

4 DCSE2003/2708/F - CLOSING EXISTING SITE ACCESS, NEW ACCESS, ALTERATION TO EXISTING ACCESS AND CARPARKING AND NEW LANDSCAPING HAIGH ENGINEERING CO LTD, ALTON ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NG

For: The Haigh Engineering Co. Ltd. per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire HR9 7DY

Date Received: 5th September 2003 Ward: Ross-on-Wye East Grid Ref: 6078 2392
Expiry Date: 31st October 2003

Local Members: Councillor Mrs A E Gray and Councillor Mrs C J Davis

1. Site Description and Proposal

- 1.1 The application site comprises an industrial estate situated on the south-east side of the Alton Road. The estate is about 2.5 ha. in area. Access to Alton Road is primarily via a single two-way entrance located centrally along the frontage.
- 1.2 The proposal is to form a new access towards the north-western corner of the site and to alter an existing access at the south-western corner. The latter is currently not used or has limited use. The existing central access would be closed other than to pedestrians. Additional car parking would be provided in front and to the side of the main building on the site. The proposals are similar to the ancillary works proposed in previous applications (SE2002/1069/F and SE2002/3919/F) but without the 3-storey office block.

2. Policies

2.1 Hereford and Worcester County Structure Plan

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| Policy E12 | Industrial Development in Urban Areas |
| Policy E17 | Office Development |
| Policy CTC1 | Areas of Outstanding Natural Beauty |
| Policy CTC9 | Development Criteria |
| Policy CTC18 | Development in Urban Areas |

2.2 South Herefordshire District Local Plan

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| Policy ED3 | Employment Proposals within Settlements |
| Policy ED5 | Expansion of Existing Businesses |
| Policy GD1 | General Development Criteria |
| Policy C5 | Development within Areas of Outstanding Natural Beauty |
| Policy T4 | Highway and Car Parking Standards |

2.3 Herefordshire UDP (Deposit Draft)

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| Policy E6 | Expansion of Existing Businesses |
| Policy E8 | Design Standards for Employment Sites |

3. Planning History

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| 3.1 | SH810876PF | Erection of light industrial starter units | Approved 04.11.81 |
| | SH830222PF | Erection of 7 industrial units in two blocks | Approved 04.05.83 |
| | SH830630PF | Change of use from drawing office and print room to store | Approved 14.09.83 |
| | SH830631PF | Change of use from canteen to store | Approved 14.09.83 |
| | SH850179PF | Erection of 11 industrial units in two blocks | Approved 27.03.85 |
| | SH871542PO | Erection of warehouse | Approved 13.01.88 |
| | SH880919PM | Erection of warehouse | Approved 20.07.88 |
| | SH890393PF | Erection of factory and offices | Approved 25.04.89 |
| | SH910130PF | Erection of portable building for Canteen | Approved 06.03.91 |
| | SE2001/0284/F | Pitched roof to replace flat roof | Approved 08.03.01 |
| | SE2002/1069/F | Erection of 3-storey office block. New access to site. Amended access to site. Re-alignment of road into site. Car parking and landscaping. Demolition of building. | Withdrawn 03.07.03 |
| | SE/2002/3919 | 3-storey office block and associated works | Refused 23.04.03 |

4. Consultation SummaryStatutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Head of Engineering and Transport recommends that conditions be imposed if permission is granted.

4.3 Chief Conservation Officer has no objections to the development.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.2 Town Council has no objection to the development.
- 5.3 Two letters have been received from local residents objecting to the proposal. In summary the following points are made:
1. There are existing traffic problems in Alton Road which is a fast, busy road and volume has increased considerably during day and late into evening (industrial and agricultural vehicles) due to various highway schemes.
 2. New access would be directly opposite or nearer to driveways to houses opposite - this would (a) increase noise (opening/closing barrier, screeching of brakes) vibration of house, air pollution (b) make vehicular access to houses opposite, which is already a nightmare, much worse and (c) prevent visitors parking outside (as too close to junction).
 3. Unnecessary if existing accesses used.
 4. Parking in Alton Road (which has been forced towards application site by parking restrictions near to Gloucester Road) would prevent large lorries entering and leaving estate - vehicles currently swing across road to enter.
 5. New access will be used by all traffic (cars, vans, HGVs) except Haigh employees.
 6. Further car parking would create extra noise nuisance and result in loss of pleasant grass/tree outlook.
 7. Reduce value of properties.
 8. Photographs to illustrate some of above have been submitted.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 As noted in paragraph 1.2 above, the proposal is a re-application of the alterations to access to Alton Road previously included in the applications for an office building. The later of those applications (SE2002/3919/F) was refused for the following reasons:
1. The proposed development would generate additional vehicle movements which would exacerbate existing traffic problems along Alton Road, and thereby conflict with Policies T.3 and GD.1 of the South Herefordshire District Local Plan.
 2. The proposed vehicular access would be opposite residential properties and the movement of vehicles at the access would cause noise and disturbance which would harm the amenities of the occupiers of those properties. The proposal conflicts therefore with Policies ED.3 and GD.1 of the South Herefordshire District Local Plan.
 3. The proposed office building by reason of its design, size and height would be visually overpowering in relation to the residential properties on the north-west side of Alton Road and harm the visual amenities of the area. For these reasons the

proposal conflicts with Policies ED.3 and GD.1 of the South Herefordshire District Local Plan.

- 6.2 Reasons 1 & 3 relate to the proposed building and the extra traffic that this would generate and are not therefore relevant to the current proposal. Reason 2 relates to the effect of moving the vehicular access(es) on the amenity of local residents and it is considered that this is the key issue in this case.
- 6.3 Moving the main access further north would result in fewer properties being passed by vehicles entering and leaving the estate (assuming most traffic approaches via Gloucester Road). The properties closest to the new access may suffer some increase in noise from turning and braking movements of vehicles but these dwellings are set back somewhat from Alton Road compared to those opposite the existing main entrance. There would be no change in the use of the estate nor would additional buildings be constructed, and consequently there would be no increase in traffic generation. It is not considered therefore that the loss of amenity would be significant, or that overall there would be a worsening in the living conditions of local residents.
- 6.4 The new car parking area would be about 24m from the nearest house. The area could be landscaped to form a more attractive outlook for residents living opposite, which would reduce the perception of noise. Again it is not considered, in view of the distance, that the level of noise and disturbance would be sufficient to justify refusal of planning permission.
- 6.5 The road safety and storm drainage concerns raised by the objectors are not shared by the Head of Engineering and Transportation who is satisfied with the standards that would be achieved. Additional drainage would be provided.

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 G04 (Landscaping scheme (general))

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

3 G05 (Implementation of landscaping scheme (general))

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

4. No development shall take place until details of the vehicular access barrier including mode of operation have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the safe and free flow of traffic on the highway.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.