

13 DCCE2007/3385/F - PROPOSED LIGHT INDUSTRIAL UNITS FOR B2 AND B8 USE AT LAND ADJACENT TO RAMSDEN COURT, RAMSDEN ROAD, ROTHERWAS, HEREFORD, HEREFORDSHIRE, HR2 6NP**For: Mr. N. Barrow per Mr. S Potter, Pomona Office,
Pomona Drive, Kings Acre Road, Hereford, HR4 OSN****Date Received: 29th October, 2007****Ward: Hollington****Grid Ref: 52945, 37612****Expiry Date: 24th December, 2007**

Local Member: Councillor GFM Dawe

1. Site Description and Proposal

1.1 The application site lies within the main employment area of Rotherwas Industrial Estate on the southern side of Ramsden Road and to the rear of a block of four terraced industrial units. The proposed area is presently undeveloped with a small area of vegetation towards the southern and eastern boundary of the site. To the south is designated employment land. To the west is Ramsden Court, a modern estate, which comprises ten terraced industrial units and one two storey office block building. To the east is Folbigg Court, a large industrial building.

1.2 This application seeks permission for the erection of a block of three industrial buildings (two B2 and one B8 use) at the southern end of the site. The proposal is intended to provide 885 square metres of industrial space. A total of 24 car parking spaces (including three disabled spaces) and a loading area are proposed to the front of the building. Access would be via the existing access road from Ramsden Road. The building would be constructed from profile sheeting.

2. Policies**2.1 National:**

PPS25 - Development and Flood Risk

2.2 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Environment
Policy DR7	-	Flood Risk
Policy E1	-	Rotherwas Industrial Estate
Policy E6	-	Expansion of Existing Businesses
Policy E8	-	Design Standards for Employment Sites
Policy T11	-	Parking Provision

3. Planning History

- 3.1 DCCE2006/2958/F Refurbishment of existing industrial building and erection of single storey extension with associated landscape improvement. Approved 1st November, 2006.
- 3.2 DCCE2007/3465/F Erection of monopitch covered storage area. Approved 27th December, 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: No objection in principle as the site lies just within Flood Zone 2 (0.1% annual probability flooding) and the proposal is categorised as 'less vulnerable' use in the context of PPS25.

Internal Council Advice

- 4.2 Traffic Manager: Recommends condition requiring provision of secure cycle storage.

5. Representations

- 5.1 Lower Bullingham Parish Council: Application supported.
- 5.2 Two letters have been received from Mr. & Mrs. Gillespie of J & S Enterprises, the owner of the two units to the north of the application site and their solicitor, Tompkins & Hing, which raise concerns on the basis that the proposed development would increase the level of traffic passing their premises that would lead to serious highway and health and safety issues.

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. Officer's Appraisal

- 6.1 The main issues for consideration in the determination of this application are as follows:
- (a) Principle of the Proposed Development
 - (b) Highway Safety Issues
 - (c) Flooding Implications
 - (d) Impact of the Proposed Use on Visual Amenity

Principle of the Proposed Development

- 6.2 The application site falls within an area of designated employment land. The scheme comprises uses that are suitable and appropriate for the location and as such the provision of additional employment uses at this site is supported in principle.

Highway Safety Issues

- 6.3 The parking layout demonstrates that there would be sufficient parking and turning to serve the proposed development. It is acknowledged that the development would generate additional traffic to and from the site but taking into account the relatively modest scale of the development and the setting of the proposal in relation to the adjoining industrial businesses, it is not considered that the proposal would lead to any danger or serious hazard to users of the highway. The concerns regarding the possible impact of commercial traffic passing the loading area of the premises to the north of the site have been given consideration but ultimately the management of access and deliveries on this private road would be a civil matter between the neighbouring occupiers. This issue does not represent a material consideration warranting the refusal of planning permission. The Traffic Manager has been consulted and is satisfied with the proposed scheme.

Flooding Implications

- 6.4 The application site is located within an identified flood plain (Flood Zone 2). On this basis, the need for flood storage compensation is not identified by the Environment Agency as an issue, which would need addressing by a Flood Risk Assessment in accordance with PPS25. It is acknowledged that the finished floor level of the proposed building would be set at 50.70mm, where it would be at least 0.42mm higher than that required by the Environment Agency and a surface water attenuation system has been proposed, which would further prevent any increased risk of flooding on site. Notwithstanding the above, it is considered necessary to require the applicant to provide a flood evacuation plan in order to ensure the availability of a flood free access route to leave the site during a flood event.

Impact of the Proposed Use on Visual Amenity

- 6.5 Rotherwas Industrial Estate has a very mixed character. Therefore whilst the proposed building represents a contrast in design from the older industrial units to the north of the site, it would be similar to the adjoining recently redeveloped industrial building to the west. It is considered that in terms of design, the proposed building is appropriate in this industrial setting. It is considered that the character and appearance of the site and the visual amenity of the locality will be preserved through this development.

