

**18 DCNW2004/2748/F - EXTENSIONS TO UNITS 5 & 6 TO PROVIDE ADDITIONAL PRODUCTION AREAS AND STORAGE AT UNITS 5 & 6 WHITEHILL PARK INDUSTRIAL ESTATE, WEOBLEY, HEREFORD, HEREFORDSHIRE, HR4 8QU**

**For: J & S Properties per Mr A Last, Brookside Cottage, Knapton, Birley, Herefordshire, HR4 8ER**

**Date Received:**  
26th July 2004

**Ward:**  
Golden Cross with  
Weobley

**Grid Ref:**  
39398, 52173

**Expiry Date:**  
20th September 2004

Local Member: Councillor J. Goodwin

## **1. Site Description and Proposal**

- 1.1 This application seeks consent for extensions to unit 5 and 6 on the Whitehill Park Industrial Estate, Weobley. The industrial estate comprises 7 units sited in a broadly triangular shape. The industrial estate is located to the north west of the settlement of Weobley, falling outside of the settlement boundary and neighbouring Area of Great Landscape Value, but within the Weobley Conservation Area. The site also falls within a designated industrial estate area for the purposes of development plan policy.
- 1.2 The proposal involves the construction of extensions to both 'ends' of the current pair of units. To the south, unit 5 is to be extended by 4.6 metres with an integrated ridge and vehicular access in the end. To the north, unit 6 is to be extended by 10.3 metres with a ridge height 0.8 metres above that of the main building and vehicular access to the front. 10 parking spaces are intended to be directly associated with the two units in question.

## **2. Policies**

### **2.1 Leominster District Local Plan**

A1 - Managing the District's Assets and Resources  
A2(D) - Settlement Hierarchy  
A21 - Development within Conservation Areas  
A27 - Maintaining the Supply of Employment Land on Industrial Estates  
A28 - Development Control Criteria for Employment Sites

### **2.2 Herefordshire Unitary Development Plan**

S1 - Sustainable Development  
S2 - Development Requirements  
S7 - Natural and Historic Heritage  
LA2 - Landscape Character and Areas Least Resilient to Change  
DR1 - Design

HBA6 - New Development within Conservation Areas  
E6 - Expansion of Existing Businesses  
E8 - Design Standards for Employment Sites

### **3. Planning History**

NW02/2295/F: Extension to industrial unit 4A – Approved 24<sup>th</sup> September 2004

NW99/2648/F: Erection of steel framed industrial building (unit 4A) – Approved, 10<sup>th</sup> November 2004

### **4. Consultation Summary**

#### **4.1 Statutory Consultations**

None

#### **4.2 Internal Council Advice**

Environmental Protection Manager – raised no objection but requested an informative note to be attached to any consent.

4.3 Head of Highways and Transportation raised no objections subject to a condition relating to parking provision.

### **5. Representations**

5.1 No response was received from the Parish Council in relation to the consultation

Two letters of objection have been received from Guillaume, M (Director), Myst Limited, Whitehill Park, Weobley. The points raised can be summarised as follows:

- Inaccurate drawings in view of development undertaken already;
- Access conflicts;
- Parking arrangements are not accurate;
- Parking problem will be exacerbated;
- Poor design and integration;
- Expansion of site usage through selling off of extension elements.

5.2 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 In principle the extension of these units is not problematic from a policy perspective. The scheme must, however, be satisfactory in relation to the details of the proposal. In this case it is considered that transportation, design, and scale are the key issues for assessment.

- 6.2 In consideration of the highway issues first, the application has been revised since its original submission. The proposal originally included 12 parking spaces. This layout proved impractical however due to the utility layout, and undesirable due to the loss of an existing tree, which represented an attractive feature within the site. The revised scheme now proposes 10 spaces together with the retention of the aforementioned tree. The parking provision is considered acceptable as revised. A further issue is the proposed opening in the side elevation of the extension to unit 5. This matter has been considered by the highways team and no objection has been raised due to the private nature of the road and limited potential impact upon the wider site operations.
- 6.3 Turning to the design and scale, the proposal is not considered inappropriate in design and the scale is not considered excessive in the context of the wider industrial estate. The materials and integration are appropriate and effective in this industrial estate setting. The site is generally well screened and it is considered that the proposal will not harm the landscape of the wider area and will preserve the character and appearance of the Conservation Area.
- 6.4 In relation to the other issues raised, the agent for this proposal has confirmed the intention remains to develop the scheme as outlined in the submitted plans and that development has stopped works pending the outcome of this application. The units will be conditioned to ensure their continued association with their associated units.

## RECOMMENDATION

**That subject to there being no objection from any party by the end of Conservation Area advertisement period, the officers named in the scheme of delegation be authorised to approve the application 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. A09 [9th September 2004 and 10<sup>th</sup> November 2004]**

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

**3. B01 – Samples of external materials**

**Reason: To ensure that the materials harmonise with the surroundings.**

**4. The extensions hereby permitted, and units identified as being associated to them, shall not be sold or occupied separately from each other.**

**Reason: To safeguard the amenities of the locality and in the interests of the parking and access provisions of the site.**

**5. The existing tree identified as being retained on approved plan 99279/15A shall not be removed, felled or damaged in any way without the prior written consent of the local planning authority.**

Reason: In order to preserve the character and amenities of the area.

- 6. Details of the planting and seeding comprising the shrub area of landscaping identified in approved plan 99279/15A shall be submitted to and approved by the local planning authority prior to any continuation of the development hereby authorised. Thereafter, the approved scheme shall be implemented in the first planting and seeding seasons following the occupation of the buildings or the completion of development, whichever is the sooner. The area will be maintained for a period of 5 years with any failings replaced with similar unless the local planning authority gives written consent to any variation.

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

- 7. H15 – Turning and parking: change of use - commercial [in accordance with approved plans] [for the parking of 10 cars]

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

**Informatives:**

- 1. N03 – Adjoining property rights
- 2. N15 – Reasons for the grant of PP.

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.