

**14 DCNC2003/1833/F - TWO STEEL FRAMED INDUSTRIAL UNITS WITH OFFICES AND OPEN YARD AT PLOT E, GLENDOWER ROAD, LEOMINSTER, HEREFORDSHIRE**

**For: Leominster Crane Hire per Leominster  
Construction Southern Avenue Industrial Estate  
Leominster Herefordshire HR6 0QF**

**Date Received:  
17th June 2003**

**Expiry Date:  
12th August 2003**

**Ward:  
Leominster South**

**Grid Ref:  
49922, 58169**

Local Members: Councillors R Burke and J P Thomas

**1. Site Description and Proposal**

- 1.1 The site is on the north side of Glendower Road, which is part of Southern Avenue Industrial Estate, and to the rear of Wills Engineering and Barringtons Printers. Silurian Close adjoins the the site on its northern side.
- 1.2 The proposed building, 24m x 16m, 5.5m to eaves and 7.6m to ridge, is to be located 10metres from the rear boundary of the site. The walls and roof of the building will be an olive green colour. The building is required by Leominster Crane Hire. Car parking for 10 vehicles is proposed to be located at the front of the building with 2 lorry spaces, one either side of the building.

**2. Policies**

- 2.1 PPG 4: Industrial and commercial developments and small firms  
PPG 24: Planning and Noise

**2.2 Leominster District Local Plan (Herefordshire)**

A24 – Scale and Character of Development  
AA28 – Development Control Criteria for Employment Sites  
A54 – Protection of Residential Amenity

**2.3 Herefordshire Unitary Development Plan (Deposit Draft)**

E8 – Design standards for employment sites

**3. Planning History**

- 3.1 None on this site.

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 Environment Agency: No objection, but recommends conditions.
- 4.2 Hyder: No objection, but recommends conditions.

##### Internal Consultation Advice

- 4.3 Head of Engineering and Transportation – No objection subject to conditions.
- 4.4 Head of Environmental Health and Trading Standards – No objection subject to conditions.

#### **5. Representations**

- 5.1 Leominster Town Council: 'Recommend approval, in principle, but would recommend that the building be sited further away from the nearby houses. It is felt that residents may be affected by noise and loss of light and, it is suggested, the siting may set a precedent for future development along this building line, exacerbating potential problems for nearby residents.'

- 5.2 Letters of objection have been received from:

Mr J and B Terry-Short, 29 Silurian Close, Leominster  
J A and J M Granger, 27 Silurian Close, Leominster  
Mr C E and Mrs S Raw, 20 Silurian Close, Leominster  
Gina White, 19 Silurian Close, Leominster

- a) Understood site is restricted to light industrial use only.
- b) Potential noise nuisance will impact on the residential amenity.
- c) The building is too close to the bungalows in Silurian Close.
- d) Wills Engineering is very noisy and this building will make it worse.

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

#### **6. Officers Appraisal**

- 6.1 The site is shown as industrial land on Inset Map No. 1 Leominster in the Leominster District Local Plan, thereby establishing the principle of industrial development. The determining factor in this application is the impact the proposal will have on the residential amenity to the residents of Silurian Close.
- 6.2 It is proposed to locate the building some 10metres from the rear boundary of the site. This distance is consistent with other industrial developments elsewhere on Southern Avenue, and notably with the planning permission granted under NC2000/3038/F for Lambourne's to erect a building on the adjoining site.

- 6.3 Given that the building will be similarly located, residential amenity can be further protected by imposition of conditions restricting working hours, sound attenuation and the movement of vehicles within the application site. The Environmental Health Officer has held extensive talks with the applicants in respect of these conditions and subject to conditions in the recommendation, it is considered that the amenity of the neighbours will be protected.

## **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) (13 October 2003)**

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

- 3 - B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 4 - Prior to the building being brought into use the applicant shall submit to the Local Planning Authority details of a 2 metre high fence to be erected along the northern boundary of the site.**

**Reason: To protect residential amenity.**

- 5 - G04 (Landscaping scheme (general) )**

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

- 6 - G05 (Implementation of landscaping scheme (general) )**

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

- 7 - Crane movements shall take place only between 7am and 10pm on Mondays to Saturday, not including Bank Holidays.**

**Reason: In order to protect residential amenity.**

- 8 - The level of noise emitted from the site during normal operations shall not exceed 48 DbLaeq (1 hour) between 7am and 10pm Mondays to Saturdays, and 45 DbLaeq (5 minutes) at all other times as measured on the northern side of the boundary.**

**Reason: In order to protect residential amenity.**

- 9 - There shall be no working outside the building except between 7am and 10pm Mondays to Saturdays not including Sundays or Bank Holidays.

Reason: In order to protect residential amenity.

- 10 - Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

- 11 - No surface water shall be allowed to connect either directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no detriment to the environment.

- 12 - No land drainage run off will be permitted, either directly or indirectly, to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

- 13 - No developments approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. Such a scheme shall be implemented in accordance with the details approved by the Local Planning Authority prior to the commencement of any development.

Reason: To prevent the increased risk of flooding by ensuring provision of satisfactory means of surface water disposal.

- 14 - No development approved by this permission shall be commenced until a scheme for the provision and implementation of the surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with the details approved by the Local Planning Authority prior to the construction of any impermeable surfaces draining to the system.

Reason: To prevent increased risk of flooding.

- 15 - 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.

Decision: .....

Notes: .....  
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**Background Papers**

Internal departmental consultation replies.