

6 DCSE2008/1376/F - PROPOSED EXTENSION TO EXISTING BUILDING TO FORM AN OPEN SIDED LOADING BAY AT H. WESTON & SON, THE BOUNDS, MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2NQ

For: H. Weston & Son per Mr I Savager, 35 Caswell Crescent, Leominster, Herefordshire, HR6 8BE.

Date Received: 23 May 2008

Ward: Old Gore

Grid Ref: 64884, 33207

Expiry Date: 18 July 2008

Local Member: Councillor BA Durkin

1. Site Description and Proposal

1.1 The Bounds, Much Marcle is located in open countryside to the west of Much Marcle village. The site, which rises from the east to west, lies adjacent to the C1262. The site comprises buildings of differing sizes and designs, ranging from traditional agricultural barns, modern portal framed buildings and silo storage tanks. An orchard separates the site from the adjacent C1262 and there are also orchards on lower ground to the north and east. The site has a long history of cider production.

1.2 The application proposes the erection of an open sided building to cover an existing loading area to the north east of the bottling hall and storage building. The building will provide a protected area for transporting finished products to the store and similarly for loading vehicles. The requirement for the building has arisen due to the need to address the existing movement of vehicles on site to provide both a safe environment and to improve the efficiency of operations. A one way system will operate for the loading and unloading of vehicles. The building will be 7.34m high and will join the existing building which is 12m high. The roof material will match the adjacent buildings.

2. Policies

2.1 Planning Policy Guidance

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG4	-	Industrial and Communal Development and Small Firms

2.2 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S6	-	Transport
Policy DR1	-	Design
Policy DR3	-	Movement
Policy E6	-	Expansion of Existing Businesses
Policy E8	-	Design Standards for Employment Sites
Policy E11	-	Employment in the Smaller Settlements and Open Countryside
Policy T11	-	Parking Provision

3. Planning History

3.1	MH90/2282	Reception Centre and Museum	-	Approved
	MH96/0100	Bottle storage building, agricultural implement shed and vehicle maintenance building.	-	Approved
	MH97/0913	Retrospective application for extension to bottle storage building	-	Approved
	NE1999/2591/F	Conversion of existing agricultural buildings and change of use from existing storage to offices.	-	Approved 09.11.99
	NE2002/0260/F	Create car park for 80 cars and 2 coaches.	-	Approved 20.03.02
	NE2002/1106/F	Extension to warehouse.	-	Approved 24.05.02
	NE2002/2772/F	Cider production building	-	Approved 27.11.02
	DCSE2004/0956/F	Move weighbridge and stone surface track (retrospective)	-	Approved 11.05.04
	DCSE2004/1003/F	Finished Product Storage Building	-	Approved 06.06.04
	DCSE2004/2759/F	Extension to rear of office building to provide disabled toilet and other toilets	-	Approved 04.11.04
	DCSE2004/2974/F	Children's play area and viewing areas to animal enclosures (retrospective)	-	Deemed Withdrawn
	DCSE2005/0857/F	Alteration of building to increase height to accommodate new press machines	-	Approved 11.05.05
	DCSE2005/0863/F	Siting of four silo tanks (retrospective)	-	Approved 11.05.05
	DCSE2005/2104/F	Proposed new production building	-	Approved 31.08.05
	DCSE2005/2704/F	Installation of tanks	-	Approved 4.10.05
	DCSE2006/3252/F	Proposed new loading bay	-	Approved 30.11.06
	DCSE2007/1288/F	Installation of fifty 20,000 litre storage tanks	-	Approved 19.06.07
	DCSE2007/3658/F	Proposed new steel framed building	-	Approved 21.01.08

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objection to the proposal.

4.3 The Environmental Health & Trading Standards Manager have no objection to the proposal and state the following:

"I understand that the covered loading area is being provided as part of a scheme to improve traffic flows on site.

Traffic movements will be reduced as will traffic conflicts (reduced use of horns). Easier loading should also result in less evening working.

Overall I consider that the application represents an environmental gain for nearby residents, and I have no objection to the proposed development."

5. Representations

- 5.1 Much Marcle Parish Council has no objection to the application.
- 5.2 One letter of objection has been received from Mr and Mrs S. Rooke, 1 The Willows, Watery Lane, Much Marcle, Herefordshire, HR8 2NG raising the following concerns:
- The priority concern is the increased noise pollution from lorries and forklifts working even closer to property, especially as vehicle activity can operate 24 hours a day.
 - Vehicle headlights and flashing beacons on forklift trucks are already clearly visible - this will no doubt be amplified.
 - Previous successful applications have had a detrimental impact on the value of our property and impacted on our quality of life.
 - Proposal will further reduce our 'rural' outlook.
 - Hedge should have been planted across the boundary between our property and the site - This has not been carried out to date.

The full text of these letters can be inspected at Southern 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 are whether the scale of the extension is appropriate to the location, the visual impact of the proposal within the landscape and the impact of the proposal on the amenity of neighbouring dwellings.
- 6.2 Policy E6 deals specifically with the expansion of existing businesses provided the proposal can be satisfactorily accommodated within the existing site and that the proposal is of a scale and character appropriate to the locality in accordance with policy E8 design standards for employment sites.
- 6.3 Whilst the growth of businesses is encouraged it is important that expansion proposals do not lead to over intensive development of a site or premises, and that adverse consequences through environmental impact, loss of countryside or traffic generation are avoided. The needs of a growing business may be best met through relocation rather than through continued occupancy of an increasingly restricted or cramped site. The Bounds is a well-established business having occupied the site for many years. Recent growth in the industry and expansion on the site has meant that the site is becoming increasingly restricted. However, it would be unreasonable to expect such a company of this size, history and reputation to relocate in the context of this proposal which seeks to rationalise an existing operation that takes place in the open air.