Conclusion

- 6.6 In conclusion, the proposal complies with the relevant planning policies, subject to appropriate conditions, the proposal would represent an acceptable form of development. It is therefore recommended for approval.

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) (6th December, 2007).**

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

- 3. B11 (Details of external finishes and cladding (industrial buildings)).**

Reason: To secure properly planned development.

- 4. Prior to the first use of the development hereby approved full details of a flood evacuation plan and arrangements to ensure a flood free access route should be submitted to and approved in writing by the local planning authority.**

Reason: To ensure the availability of a flood free access route to enable access by emergency services and evacuation of people, vehicles and goods during flood events.

- 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. H29 (Secure covered cycle parking provision).**

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

- 7. H30 (Travel plans).**

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

Informatives:

- 1. N03 - Adjoining property rights.**
- 2. HN25 - Travel plans.**
- 3. N19 - Avoidance of doubt.**
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

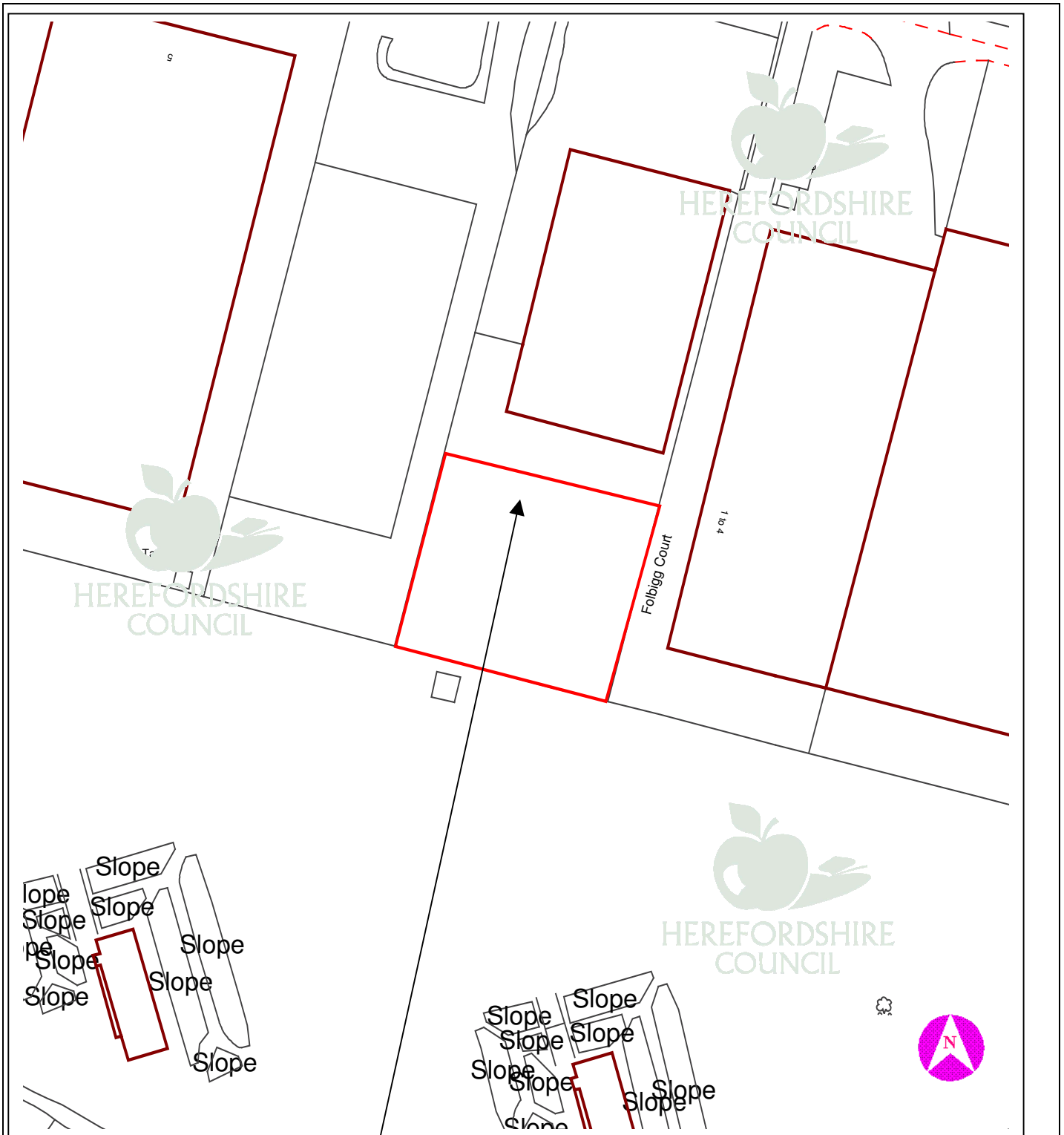
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2007/3385/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Ramsden Court, Ramsden Road, Rotherwas, Hereford, Herefordshire, HR2 6NP

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