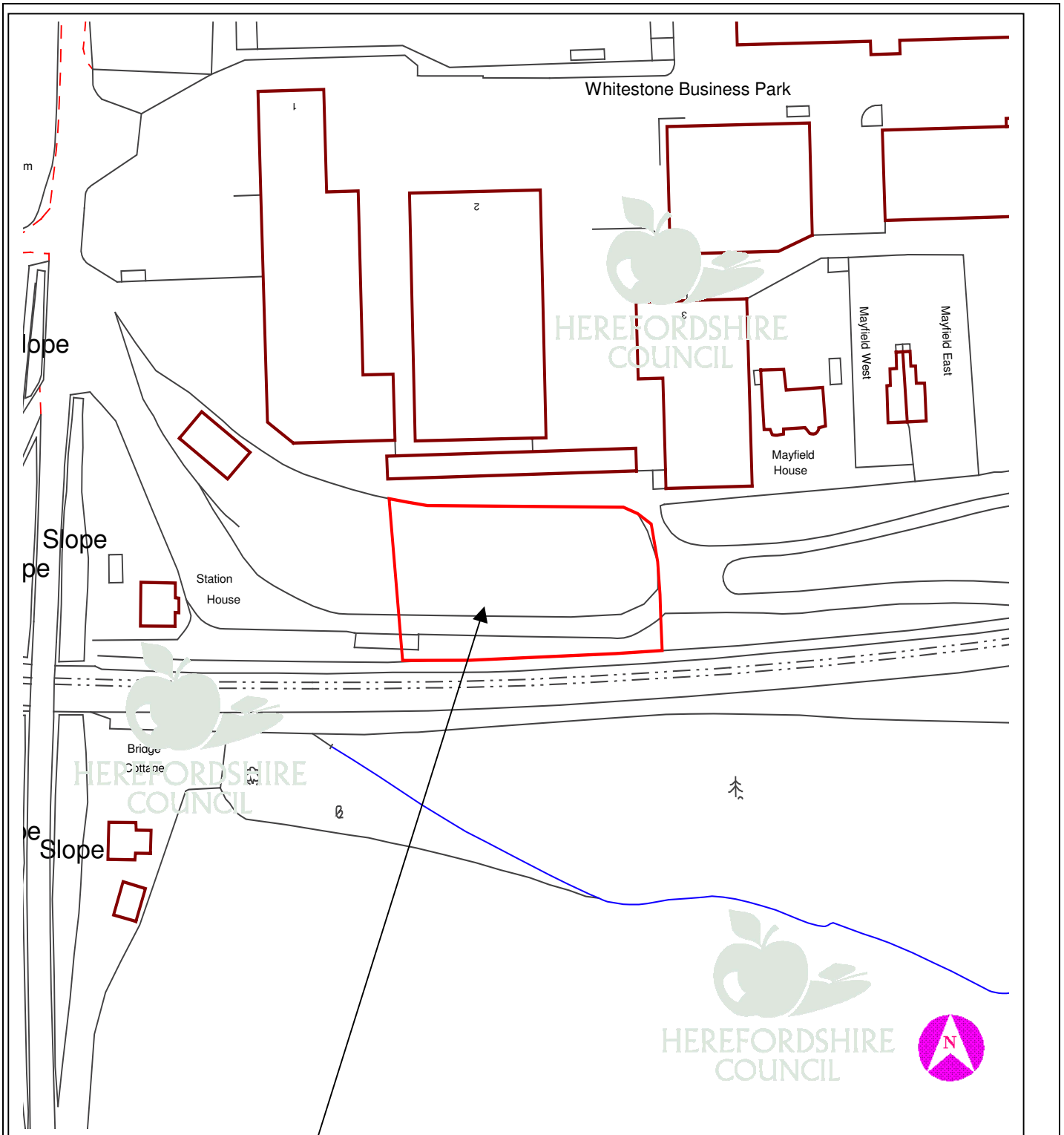
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/1895/F

SCALE : 1 : 1250

SITE ADDRESS : Whitestone Business Park, Whitestone, Hereford, Herefordshire, HR1 3SE

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