

14 DCSW2004/2832/F - EXTENSION TO AGRICULTURAL AND MOTOR REPAIR WORKSHOP INCLUDING AREA FOR MOT TESTING WITH WAITING ROOM AND OFFICE, HINTON CROSS GARAGE, PETERCHURCH, HEREFORD, HEREFORDSHIRE, HR2 0TF**For: Mr. J. Bufton per A.R. Tong, Castleton Barn, Clifford, Herefordshire, HR3 5HF****Date Received: 30th July, 2004 Ward: Golden Valley North Grid Ref: 33882, 38861****Expiry Date: 24th September, 2004**

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

1.1 The application site comprises a range of buildings granted approval in 1986 for use as an agricultural and motor repair workshop. It is an elevated site, the slate blue coloured clad roof and sides of the existing building being visible from the Hinton crossroads. Access is gained onto an unclassified road (u/c 75407). The entrance is approximately 32 metres from the Class III road (C1207 road).

1.2 It is proposed to extend the existing workshop by replicating the footprint and scale of the existing workshop building. The existing workshop building is 9.14 metres wide and 13.72 metres long and 6.1 metres to the ridge. This new building will replace two smaller buildings. The materials will match those already used on the existing workshop building, i.e. slate blue coloured sheeting on walls and on the roof. An existing office with rendered walls will be extended to provide an MOT office and waiting room. This will have a vertical clad outside wall and roof matching that on the existing and proposed buildings.

2. Policies**2.1 Planning Policy Guidance**

PPG.1 - General Principles

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy ED.5 - Expansion of Existing Businesses
Policy C.1 - Development within Open Countryside
Policy C.8 - Area of Great Landscape Value

- approach lane very narrow. Congestion possible on crossroads constitutes a safety hazard
- restrict hours to 6 pm Monday - Friday, 1 pm on Saturdays and no Sunday hours.

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 The main issues are considered to be the impact of the new development in this part of the designated Area of Great Landscape Value, the impact of the development on adjoining residents in terms of noise and access to the site.
- 6.2 It is considered that the impact of the extension to the existing workshop building, notwithstanding the elevated pitch of it above Hinton crossroads, is acceptable given the use of slate blue coloured cladding on the sides and roof. The relatively new workshop building, it is considered, although on an elevated site is not unduly obtrusive given the massing and colour of facing materials.
- 6.3 The applicant has provided further details relating to times of opening and traffic movement. One of the letters of representation requests times of operation at the garage that fall within those advocated by the applicant. The repair of vehicles compliments the MOT testing use, such that vehicles will not have to leave the site for their MOT at Michaelchurch and then return later for collection at Hinton Garage or possibly more work.
- 6.4 The access to the site is along a relatively short stretch of unclassified road from the Hinton crossroads. Whilst the Head of Engineering and Transportation is satisfied that the traffic movements associated with the MOT testing facility will not materially increase traffic movements to an unacceptable degree, following the submission of further information by the applicant. He would wish to see visibility improved further to the west, if practicable, i.e. up hill from the existing site entrance.
- 6.5 It is considered that the proposal constitutes an acceptable development in this part of the Area of Great Landscape Value. There is sufficient parking in front of the workshop and proposed MOT facility. The hours of operation can be controlled along lines acceptable to all parties and with possible improvements to the access suggested by the Head of Engineering and Transportation visibility at the existing access point could be improved upon.

RECOMMENDATION

That subject to revisions being sought to the existing entrance serving the site, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

4. E06 (Restriction on Use)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

5. F25 (Bunding facilities for oils/fuels/chemicals)

Reason: To prevent pollution of the water environment.

6. F26 (Interception of surface water run off)

Reason: To prevent pollution of the water environment.

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8. F42 (Restriction of open storage)

Reason: To protect the appearance of the locality.

Informative(s):

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.