- 6.4 This application is for an open fronted building that will be located adjacent to existing buildings, which are larger than that proposed, and adjacent to a group of silo storage tanks that dominate the local environment. The site of the proposed building is considered appropriate since it is within the well-established group of buildings at The Bounds and adjacent to the silo tanks that are some 16 metres in height. The proposal when viewed in the context of the whole site, large-scale buildings and storage silos, will not be unduly visually intrusive.
- 6.5 Part 1 – 3 of Policy E8 requires due consideration to be given to the impact of operations on the amenity of residential areas and to provide buffer zones between buildings and land used for employment purposes and residential curtilages. The proposed site is approximately 250 metres from Watery Lane. It is separated by orchard planting. The activity is audible on Watery Lane. The proposed building would occupy an existing area that will be used for loading and unloading. Due to the need to address the safe and efficient movement of vehicles, the activity would take place in this location irrespective of whether a building is on site. The building will enable this activity to be done undercover. It is proposed to plant a 1.5m wide traditional indigenous hedgerow on the northeast boundary. A balance needs to be struck between the impact of the proposal and the operational needs of the business. It is considered that owing to the existing orchards, the proposed landscaping and the fact that the activity can already take place in this location that refusal of the application would not be warranted.
- 6.6 The proposal is considered to comply with plan policy and therefore recommended for conditional 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 C03 (Matching external materials (general))

Reason: To ensure the satisfactory appearance of the development so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3 G12 (Hedgerow planting)

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

INFORMATIVES:

1 N19 - Avoidance of doubt - Approved Plans

2 N15 - Reason(s) for the Grant of Planning Permission

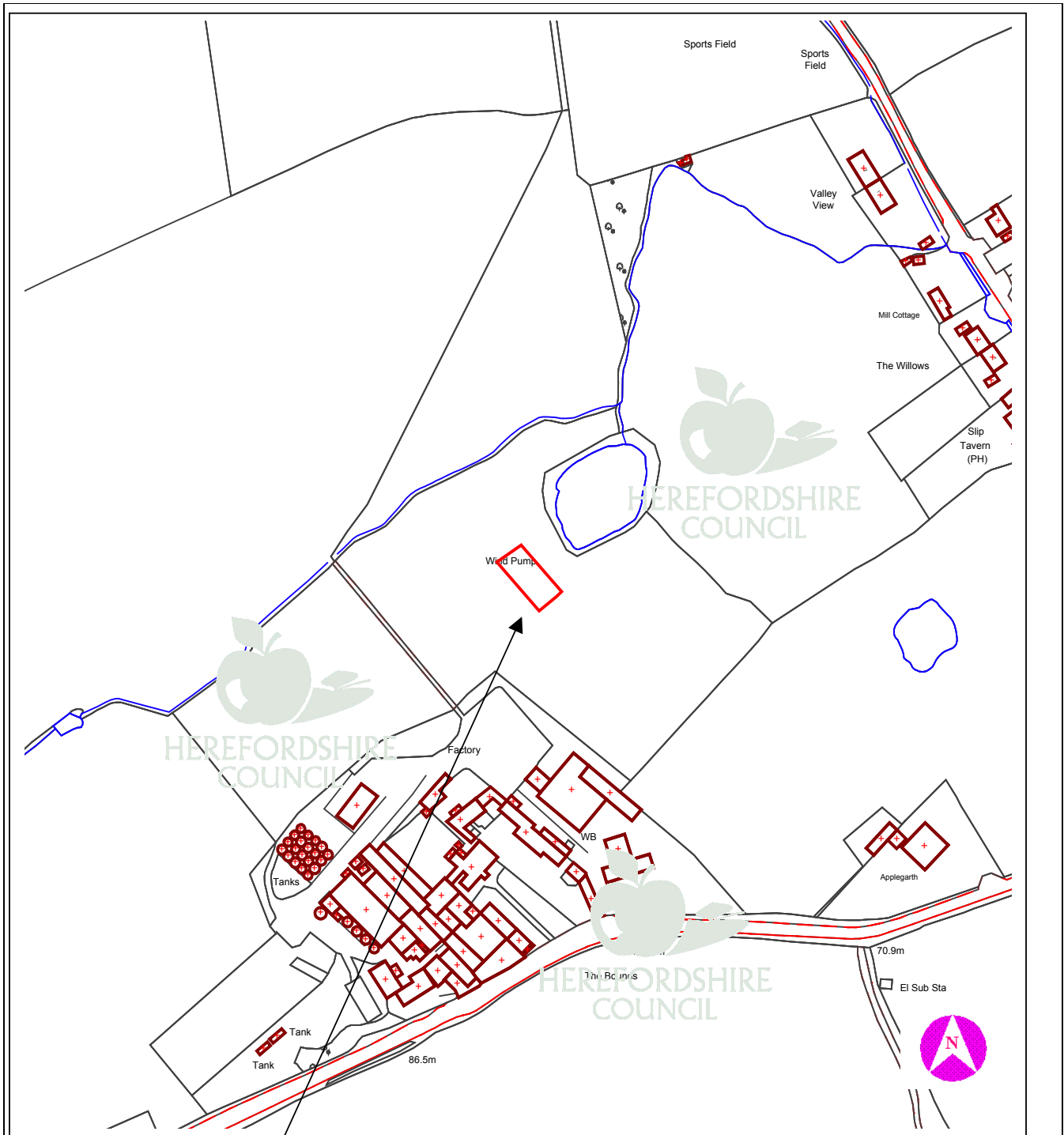
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2008/1376/F

SCALE : 1 : 2500

SITE ADDRESS : H. Weston & Son. The Bounds, Much Marcle, Ledbury, Herefordshire, HR8 2NQ

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