

**8 DCCE2004/2101/F - RETROSPECTIVE APPLICATION FOR THE SITING OF TEMPORARY SALES CENTRE FOR USE IN CONNECTION WITH JENNINGS HOMES LTD. MERIDIAN GRANGE DEVELOPMENT (OPPOSITE) LAND OFF WITHIES ROAD, WITHINGTON, HEREFORDSHIRE**

**For: Jennings Homes Ltd., per MRP, Salisbury House,  
2A Tettenhall Road, Wolverhampton, WV1 4SG**

**Date Received: 25th June 2004      Ward: Hagley      Grid Ref: 56215, 43044**

**Expiry Date: 20th August 2004**

Local Member: Councillor R.M. Wilson

**1. Site Description and Proposal**

1.1 The site that is the subject of this application is an area of grassed land, associated with the Withington Parish Hall. The site lies to the north of Withies Lane opposite the former GB Stores site that is currently undergoing the construction of a residential development.

1.2 The retrospective application has been submitted for the retention of a sales centre that is being used in connection with the above residential development. The sales centre is a temporary building measuring 4m x 12.5m x 3m (h) and is orange in colour. It has been positioned facing Withies Road and is set back by approximately 3 metres with a small area of landscaping to the road frontage and to the west. A paved path has also been laid leading from the existing public footpath to the entrance and also from the village hall car park. Visitors would use the village hall car park. The plans as submitted also show an area of car parking for four vehicles to be constructed immediately to the west of the sales centre with access directly from Withies Road. This has not been undertaken. The siting of temporary sales offices within the application site would not normally require permission however this site is not within the approved scheme.

**2. Policies**

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG3	-	Housing
PPG13	-	Transport

2.2 South Herefordshire District Local Plan:

GD1	-	General Development Criteria
SH14	-	Siting and Design of Buildings
T3	-	Highway Safety Requirements

### 2.3 Unitary Development Plan (Deposit Draft):

HR1 - Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas

## 3. Planning History

3.1 None relevant to this application.

## 4. Consultation Summary

### Statutory Consultations

4.1 There were no consultations with Statutory Consultees.

### Internal Council Advice

4.2 Head of Engineering and Transportation has no objection to the proposal but recommends that a condition be imposed.

## 5. Representations

5.1 Withington Parish Council has no objection to the siting of the sales centre as already undertaken, but objects to the plans as shown, which do not reflect the situation on the ground. The four car parking spaces shown should be omitted as parking is readily available on the village hall car park.

5.2 Letters of objection to the scheme have been received from Mr. R. Jones of 1 Coppice Close, Mr. J. Land, The Beeches, Withies Lane and Mrs. J.D. Fish, 3 Coppice Close. These letters raise the following points:

- Disgust and concern over the arrogant way in which Jennings have gone about the relocation of the sales centre without gaining planning permission first.
- Blatant disregard for neighbours, causing an invasion of privacy and having an impact on the outlook.
- The Orange Sales Centre is an eyesore.

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

## 6. Officers Appraisal

6.1 The main issues for consideration in the assessment of this application are the visual impact of the sales centre and impact on the amenities of the neighbouring properties.

6.2 The site itself lies in a prominent position on the approach into the village of Withington. The siting of the sales centre would be temporary in connection with the sale of the dwellings currently being erected on the site opposite. Some landscaping works and the laying of a path and services have been included in order to enhance the appearance of the Sales Centre for this period of time. A condition can be imposed to ensure that the land is restored to its original condition once the properties have been sold and sales centre removed.

- 6.3 The letters of representation raise concern relating to the appearance and to the issues of privacy and outlook. The Sales Centre has been located some distance from the boundary of the properties and does not have an overbearing impact on the properties in the immediate vicinity. Nor does it impinge upon the privacy and amenities currently enjoyed by the occupiers of the surrounding properties.
- 6.4 The plans show parking for four cars immediately to the west of the site, this further intervention into the grassland would not be supported and as such has not been completed. A condition removing this element from the scheme is suggested. Car parking is readily available within the village hall car park.
- 6.5 In conclusion, there is ample car parking and safe pedestrian access to the site. The Sales Centre does not have a detrimental impact on privacy or living conditions of the surrounding properties. Having regard to the above, the temporary siting of this sales centre is considered to be acceptable in this location subject to the conditions set out below.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 Within one month of the occupation of the last dwelling on the associated site the use and temporary building hereby approved shall be removed and the land restored to its former condition in accordance with a scheme of work to be submitted to and approved in writing by the local planning authority.**

**Reason: The local planning authority is only prepared to allow the use and temporary building until sale of the dwellings is complete.**

- 2 Notwithstanding the submitted plans, the area of car parking shown, and marked with a 'X' shall be omitted from the scheme.**

**Reason: The local planning authority would not support the introduction of parking in this location having regard to the close proximity of the car parking available at the village hall.**

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.