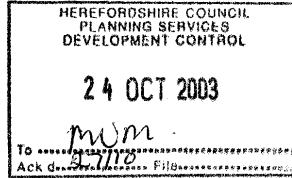


Our Ref: DMJ/JB22 - 10330

22 October 2003

County of Herefordshire District Council  
Planning Services  
PO Box 230  
Blueschool House  
Blue School Street  
Hereford  
HR1 2ZB



Dear Sirs

**Re: Planning Application by Alan Keef Ltd. Lea line, Lea, Ross-on-Wye,  
Herefordshire. Local Authority Planning Ref: SE2003/21/09/F**

We are instructed by Ms Shirley Robertshaw of Thornton House, Lea, Ross-on-Wye to submit representations to your Authority in respect to the above referenced planning application by Messrs Alan Keef Limited.

We have viewed the proposal plans submitted to your Authority and also viewed the site from public vantage points.

The proposal comprises of the construction of a two-storey office addition to the front elevation (east elevation) together with a factory extension to the Northern end of the existing factory/workshop.

The office extension is of traditional design, clad externally in brickwork, under tiled roof and topped with, what looks to be, a clock tower.

The proposed office extension measures some 13.6m X 8m on plan (scaling from other submitted plans).

The proportions of the office extension are similar to that of a two-storey house.

In the written submission accompanying the application, Messrs Alan Keef Ltd claim that the additional office space and workshop extension are required to accommodate larger machinery and rolling stock and form part of their continued business expansion programme. The company appear to have an impressive national and international client base.

It is acknowledged that the expansion of businesses and the creation of additional skilled and unskilled jobs are generally supported; however, heavy industrial uses of this nature must be sited in locations where they do not cause an acceptable disturbance to the visual or environmental amenities of the area as a whole or neighbouring residents.



CHARTERED SURVEYORS  
PLANNING CONSULTANTS

6 St. George's Terrace  
St. James' Square, Cheltenham  
Gloucestershire GL50 3PT

Telephone: (01242) 522822

Facsimile: (01242) 226009

E-mail: enquiries@evansjones.co.uk

www.evansjones.co.uk

PARTNERS

N.J. Bevan, MRICS

D.M. Jones, MRICS

A search of the planning history reveals that planning permission was granted in April 1986 for the change of use of the warehouse to a Railway Engineering factory. Condition 1 and 2 are standard conditions and we understand that the current occupier functions within the terms of Condition 2.

However, the same cannot be said of Condition 3 which requires that **"there should be no outside storage of materials without prior written approval from the Councils Planning Officer"**

We attach a number of photographs taken on the 3<sup>rd</sup> October 2003 clearly showing the outside storage of materials and machinery utilised in association with the activities within the building.

I am sure the applicant will claim that the proposals are required so that this outside storage can be brought within the building, however this is often a claim made within applications of this type and one regrettably rarely adhered to.

The site is located within an attractive landscape and is clearly visible from many public vantage points.

Furthermore, access to the site is located on the outside of a bend with inadequate visibility for vehicles turning either into or out of the application site. The main road passing the site is heavily trafficked and vehicles are generally fast moving (circa 60mph)

It is acknowledged and accepted that the existing use is a permitted use and thus appropriate within the existing building, however this does not create an automatic precedent for the expansion of the business where such expansion would, by the applicants own admission, allow the business to accommodate larger locomotives and rolling stock, together with additional traffic movements emanating from staff coming and going to and from the site.

It is accepted that planning applications are often a matter of weighing in balance various conflicting issues, here it is necessary to balance the benefits which would accrue from the proposed office and factory extension against the environmental harm which would result from additional industrial building within an area of the County where such uses would not, in normal circumstances be permitted.

The site has an unsatisfactory and unsafe means of access which would, in our view, create danger to other road users. In addition, the applicant has not accorded with conditions imposed on the 1986 consent in so far as materials have been stored outside, apparently **without** the written approval of your Councils Planning Officer.

The stated reason for the imposition of the condition upon the 1986 consent was to insure that the **"...development does not detract from the rural area in which the buildings located."**

Your Authority has thus accepted that this is an area worthy of protection.

The applicant has made no offer and does not imply that the external areas will be cleared of stored items additionally; the increased activity on site will surely generate a greater requirement for outside storage again to the detriment of the visual amenities of the area as a whole.

In conclusion and weighing all matters in balance, we consider that this proposal is inappropriate in this rural location situated upon the main road way into the village of Lea.

LEA VALLEY COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

24 OCT 2003

The two storey office extension positioned at the Southern end of the existing factory will be very prominent in the landscape; furthermore the two bay factory extension to the Northern end of the building will partially obstruct distance views currently available through the site.

We would respectfully request that this application be refused planning permission in its current form.

Yours sincerely  
**The Evans Jones Partnership**

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a vertical line that loops back to the 'D'.

**D M Jones MRICS**  
**Chartered Surveyor**