

DELEGATED DECISION REPORT

APPLICATION NUMBER 131333/F

Land at Three Mills Trading Estate, off Old School Lane, Hereford, HR1 1EX

CASE OFFICER: Mr E Thomas
DATE OF SITE VISIT: 14th June 2013

Relevant Development Plan Policies: Herefordshire Unitary Development Plan
S1, S4, DR13, E7, E8, E5

Relevant Site History: DCCE2006/0649/F - Mixed use of B2 (General Industry) & B8 (Storage or distribution), with up to 10% B1 (Business), at Three Mills Trading Estate. Approved 5th April 2006

091683/F: Change of use from B2 to sui generis to allow for used car sales and installation of portacabin:
Approved 1st October 2009

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Town Council	Y		X		
Transportation	Y		X		
Neighbour letter/ Notice	Y		X		
Local Member	√		√ Keep informed		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Planning permission is sought for the change of use of a car park associated with the Three Mills trading estate to land for the sale of used cars. The land in question fronts onto Old School Lane to the west, with the railway (SINC) to the south.

The land is safeguarded within the Herefordshire Unitary Development Plan as employment land.

Planning permission for the estate was granted in 1961 (wire mill – B2). Planning permission was then granted in 2006 to enable the use of the building and land for a mixture of B2 and B8 (storage and distribution) with up to a maximum of 10% B1 (Light Industry). There are now a variety of tenants in the building, including the current applicants South Hereford Garages, who also utilise the hard-surfaced area to the north of the building for the storage of a significant number of used and new cars.

In 2009 (091683) planning permission was granted for the change of use of the north-west corner of this area for the selling of used cars. This permission has not been implemented owing to the lack of public prominence and it is now intended to utilise the far more prominent

car park on the road frontage. At present it is understood that this car park is leased on an informal basis to adjoining businesses.

Representations:

Hereford City Council: No objection

Traffic Manager: No objection subject to imposition of CAL

Ward Members: Cllrs Andrews & Chave: No objection

Pre-application discussion: No

Appraisal:

The application site is already allocated employment land and the proposed use is not considered incompatible with this designation. Therefore the main issue to be considered is the impact the proposed use as car sales premises would have on the surrounding area and highway safety. In accordance with Policy E8 the proposed use is not considered to cause harm to the amenity of the surrounding land uses; particularly the houses nearby.

The Traffic Manager has recommended a condition to ensure that vehicles can turn adequately within the site. Welsh Water recommend conditions requiring the separation of foul and surface water drainage.

The Ward Members are content that the scheme is acceptable and there are no letters of representation. The application is recommended for approval.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

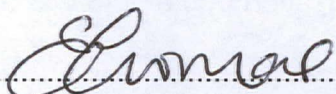
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1) C01 2) C06 3) CD3 4) CD4 5) CD5

Informatives

Proactive working statement 1.

Signed:  Dated: 4th July 2013.

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed:  Dated: 4.7.13