

13 DCNC2004/0877/F - EXTENSION OF INDUSTRIAL PARKING AREA (RETROSPECTIVE APPLICATION) AT LONGMEAD, ELMS GREEN, LEOMINSTER, HEREFORDSHIRE, HR6 0NS

**For: John Ruck Construction per David Taylor
Consultants The Wheelwright's Shop Pudleston
Leominster Herefordshire HR6 0RE**

Date Received:

9th March 2004

Expiry Date:

4th May 2004

Ward:

Leominster South

Grid Ref:

50250, 56172

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

- 1.1 The application site is located on the west side of the B4361, approximately 2 kilometres to the south of Leominster in an Area of Great Landscape Value. The rising ground to the rear of the site is described as Principal Wooded Hills in the Landscape Character Assessment, and the flat land close to the road is the landscape type Principal Settled Farmlands.
- 1.2 The existing development at the site is located within a strip of land, which runs back from the road. There is a new office block, set back from the road, with large industrial buildings to the rear.
- 1.3 The industrial parking area, the subject of this application has been extended into a field to the south-east of the existing development. The level of the land has been built up above the level of the field. The land is currently being occupied by a number of trailers, and the application seeks to regularise this currently unauthorised development.

2. Policies

2.1 PPG 7 – The Countryside and Rural Economy

2.2 **Hereford & Worcester County Structure Plan**

E6: Development in Rural Areas outside the Green Belt
CTC2 Development in Areas of Great Landscape Value

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

A09 – Safeguarding the Rural Landscape

A24 – Scale and character of Development

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

DR1 – Design

DR4 – Environment

LA2 – Landscape character and areas least resilient to change

3. Planning History

- 3.1 NC03/1611/F Extension to industrial parking area (retrospective application) Refused permission 22 July 2003.

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Head of Engineering and Transport has no objection subject to an area within the site must be kept clear of parked vehicles so that other vehicles can turn so that they may enter and leave the site in a forward gear.

5. Representations

- 5.1 Leominster town council: - recommend refusal, as the proposed extension encroaches onto agricultural land, and council again expresses concern over the continuing expansion and development of this site for industrial purposes.
- 5.2 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The application is a resubmission following the refusal of planning permission. The application has been amended to include significant structural landscaping to help assimilate the development within the wider landscape setting.
- 6.2 The unauthorised parking area is a visually intrusive element, because it breaks through a hedge line, and is elevated above the natural ground level of the field. However, the proposed landscape scheme, which comprises woodland planting and orchard planting, would mitigate both the adverse visual impact of the extended parking area, and the visual impact of the existing development. As such there is a benefit, in terms of securing substantial planting.
- 6.3 The applicant has agreed to extend the area of planting and to grade the land to improve the effectiveness of the proposed planting adjacent to the parking area.
- 6.4 Subject to conditions requiring the implementation of the planting scheme the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A09 (Amended plans)

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

2 - G03 (Landscaping scheme (housing development) - implementation) (shown on approved plan)

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.