

10 DCCE2008/2568/F - INSTALLATION OF NEW PALISADE FENCING TO BOUNDARY TO REPLACE DILAPIDATED WOODEN FENCE. APPLICATION IN RETROSPECT AT SPEEDY HIRE, HOLME LACY ROAD, HEREFORD, HR2 6EH

For: Speedy Support Services per Mr. B. Phillips, 31 Lower Street, Stanstead, Essex, CM24 8LN

Date Received: 13 October 2008 Ward: St. Martins & Hinton Grid Ref: 52187, 38238

Expiry Date: 8 December 2008

Local Members: Councillors WU Attfield, ACR Chappell and AT Oliver

1. Site Description and Proposal

- 1.1 'Speedy Hire' is located to the north of Holme Lacy Road to the west of the entrance to Goodwin Way. The business hires out small-scale machinery. On the site there is one large industrial type building with a storage yard. To the immediate north and east of the site lie residential properties with open to the south. Holme Lacy Road itself has a mixture of development along it. Access to the site is directly off Holme Lacy Road.
- 1.2 This application is retrospective for a 2.4 metre high palisade fence. To the north boundary this backs onto an access to a shared parking area for the adjoining residential properties, and to the east the boundary is along Goodwin Way. The fence replaced a timber fence, which sat on a stone plinth.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy E8	-	Design Standards for Employment Sites

3. Planning History

- 3.1 SH960498SZ Change of use from warehouse and office to sale and hire of small plant and machinery building trade. Approved 23.05.1966.
- 3.2 SH961138PF Various alterations and external alterations. Approved.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has raised no objection.

5. Representations

5.1 Lower Bullingham Parish Council supports the application.

5.2 Three letters of objection have been received from the following neighbours:

- 6 Goodwin Way, Lower Bullingham, Hereford.
- Mr. M. Reid, 4 Goodwin Way, Lower Bullingham, Hereford.
- Mr. & Mrs. Wratten, 7 Redbrook Close, Hereford, HR2 6RB

A summary of the issues raised is as follows:

- The appearance of the fence is not in keeping with the surrounding residential area.
- The design of the fence allows for unsightly views of 'Speedy Hires yard' and a greater passage of noise.
- The effect on the value of surrounding residential properties.
- Obtrusive light from vehicles travelling down Holme Lacy Road and pulling in to 'Speedy Hires yard'.

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 key issue in the determination of this application is considered to be the visual impact of the proposed fence on the character and appearance of the area.

6.2 The applicant is seeking retrospective planning permission for the erection of 2.4 metres high palisade security fencing along its east and north boundaries. It is the desire to increase the site security that has driven the proposal to erect the fencing. The previous timber fencing is described as dilapidated and in need of repair. In comparison the palisade fencing at 2.4 metres high would offer a robust boundary treatment and better security for the site and is more likely to deter intruders.

6.3 Being of timber construction the previous fence blocked all views into the site. The new palisade fencing is open in design affording the building, yard and associated machinery to be visible from Holme Lacy Road, Goodwin Way and the access to the shared parking on its northern boundary. All of the neighbours, who lodged an objection to the application, have raised concerns in relation to the appearance of the fence having an adverse impact on the character of the area. In response to the neighbours' concerns the applicant has submitted amended plans showing a plywood weatherboard fence to line the inside of the palisade fencing on the eastern boundary to obscure all views into the yard. The palisade fencing will still however be on show. Although the amended plans address the neighbours concerns in regards to views into the site, the use of plywood is not considered acceptable and therefore the planning officer will seek to amend the materials prior to the application being heard at committee. The application site is surrounded by residential properties to the east and

north, however a mixture of residential, commercial and industrial development fronts onto Holme Lacy Road itself. The proposed fencing does not adversely affect the amenity of the area and it is considered acceptable.

