

DCNW2004/2364/F - DEMOLITION OF TWO DETACHED BUILDINGS AND THE ERECTION OF A BUILDING FOR GENERAL INDUSTRIAL USE (B2/B8) AT HERGEST CAMP, KINGTON, HEREFORDSHIRE, HR5 3ER

For: Mr & Mrs D Williams per S Johnson, The Land Use Consultancy, Vine House, Kingsland, Herefordshire HR6 9QS

Date Received:
28th June 2004

Ward:
Kington Town

Grid Ref:
27822, 54658

Expiry Date:
23rd August 2004

Local Member: Councillor T M James

1. Site Description and Proposal

- 1.1 The application site comprises approximately 0.2 hectares of land, located at the Hergest Camp Industrial Estate. It is characterised by the semi-derelect remains of two precast concrete buildings, positioned either side of the service road serving the site and the existing industrial buildings to the immediate west and east.
- 1.2 The industrial estate is located within an Area of Great Landscape Value, some 2km to the south-west of Kington and is accessed via the C1072. The Camp site runs to approximately 7 hectares of land on the south-eastern side of the C1072 and is broadly characterised by former military hospital buildings, which are in varying states of disrepair. A number have been adapted and refurbished and are occupied by a range of small scale commercial uses.
- 1.3 Planning permission is sought for the demolition of the 2 derelict buildings and their replacement with a single, industrial unit with a floor area of some 840 square metres. The building would have an eaves height of 5.5 metres and an overall ridge height of 8 metres. In addition to the building itself, additional parking and turning space is proposed, along with landscaping details. A mixed B2/B8 use is sought, with the intention that the building may be occupied as one unit or split into smaller units as required (maximum number of 6 units).
- 1.4 The application is accompanied by traffic generation information and commentary on the commercial justification for a taller building on the site.

2. Policies

Government Guidance

- 2.1 PPS7 - Sustainable Development in Rural Areas

2.2 Hereford & Worcester County Structure Plan

Policy E6 - Industrial Development in Rural Areas
Policy CTC2 - Areas of Great Landscape Value
Policy CTC9 - Development Requirements

2.3 Leominster & District Local Plan (Herefordshire)

Policy A1 - Managing the District's Assets and Resources
Policy A2(D) - Settlement Hierarchy
Policy A9 - Safeguarding the Rural Landscape
Policy A16 - Foul Drainage
Policy A28 - Development Control Criteria for Employment Sites
Policy A31 - Employment Generating Uses Within or Around the Market Towns
Policy A35 - Small Scale New Development for Rural Businesses Within or Around Settlements
Policy A36 - New Employment Generating Uses for Rural Buildings
Policy A70 - Accommodating Traffic from Development
Policy HE1 - Business Uses at Hergest Camp

3. Planning History

None relating specifically to the site, although the following applications have been determined on land adjacent:

N98/0075/N - Alterations to Site access, Repairs and Cladding of Units 1-3, 7-12. Approved

84/0201 - Change of Use to Light Industrial Fabrication of Steel Buildings. Approved

4. Consultation Summary

Statutory Consultations

4.1 There are no statutory consultations

Internal Council Advice:

4.2 Head of Engineering and Transportation: No objection raised to the revised parking layout or to the HGV trip generation associated with a mix of B2 and B8 uses within the proposed building.

4.3 Landscape Officer No objection in principle, subject to further detailed information in respect of the landscaping scheme.

5. Representations

5.1 Kington Rural and Lower Harpton Group Parish Council have no objection, with the proviso that the height of the proposed building does not exceed that of its neighbours. The cladding of the building should have a more harmonious colour scheme than the existing building if possible.

5.2 There are no private representations

5.3 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 key issues for consideration in the determination of this application are as follows:

- a) The principle of redeveloping the existing buildings;
- b) The impact of the proposed development upon the Character and Appearance of the Area of Great Landscape Value;
- c) Access and highway related matters and;
- d) Drainage

a) The Principle of Redevelopment:

6.2 Policy A2(D) of the Leominster District Local Plan (Herefordshire) establishes a strong principle against new development in the open countryside but, in this instance, the site, although in an isolated, rural location, forms part of an allocated industrial site, which is the subject of a specific policy – Policy HE1 of the Local Plan.

6.3 Policy HE1 permits opportunities for accommodating employment-generating uses, where they are compatible with the capacity of the highway network and result in proposals that improve the visual appearance of the site within its wider setting. The policy promotes additional landscaping and allows for the replacement of individual buildings where they do not occupy a significantly larger area of the site or exceed the height of the existing buildings.

