

6 DCSE2004/0891/F - CHANGE OF USE TO TEMPORARY CONSTRUCTION PROJECT OFFICE, SITE COMPOUND AND WITH NEW ACCESS AT VINE TREE FARMHOUSE, WALFORD ROAD, ROSS-ON-WYE

For: Lovell, River House, Ynysbridge Court, Gwaelod-y-Garth, Cardiff, CF4 8YY

Date Received: 11th March, 2004 Ward: Ross-on-Wye East Grid Ref: 59501, 22752
Expiry Date: 6th May, 2004

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 Vine Tree Farmhouse is on the west side of Walford Road and at the southern edge of the defined settlement of Ross on Wye. An application (SE2003/2323/F) for the development of 66 houses to the south of the farmhouse was considered by Committee in December 2003. The Committee authorised planning permission to be granted under delegated powers subject to a Section 106 Agreement. A draft agreement has been prepared but has yet to be signed. The current proposal is to use the garden of the farmhouse as a compound for the construction works and the farmhouse as an office. A new temporary access off Walford Road would be necessary.
- 1.2 The proposal includes fencing the site with a 2.1 m high close-boarded fence, formation of a new access and a 6m buffer zone at the north end where the site adjoins a residential property (24 Walford Road). The proposed access, towards the centre of the frontage, would be at a point in Walford Road where it is intended that the carriageway would be narrowed. This is part of the traffic calming works along Walford Road which are currently being finalised. A revised position for the access close to the northern boundary of the site has been agreed therefore and revised plans have been submitted. Compared to the original proposal the buffer zone has been widened (6 m rather than 3 m) and the layout altered so that car parking adjoins the buffer zone with the materials being stored further from adjoining houses.

2. Policies

2.1 South Herefordshire District Local Plan

GD1	-	General Development Criteria
Policy T3		Highway Safety Requirements

3. Planning History

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|-----|---------------|---|---|---|
| 3.1 | SH931354PO | Residential housing. | - | Refused 20.2.94 |
| | SE2003/2323/F | Re-development for 66 new houses, conversion of barn. | | Decision delegated subject to S106 Agreement 10.12.03 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation recommends that conditions be imposed.
- 4.3 Head of Environmental Health has no objections but recommends conditions regarding hours of use.

5. Representations

- 5.1 One letter of objection has been received from Mr. and Mrs. G. Bound, 24 Walford Road, Ross on Wye which cites the following grounds:

- Silos and woodracks being situated close to our boundary;
- excessive noise in the early hours as delivery trucks wait to be unloaded;
- excessive dust drifting over from the silos;
- an additional access would be dangerous and unnecessary considering there are already three access points to the site;
- excessive dirt on the Walford Road from the site vehicles;
- excessive noise disruption throughout on the above.

- 5.2 In addition Tudorville Residents Association raised the following concerns:

- there are three entrances already on to the proposed site why a fourth?
- dust, noise and fumes from a contractors compound which is situated in close proximity to residential properties including sheltered housing the majority being older and less mobile.
- heavy lorries using a new entrance onto a busy main road which still has no road calming;
- the very narrow footpath still in daily use;
- there is no objection to the farmhouse being used as an office, if accessed from the original drive.

These representations were received in relation to the original submission. No further letters have been received following re-consultation on the revised proposal.

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

6. Officers Appraisal

- 6.1 There are 2 main issues relating to this proposal viz. the effect on the amenities of neighbours and highway safety. The concern of neighbours can be well understood. However the visual impact of the compound would be reduced by the existing hedge along the boundary with 24 Walford Road. The 6m buffer zone would also help in this respect. The layout of the compound has also been revised to limit adverse

consequences for neighbours. A condition limiting hours of working and deliveries, as recommended by the Head of Environmental Health, could also be imposed. There are additional controls under other legislation. In these circumstances it is considered that there would not be serious harm to the amenities of neighbours.

- 6.2 As noted in paragraph 1.2 the position of the temporary access has been re-considered because of proposed traffic calming measures along this section of Walford Road. This was at the recommendation of the Head of Engineering and Transportation taking highway safety considerations into account.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 E21 (Temporary permission and reinstatement of land) (31 October 2007 or completion of the development at Vine Tree Farm, whichever is the sooner).**

Reason: To protect the amenities of neighbours and the visual amenities of the area.

- 2 No development shall take place unless planning permission has been granted for the associated development at Vine Tree Farm, application reference no. SE2003/2323/F.**

Reason: To define the terms of the permission and to protect the visual amenities of the area.

- 3 A09 (Amended plans)**

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

- 4 No vehicles shall be parked or equipment and materials shall be stored in the area specified as buffer zone on the approved drawing.**

Reason: To protect the amenities of neighbours.

- 5 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times:**

Monday - Friday 7.00 am - 6.00 pm

Saturday 8.00 am - 1.00 pm

Not at any time on Sundays, Bank or Public Holidays

Reason: To protect the amenities of neighbours.

- 6 Before the use commences the buffer zone shall be fenced off from the compound in accordance with details submitted to and approved in writing by the local planning authority.**

Reason: To protect the amenities of neighbours.

7 H03 (Visibility splays)

Reason: In the interests of highway safety.

8 H05 (Access gates)

Reason: In the interests of highway safety.

9 H15 (Turning and parking: change of use - commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.