

From: Jones, Katy <katy.jones@herefordshire.gov.uk>
Sent: 14 September 2023 17:15
To: Webster, Gemma <Gemma.Webster3@herefordshire.gov.uk>
Cc: Evans, Bruce <bje@herefordshire.gov.uk>
Subject: 230446 Lower Woodend, Stoke Lacy

Hi Gemma,

I can't upload my comments onto Civica so have emailed them to you instead – please see below.

The proposals are for a retrospective planning application to support the change of use of the site for use as a plant hire business.

The applicant states that the application would see an intensification of use but that the access would be acceptable as it is existing. No details have been provided with regard to visibility. Although the application is retrospective the visibility to the south is below standard, this can be improved significantly by cutting back of the hedge / vegetation and maintained thereafter. It is noted that the land either side of the access that would be required to achieve appropriate visibility is within the control of the applicant. It is therefore considered that appropriate visibility splays can be conditioned as part of any planning permission.

Subject to the following conditions the local highway authority therefore has no objections to the proposed development. It should, however, be noted that due to the site being accessed via a narrow single track lane with limited passing places the local highway authority would be unlikely to support further intensification of use of this site.

Recommendation

	No Highways Objection – No Conditions Required
	No Highways Objection – With Conditions (List Conditions Below)
	Additional Information or Amendment Required
	Highways Objection (List Reasons Below)

- 1) Within 3 months of any planning permission being granted, visibility splays, and any associated set back splays at 45 degree angles shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 30 metres in each direction. Due to the narrow nature of the access road the visibility splay will be permitted to be measured to the centreline of the adjoining carriageway. Thereafter, nothing shall be planted, erected and/or allowed to grow on the triangular area of land formed which would obstruct the visibility described above.
Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.
- 2) Within 3 months of any planning permission being granted the development hereby permitted shall provide full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of the business. This shall be submitted to the Local Planning Authority for their written approval. Once approved the covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use by staff. Thereafter these facilities shall be maintained;
Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

All applicants are reminded that attaining planning consent does not constitute permission to work in the highway. Any applicant wishing to carry out works in the highway should see the various guidance on Herefordshire Council's website:

www.herefordshire.gov.uk/directory_record/1992/street_works_licence

Herefordshire.gov.uk

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