6.4 In this case, two buildings, with a combined floor area of 475 square metres would be demolished and replaced with a single unit of 840 square metres. The comparative height of the proposed building in relation to its neighbours has been raised as a concern by the Parish Council. In this case, the building with a maximum height of 8 metres would exceed the height of the tallest existing building by approximately 1 metre.

6.5 It is advised that a strict interpretation of Policy HE1 could lead to the refusal of planning permission but, in this particular case, the applicant has provided evidence that, to provide buildings of the same height as existing would not be economically viable, since this would not result in a lettable unit size, having regard to the modern operational requirements of commercial uses. It is suggested that the existing level of vacancy in adjacent units is, in part, attributable to their modest size.

6.6 The recent appeal relating to the Old Piggery site also indicates that many of the existing buildings at the Camp are too low and narrow in design for industrial purposes, making them inappropriate for use by modern mechanised handling equipment.

6.7 Having regard to this particular application, it is considered that the scale of the proposal is modest in comparison to the major implications of the Old Piggery proposal and, as such, in order to provide an more appropriate sized unit and offer some support to the applicant in terms of his difficulties in letting premises in the area, the principle of the development proposed can be supported, despite the restrictions imposed by Policy HE1. Further commentary, based upon the wider landscape impact and traffic generation proposals, is set out below and should be

read in conjunction with the above paragraphs, in order to properly weigh up the merits of this particular proposal.

b) Landscape Impact

- 6.8 The relatively modest scale of this proposal and the fairly inconspicuous position of the proposed building in relation to neighbouring units are such that there would only be a very limited impact upon the landscape quality of the Area of Great Landscape Value. It is suggested that this proposal cannot realistically be compared to the massive scale of the Old Piggery proposals and, in its own right, would not have such a detrimental impact on the character of the area that the refusal of planning permission would be warranted. Conditional control would be exercised over the cladding of the building and additional landscaping proposals have been agreed in principle by the Chief Conservation Officer. A detailed landscaping scheme would need to be submitted and this would be required by condition.
- 6.9 The limited impact on the Area of Great Landscape Value is such that the increased footprint and the height of the building are not considered of critical importance in this case.

c) Access and Highway Issues

- 6.10 The existing access provides adequate visibility onto the C1072 and amendments to the site layout have resolved concerns raised in respect of the parking and turning of employees' cars and larger HGV's.
- 6.11 In terms of traffic generation, it is estimated that a mixed B2/B8 use of the building, as proposed, would result in approximately 8HGV lorry movements during peak hours (0800 – 0900 hours and 1630 – 1730 hours), which has been confirmed by the Head of Engineering and Transportation as being within the acceptable limits of the capacity of the C1072.
- 6.12 In assessing this proposal against the requirements of Policy HE.1 of the Local Plan, it is maintained that there will not be significant traffic generation as a result of the proposed development, such that a highway safety reason for refusal could be substantiated.
- 6.13 Although not conclusive, since the long term use of the units cannot be controlled, the prospective occupiers (Lloyds Transport, who are looking for premises to store equipment and clean and maintain lorries, and S.W. Maddy, who require a workshop for the servicing and repair of cars) would, respectively, generate approximately 4.5 weekly lorry movements and 8/10 daily movements by cars and smaller commercial vans. The expressed interest by these local businesses indicates that the building, as proposed, is unlikely to appeal to a more intensive commercial user.

d) Drainage

- 6.14 The initial concerns raised by The Marches Housing Association, who own and maintain the sewage treatment plant serving Arrow View and the existing industrial units, has now been resolved, with the applicant agreeing to install his own private plant. This would be a conditional requirement of any permission and would be agreed in consultation with the Council's Drainage Engineer and the Environment Agency.

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. **A07 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
3. **B11 (Details of external finishes and cladding (industrial buildings))**
Reason: To secure properly planned development.
4. **No machinery shall be operated, no process carried out and no deliveries taken at or despatched from the site outside the following times:-**
0700 - 1900 Mondays - Saturdays, nor at any time on Sundays, Bank or Public Holidays.
Reason: In order to protect the amenity of occupiers of nearby properties and in line with previous permissions granted in the vicinity of the application site.
5. **E16 (Removal of permitted development rights) (Part 8)**
Reason: To ensure appropriate controls over further extensions or alterations to the building, in the interests of safeguarding the character and amenities of the locality.
6. **F01 (Scheme of noise attenuating measures)**
Reason: To safeguard the amenity of the area.
7. **F18 (Scheme of foul drainage disposal)**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
8. **F04 There shall be no open air operation of plant, machinery or equipment within the application site.**
Reason: To protect the amenities of nearby properties.
9. **G04 (Landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
10. **G05 (Implementation of landscaping scheme (general))**

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

11. 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.

Informatives:

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.