

DELEGATED DECISION REPORT

APPLICATION NUMBER 131980/F

Grithill Lodge, Thruxton, Hereford, HR2 9BA

CASE OFFICER: Mr A Prior

DATE OF SITE VISIT: 6 August 2013

Relevant Development HUDP : DR3, T8, LA2, LA5, NC1, NC4, NC7, NC9
Plan Policies: Draft Core Strategy : HD2, SD1, LD1-5, MT1
 NPPF

Relevant Site History: S122190/F – Upgrade field gateway and re-position to allow safer access. Stone existing track for use by timber lorries – Approved – 30 October 2010

SW2008/1418/F – Proposed upgrade of field gateway and stoning of existing track for use by timber haulage lorries and sporting use - Approved 22 July 2008

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Councils (3)	YY	YY	Y(A/D)		
Transportation	Y	Y			
Landscape Officer	Y			Y	
Ecologist	Y	Y			
Site Notice	Y	Y			
Local Members	Y Y		Y Y		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Site is on the southern side of the C.1222 road nearly opposite Grithill Lodge, an estate property in this landscape characterised by undulating hedge lined roads and lanes, fringing arable land broken up by woodlands.

The proposal entails improving the existing informal use of a gateway entrance and track which provides access to a woodland on the estate. It is proposed to improve access for haulage vehicles and for sporting events. This woodland is a Special Wildlife Site. The new access position will be further 15 metres to the east of the existing field gate opening. The bell mouth opening will be 20 metres wide where it joins the metalled edge of the class III road. This narrows to 5 metres for the

stoned track that will be 240 metres in length between the classified road and the woodland to the south-east.

This application revises the position of the new entrance approved previously in October 2010 (S122199/F) , which essentially widened the existing field gate entrance. This revised proposal will also entail moving the associated stoned track further to the north but roughly on the line of an existing unmade track used by estate traffic.

Representations:

Abbey Dore PC has no objections

Kingstone PC has not responded

Thrupton PC has not responded

Traffic Manager has not responded

Ecologist has not responded

Landscape Officer objects to straightness of track and has concerns about proximity of development to existing trees

Ward Member has no objections

Pre-application discussion:

Yes informal; planning approval required for this revision

Constraints:

Special Wildlife Site

Appraisal:

The main issues are considered to relate to highway safety and relating to biodiversity in relation to the existing hedgerow and the woodland. Therefore, the proposal needs to be determined in accordance with Policies DR3, T8, LA2, LA5, NC1, NC7, and NC9 in the Herefordshire Unitary Development Plan (HUDP) together with the provisions of the National Planning Policy Framework (NPPF).

This application differs from the two earlier proposals that were approved in 22 July 2008 (SW2008/1418/F) and October 2010 (S122199/F). This proposal will essentially straighten the stoned track and push the access point further to the north-east. The stoned track will now follow the line of the existing informal track. Two consultees who were involved at that time and have been consulted again are the Traffic Manager and the Planning Ecologist. The existing gateway would be too narrow for use by larger vehicles used in the estate woodland and

therefore the principle of upgrading the means of access is supported. The main issues relate to the impact of the wider new access point and the alignment of the track.

The gateway entrance will be widened and this will entail removal of hedgerow. The existing gateway is 3 metres wide and this will need to be widened by a further 5 metres. There is a ditch either side of the entrance and it will need to be culverted as detailed on submitted plans. It is considered as previously for the lapsed planning permission that given the type of use envisaged for this access point, the traffic movement will not be onerous. Therefore subject to the approval of details of construction for the bell mouth access and drainage arrangements in order that the classified road is not flooded, the application can be supported. Haulage vehicles would need a widened access and splayed area in order to turn right and onto Thruxton. The position for the new access point will benefit from improved visibility in both directions along the C1222 road, as compared to the previously approved schemes and the existing access point. This will inevitably alter the appearance of the site from one with soft verges and ditching and hedging along the classified road to one with a consolidated surface bell mouth entrance. This though on balance can be supported subject to the existing gateway entrance used being infilled by hedgerow. The track will be straighter than the earlier approved scheme as the Landscape Officer has noted, however given the existing use of the site and the limited view of the track from outside of the site on balance, the new proposed route can be supported.

It is considered with regard to biodiversity that a condition should be attached as previously requiring the submission and implementation of a habitat protection and enhancement scheme given the proximity of the track to the Special Wildlife Site (SWS). This will secure the interests of the SWS and therefore the proposal will accord with Policies NC1, NC4, NC7 and NC9 of HUDP.

In the absence of responses from the Traffic Manager and Planning Ecologist it is considered that the imposition of conditions as previously recommended would address highways and biodiversity issues relating to the proposal.

The proposal constitutes a sustainable form of development that subject to conditions requiring further hedgerow planting and mitigation for biodiversity is one that accords with Policies H2, SD2, LD1, LD2, LD3, LD4 and MT1 in the draft Core Strategy and accordingly with the provisions of the NPPF.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. C01
2. C06 (Location plan scale 1:750 – Map 2)
3. Notwithstanding the access details on the submitted location plan, details of the construction and drainage arrangements for the bell mouth shall be submitted to and approved in writing by the local planning authority. The details submitted shall confirm the extent of hedgerow removal together with the formation of a passing bay, and the development shall be carried out in accordance with the details so approved.

Reason : In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T8 of Herefordshire Unitary Development Plan

4. No development shall commence on site until a habitat enhancement scheme, with proposals to enhance wildlife on site for wildlife and biodiversity has been approved in writing by the local planning authority. The scheme shall be implemented as approved, unless further agreed in writing by the local planning authority.

Reason :In order to ensure that diversity is conserved and enhanced in accordance with the requirements of the NERC Act 2006 and Policies NC6, NC7, NC8 and NC9 of Herefordshire Unitary Development Plan.

5.C98..... by the Local Planning Authority. INSERT *This hedge planting shall be to the sides of the bell mouth entrance and to the existing access point immediately to the south west of the proposed new entrance.* The submitted scheme.....

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. 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


Signed:  Dated: 13 September 2013

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 16.9.13

REASON FOR DELAY (if over 8 weeks)