

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 213347

Unit 3, Salmon Retail Park, Holmer Road, Hereford, HR4 9SB

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**CASE OFFICER:** Mr Joshua Evans  
**DATE OF SITE VISIT:** Not Applicable

**Relevant Development Plan Policies:** Herefordshire Local Plan – Core Strategy  
Policies:  
LD1- Landscape and Townscape  
SD1- Sustainable Design and Energy efficiency

**Hereford Area Plan (HAP)**  
The HAP is presently at drafting stage and thus does not attract weight in decision making.

**NPPF**  
Chapter 2 – Achieving sustainable development  
Chapter 12 – Achieving well designed places

**Relevant Site History:**

1. P203846/F- Approved with conditions
2. P130239/A- Approved with conditions
3. DCC032243/A- Approved with conditions
4. P213349/A- Approved with conditions

### CONSULTATIONS

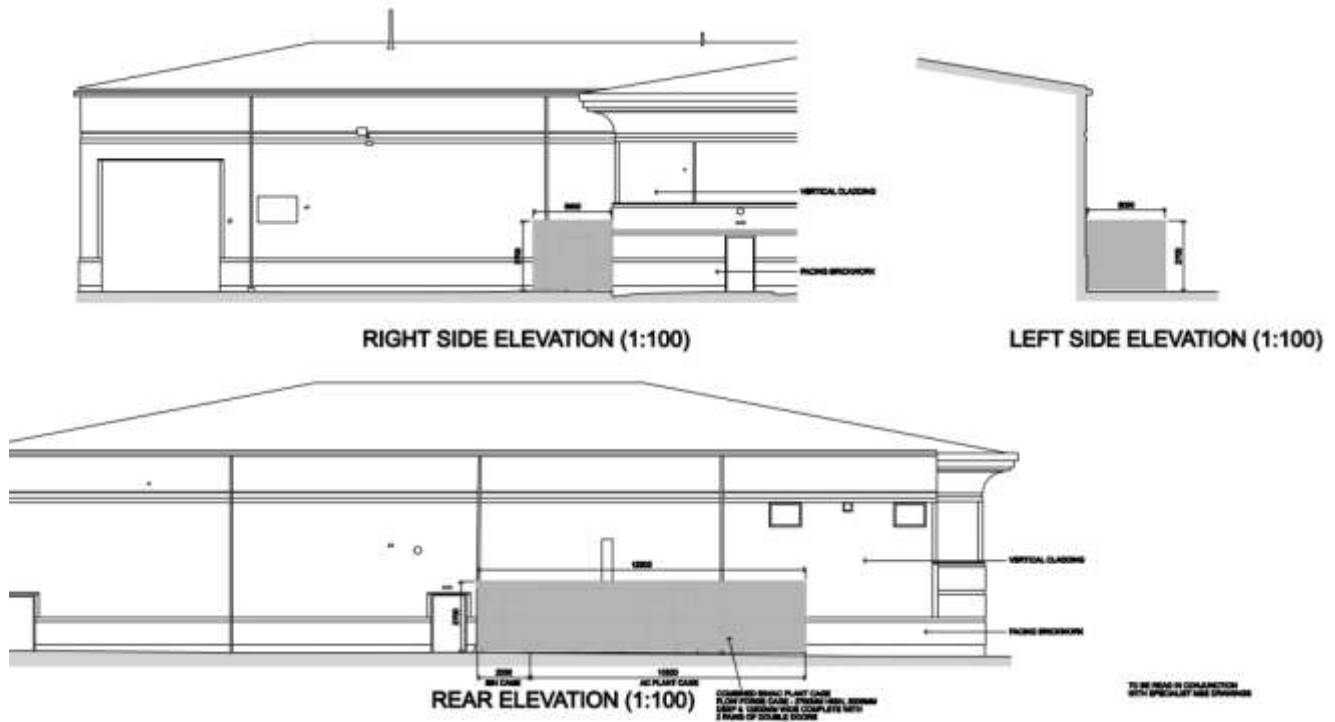
	Consulted	No Response	No objection	Qualified Comment	Object
Hereford City Council	X	X			
Transportation	X		X		
Environmental Health (noise/smell)	X		X		
Environmental Health (contamination)	X		X		
Site Notice	X	X			
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Unit 3 is situated at the northern edge of Salmon Retail Park, which is characterised by commercial and industrial units. The site is located on the junction between a service road off Holmer Road and Perseverance Road.

The proposal seeks to construct a flow forge plant cage/compound and the installation of air conditioning/refrigeration plant thereto together with the forming of a flow forge bin store and 3 no. openings in external wall/cladding associated AC with pipework/ducting



### Representations:

Hereford City Council- No Response  
 Transportation- No Objection  
 Environmental Health (Noise/Smell)- No Objection  
 Environmental Health(Contamination)- No Objection  
 Site Notice- No Responses  
 Local Member- No redirection request made 27 October 2021 09:42

### Constraints:

Contaminated Land  
 Surface Water  
 SSSI Impact Zone  
 Flood Zone 2 and 3

## Appraisal:

### *Policy context and Principle of Development*

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). It is also noted that the site falls within the Hereford Neighbourhood Area, where the Plan is at drafting stage. The National Planning Policy Framework, is a significant material consideration.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

The considerations with regard to this proposal are with regard to scale, design, and appearance as well as the impact upon residential amenity.

### ***Scale, Design, and Appearance***

Policy LD1 is of relevance to this proposal, and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development.

Overall, the proposed scale would not have an adverse impact due to the nature of the site, and its relatively small scale would not be visible to the public. The design would not have an adverse impact on the site as it is dominated by industrial units and would not appear out of place. Thus there is no conflict with SD1 nor LD1.

### ***Residential Amenity***

Policy SD1 states that development must safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing. Policy SD1 ensure new development does not contribute to, or suffer from, adverse impacts arising from noise.

Due to the location of the proposed site there is no concern regarding residential amenity arising from the proposed development. As highlighted by the LCP report produced, there is no concern regarding noise pollution as the calculations meet the recommended rating level and show an indication of low impact against BS4142:2014 criteria. This is confirmed by the Council's EHO who raises no objection. Thus there is no conflict with policy SD1.

**Conclusion**

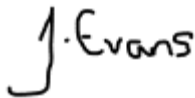
When assessed against the policies stated above there is no conflict found, thus the proposal is minded for approval.

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

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

*(please note any variations to standard conditions)*

1. C01
2. C06: (ICE597-HEREFORD-SP03; PM1657 AC1; ICE597-HEREFORD-PLN01)

**Informatives****IP1**

Signed:

Dated: 29/10/21

**TEAM LEADER'S COMMENTS:**

**DECISION:**                      **PERMIT** ☒                      **REFUSE** ☐



Signed: ..... Dated: 29 October 2021 .....

Is any redaction required before publication? No