

25/2004/037

KINGFISHER PACKAGING

FORMATION OF VEHICULAR ACCESS AND ACCESS TRACK AT COURTLANDS INDUSTRIAL ESTATE, NORTON FITZWARREN

20077/26617

FULL PERMISSION

PROPOSAL

The proposal comprises the formation of an access drive to facilitate the separate access to the newly approved industrial building from the remainder of the estate and the amended internal access arrangements within the site. Part of the new access is outside of the existing confines of the industrial estate perimeter and is located in the adjacent garden area of Trenchard Park.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle however further details regarding visibility, means of enclosure of the existing access, details to be submitted of road markings within the site and details of entrance gates are required.

LANDSCAPE OFFICER no objections subject to the compliance with BS5837, trees in relation to construction. DRAINAGE OFFICER no objections subject to a condition requiring surface water drainage details.

PARISH COUNCIL object on the grounds that it constitutes an extension to the industrial estate over adjacent garden, no overriding need for the new access, danger to protected trees via root disturbance and the proposal takes no account of surface water in the light of flooding problems in the area.

POLICY CONTEXT

Policy 49 (Transport Requirements) of the Somerset & Exmoor National Park Joint Structure Plan Review 1991 - 2011 is relevant to the application.

Taunton Deane Local Plan Policies S1, Policy S8 (development outside settlement limits), Policy EC1a (expansion of existing firms on land subject to restrictive policies) and EN5 (trees) are relevant to the application.

ASSESSMENT

The proposal comprises the formation of separate access to the applicants newly approved industrial building. Traffic associated with the remainder of the site would be re-routed along the east and south boundary of the site.

The proposed access the is derived from the existing access would bisect two trees subject to Tree Preservation Orders (TPO's). In the opinion of the Landscape Officer if the associated works are carried out in accordance with the relevant British Standard, "Trees In Relation To Construction" (BS5837) the two trees would not be affected.

The protrusion of the access beyond the existing confines of the estate boundary is considered a modest increase in the size of the site that would not be to the detriment of the visual amenity of the area. The area of land in question adjacent the existing site is part of the grounds of Trenchard Park. The landscape officer has also recommended that the access be screened from the remainder of the garden area by appropriate landscaping.

The County Highway Authority have raised no objections to the principle of the proposal however further details are required as described above.

The Drainage Officer has recommended a condition requiring details of the method of surface water drainage in light of localised flooding issues. The site is not located in a flood risk area as described by the Environment Agency.

RECOMMENDATION

Subject to the receipt of additional information and no adverse comments from the Highway Authority, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, trees in relation to construction, surface water drainage details and any other conditions as recommended by the Highway Authority.

REASON(S) FOR RECOMMENDATION:- The principle of the development outside defined settlement limits is considered acceptable and the proposal is considered not to harm trees subject to Tree Preservation Orders nor the visual or residential amenity of the area and is therefore considered acceptable and, accordingly, does not conflict with TDLP Policies S1, S8, EN5 and EC1a.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356586 MR R UPTON

NOTES:

