

MEETING:	PLANNING COMMITTEE
DATE:	7 AUGUST 2013
TITLE OF REPORT:	131090/F - ERECTION OF COMMEMORATIVE WEATHERVANE/SCULPTURE AT ROUNDABOUT AT BURLEY GATE, JUNCTION OF A465 AND A417, BURLEY GATE, HEREFORDSHIRE For: Mrs Seldon per Mrs Mary Seldon, Downs View, 84 Old Road, Bromyard, Herefordshire, HR7 4BQ
WEBSITE LINK:	http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=131090&NoSearch=True

Date Received: 19 April 2013

Ward: Bromyard

Grid Ref: 359318,247109

Expiry Date: 18 July 2013

Local Members: Councillors A Seldon and JG Lester

1. Site Description and Proposal

- 1.1 Burley Gate roundabout is located at the point where the A417 dissects the A465 approximately 6 miles north-east of Hereford and 6 miles south-west of Bromyard.
- 1.2 The roundabout is generally surrounded by open fields with the village of Burley Gate directly to the north east. It is turfed and has a diameter of approximately 20 metres, rising slightly towards the centre. Four chevron signs are located opposite each approach to the roundabout.
- 1.3 The proposal is to install a weathervane commemorating the Queens Diamond Jubilee and the village itself at the centre of the roundabout. The structure would have a gate at the bottom and signage at the top. It would measure approximately 1.6 metres wide and 4 metres high.

2. Policies

2.1 Herefordshire Unitary Development plan

- DR1 - Design
- DR3 - Movement
- LA2 - Landscape character and areas least resilient to change

The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

2.2 National Planning Policy Framework

2.3 Draft Herefordshire Local Plan Core Strategy

3. Planning History

3.1 None applicable to this application

4. Consultation Summary

4.1 The *Transportation Manager* recommended that further information be sought regarding:

- How the structure will be accessed during construction and maintenance.
- How maintenance will be funded and who will be responsible.
- Licencing of a structure on the highway by the Highway Authority (Amey)

He went on to comment that "there are many precedents of similar structures on roundabouts: Whitecross Road in Hereford has its monument for instance, and other roundabouts have extensive planting. The proposed structure is not solid and can be "seen through".

The applicants provided answers to the Transportation Managers concerns highlighting that access to the site would be on foot, the weathervane would be installed by hand, little maintenance of the structure would be required (given that it would be galvanised) and where maintenance is required it would be undertaken by the Parish Council. These answers were considered acceptable. With regards to point number 3, it was suggested that it be dealt with by way of an informative attached to any permission.

5. Representations

5.1 The *Much Cowarne Parish Council* raise no objection.

5.2 *5 letters of objection* were received highlighting the following concerns:

- Danger to vehicles approaching the roundabout with drivers taking their eyes of the traffic flow to observe the weathervane
- The roundabouts should be kept clear of structures in the interest of highways safety
- Poor design which would not enhance the area
- A costly afterthought to the Queens Diamond Jubilee
- The weathervane could be easily stolen
- Parish Council money could be better spent elsewhere

5.3 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

6.1 In appraising this application, consideration was given to the suitability of the structure in terms of its design and the impact which it would have upon highways safety. It is noted that a number of other concerns were highlighted within letters of representation including the purpose of the weathervane, the frivolous spending of parish council monies and the likelihood of the structure being stolen. However, these are not issues which hold weight in the planning process.

- 6.2 The suitability of the scheme in terms of its design is determined by its ability to satisfy UDP policies DR1 and LA2. These policies seek to protect the landscape and its key features whilst promoting the distinctive character of the area. The site is located in an area of no specific designation. The proposed weathervane would be of modest proportions and seeks to enhance the character of the locality acting as a visual marker to the entrance of Burley Gate. Its design is simple and appropriate for its rural location. As such, the proposal is considered to be of no detriment to the landscape character of the area and would serve as a visual enhancement.
- 6.3 With regards to the impact on highways safety, the application has been considered against UDP Policy DR3. The slender structure would not be solid and can be seen through. Consequently views of traffic approaching and entering the roundabout would not be unduly obstructed. There are many precedents for locating structures, sculptures or dense vegetation at the centre of roundabouts both locally and nationally which do not have implications for highways safety. Members will note that the Transportation Manager raises no objections to highway safety accordingly despite the concerns raised it is considered that the erection of the weathervane would not be of detriment to highways safety as required by UDP Policy DR3.
- 6.4 The scheme is considered to enhance the character of an area which is currently devoid of public art. There are no implications for the safety of road users. Consequently the application accords with UDP policies DR1, DR3 and LA2 and the NPPF, particularly chapters 6 & 11.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B01 Development in accordance with the approved plans**

INFORMATIVES:

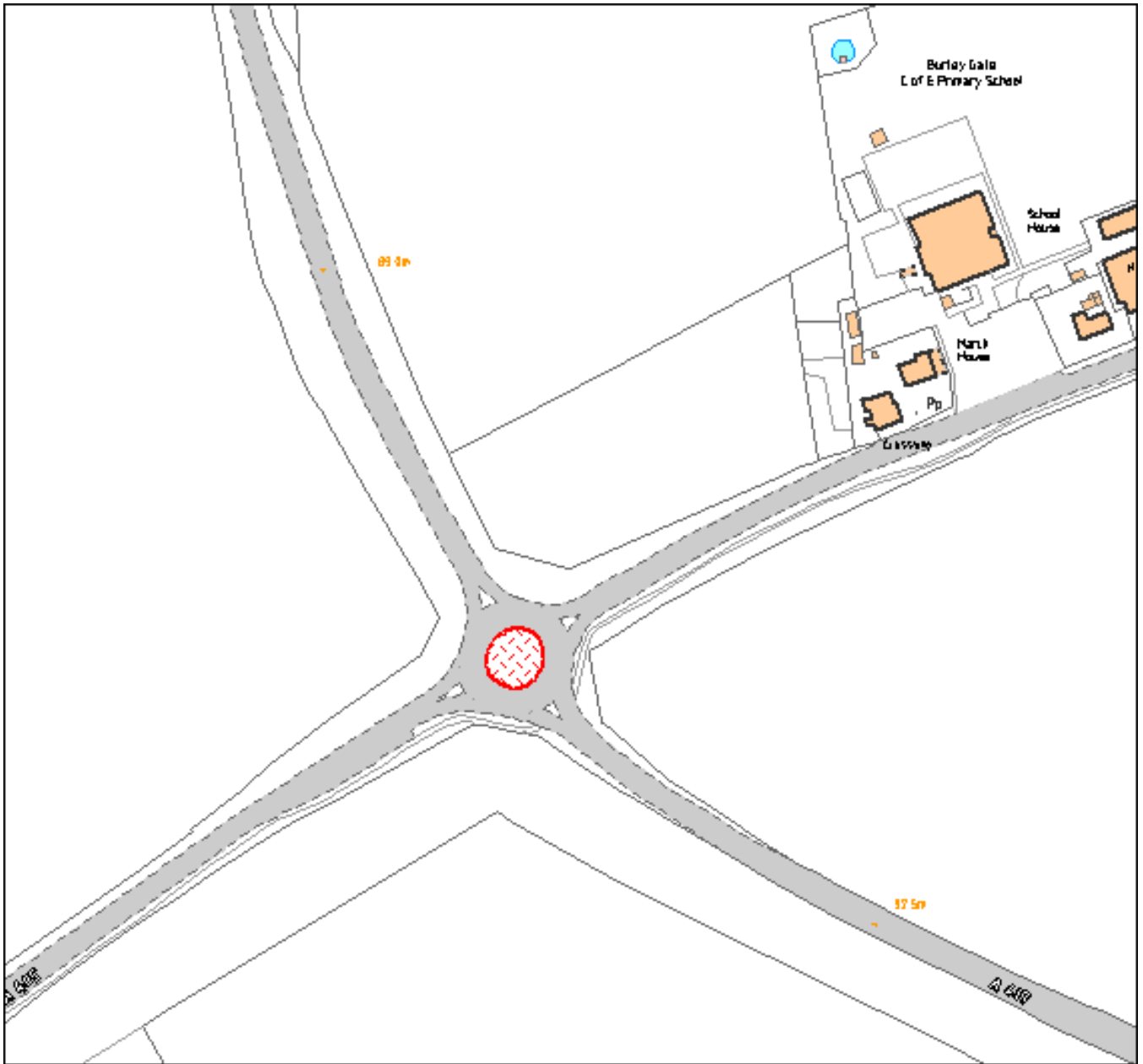
- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
- 2. **HN05 Works within the highway**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 131090/F

SITE ADDRESS : ROUNDABOUT AT BURLEY GATE, JUNCTION OF A465 AND A417, BURLEY GATE, HEREFORDSHIRE

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Further information on the subject of this report is available from Mr Matt Tompkins on 01432 261795