- 6.4 It is acknowledged that palisade fencing is more industrial in character, however it is not considered in this case to detract from the visual amenities of the area, neither is the fencing considered to adversely affect the amenities of the nearby residential properties.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **B03 (Amended plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

- 2. **CO8 (Colour of cladding).**

Reason: To protect the visual amenities of the area and to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

Informatives:

- 1. **N19 - Avoidance of doubt - Approved Plans.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

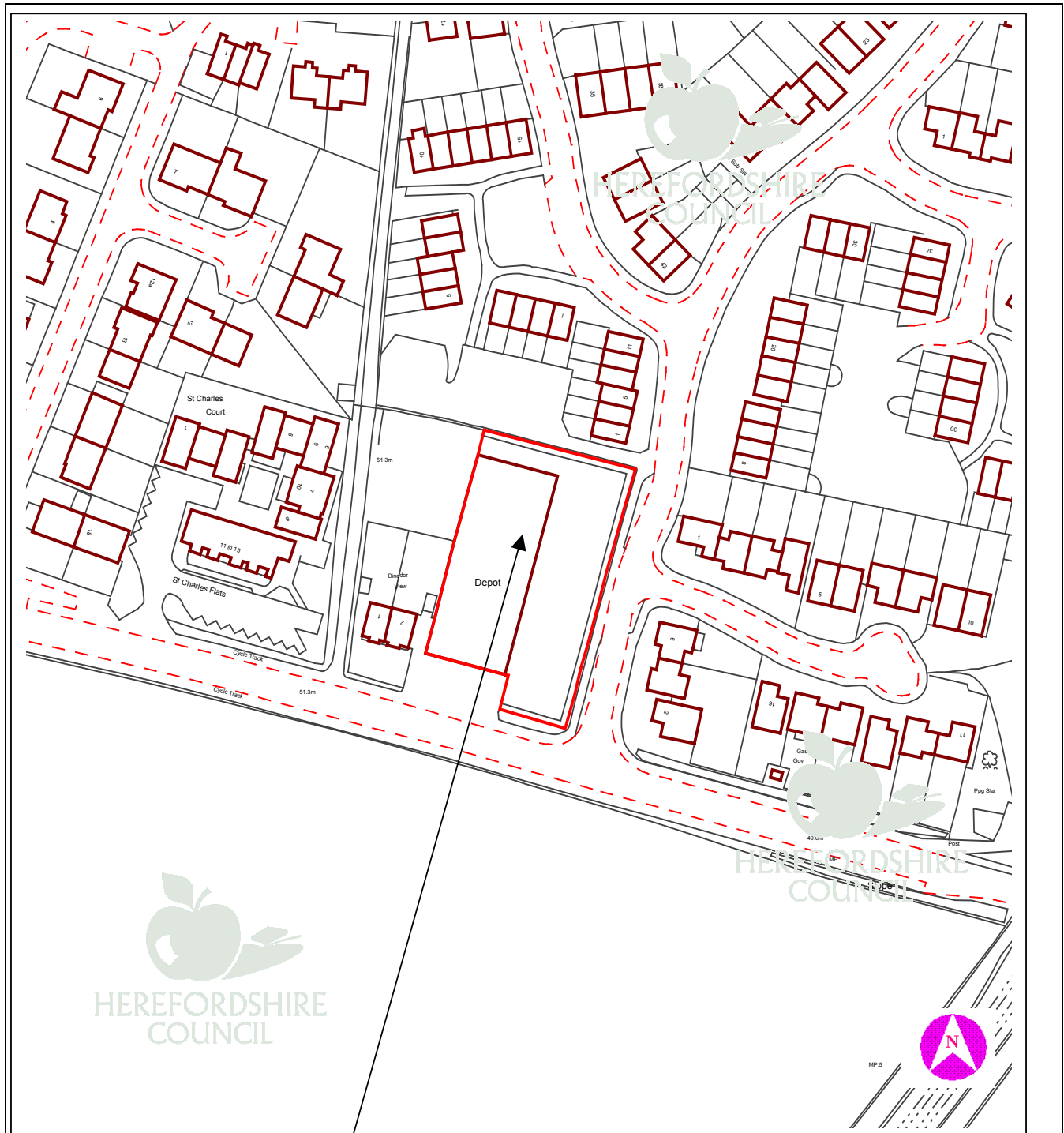
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2008/2568/F

SCALE : 1 : 1250

SITE ADDRESS : Speedy Hire, Holme Lacy Road, Hereford, HR2 6EH

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