

**6 DCCW2004/2410/F - PROPOSED ENCLOSURE OF EXISTING UNLOADING DOCK AND INSTALLATION OF NEW ELECTRICAL SLIDING GATE TO SERVICE YARD AT TESCO STORES LTD., ABBOTSMEAD ROAD, BELMONT, HEREFORD, HR2 7XS**

**For: Tesco Stores Ltd. per Development Planning Partnership, 14 Windsor Place, Cardiff, CF10 3BY**

**Date Received: 1st July 2004**

**Ward: Belmont**

**Grid Ref: 49325, 38452**

**Expiry Date: 26th August 2004**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

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

- 1.1 The Tesco Store, Abbotsmead Road is located adjacent to the A465 Trunk Road approximately 2 miles to the southwest of Hereford City Centre. The site is presently occupied by a Tesco superstore which is currently in the process of being extended and altered including the relocation of a petrol filling station.
- 1.2 This application seeks full planning permission to enclose the existing unloading dock area and to install new electronic sliding gates to the service yard adjoining Abbotsmead Road.

### **2. Policies**

- 2.1 Hereford and Worcester County Structure Plan:

Policy CTC9 - Development Requirements

- 2.2 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria

- 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1 - Design

Policy DR13 - Noise

### **3. Planning History**

- 3.1 There is a detailed and complex planning history associated with this site since the store was first approved under reference SH88/1340/PM in December 1988. It is not considered that this application is directly affected by any of the recent proposals and should be considered on its own merits.

#### 4. Consultation Summary

##### Statutory Consultations

4.1 None.

##### Internal Council Advice

4.2 The Traffic Manager: No objections.

4.3 Head of Environmental Health and Trading Standards: "I have considered the acoustic report regarding the electric sliding doors on the service yard and their assessment appears to be satisfactory."

#### 5. Representations

5.1 Belmont Rural Parish Council: The Parish Council does not support the proposed development and is particularly concerned at noise that may be generated by the proposal, in particular electric sliding entrance gates. This development is immediately adjacent to residential properties who have already indicated that noise levels at night are intrusive. We would wish to see assurances that noise emitted from the development is restricted.

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

#### 6. Officer's Appraisal

6.1 The key issue for consideration in this application are the design issues associated with the enclosing of the delivery area and issues of visual amenity and noise associated with the new electronic sliding gates.

6.2 The new infill area is concealed under the existing open sided delivery yard adjoining the northern boundary of the site. It is proposed that a copper coloured panel will enclose this area to the yard elevation and help reduce noise level omissions from vehicles which are being unloaded. No objections are raised to the copper coloured cladding or to this element of the scheme.

6.3 With regard to the electronic gates, these will enable a larger area for vehicular movements within the site by sliding parallel to the existing boundary wall. Concerns have been expressed by the Parish Council regarding potential for noise from these gates, however the Environmental Health and Trading Standards Officer has reviewed the situation and is satisfied that there will be no detrimental impact to adjoining residents. Visually the gates are of a similar size and scale to the existing hung units and are the same height as the adjoining boundary wall. No objections are raised to the visual appearance of the proposed gates.

#### 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. A06 (Development in accordance with approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**Informative:**

**1. N15 - Reasons for the Grant of PP/LB/CAC.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.