

21/12/0018

SOUTH WESTERN PROPERTY LTD

RESERVED MATTERS APPLICATION FOR 'APPEARANCE' AND 'SCALE' WITH REGARDS TO THE DEVELOPMENT OF THE SITE FOR A GARDEN CENTRE PURSUANT TO OUTLINE APPLICATION 21/09/0019 AT LAND EAST OF MILVERTON ROAD, WELLINGTON.

Grid Reference: 312642.122065

Reserved Matters

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The reserved matters of 'scale' and 'appearance' are considered to be acceptable in terms of the building dimensions and design and would accord with Policy DM1 General Requirements and DM4 Design of the adopted Taunton Deane Core Strategy.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 12109(L)002 A Existing Site Plan
(A1) DrNo 12109(L)010A Proposed Site Plan
(A1) DrNo 12109(L)012 A Proposed Roof Plan
(A1) DrNo 12109(L)013 A Proposed Elevations and Section

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.
2. The applicant's attention is drawn to the conditions of the outline planning permission which are required to be discharged prior to the commencement of any works.

The notes attached to the outline remain applicable.

3. Any construction on this site shall adhere to the GS6 Health & Safety Guidelines on Avoidance of Danger from Overhead Lines.

You are advised to contact Western Power prior to the commencement of any works on the site.

PROPOSAL

Reserved matters of 'scale' and 'appearance' are submitted pursuant to outline planning permission 21/09/0019.

The proposed garden centre building would be single storey and features the following external finish: brick, timber cladding, and, aluminium cladding. The roof would be a metal standing seam roof.

The Design & Access Statement indicates that the building would have a gross internal size of 2000 sq m.

SITE DESCRIPTION AND HISTORY

The application site comprises a parcel of agricultural land, 2.7 ha in size, located to the north of Wellington. Access to the site is from Milverton Road (B3187). The land falls from NW to SE.

Outline planning permission was granted, reference 21/09/0018, for the development of the site for a garden centre and associated works. Matters of layout, access and landscaping were considered at outline stage. That left scale and appearance to be determined which are the subject of this application.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

MILVERTON PARISH COUNCIL – Object to the proposal on the following grounds:

- The scale of the design will lead to increased traffic on the local roads in particular the B3187 through Milverton.
- The traffic figures and analysis put forward to support the application do not include service and delivery vehicles. This is a serious omission because these vehicles, through their size, will have the greatest impact on the local road network and traffic flows through Wellington and Milverton.

HIGHWAY AUTHORITY – The Reserved Matters application deals only with the appearance and scale of the proposal, all highway matters dealing with access and internal layout being considered at the outline stage under 21/09/0019 and therefore I have no comments to make on the current application.

A representation has been made by Hydrock Consultants Ltd on behalf of Mendip Estates Ltd, a third party landowner close to the site. This concerns the pedestrian facilities required in the Section 106 Agreement appertaining to the outline application and the lack of a requirement for the new footway to return into the Lowmoor Road bellmouth and the provision of a central island.

These works were on land not in the applicant's ownership and their loss was not

considered to be so severe as to lead to a reason for refusal as existing pedestrian facilities were being improved.

It is however likely that additional works will be carried out at the junction in conjunction with another consented scheme.

NATURE CONSERVATION OFFICER – No comments on the design of the building.

I note from observations made in connection with 21/09/0019 that further wildlife surveys were planned. Did these take place? Dark corridors should be maintained for bats along the river and long the site's and NW boundaries.

ENVIRONMENT AGENCY – No objection subject to no ground raising along the southern boundary of the site and/or below the 48m AOD contour. We assume there is no ground-raising in this area, as per the proposed site plan which only shows ground raising in the northern area of the site.

Conditions on the outline remain applicable.

DRAINAGE OFFICER – Following information received from the agent that the total impermeable area has not changed I have no further observations.

WESTERN POWER – Crossing this site are two 33KV and two 11KV overhead lines. It is imperative that any construction on this site adheres to the GS6 Health & Safety Guidelines on Avoidance of Danger from Overhead Lines.

Western Power does not want any trees planted, under or adjacent to these lines, that could have the potential to either interfere with the lines or be climbed.

Western Power should be consulted prior to any construction, including fencing, is started to ensure that the earthing for the Primary Substation (adjacent) is not compromised.

The electricity tower on this site is part of National Grid's network and they should therefore be consulted about development around their apparatus.

Representations

13 letters of OBJECTION have been received. Summary of objections:

Principle

- Urban Sprawl
- No need to use greenfield sites where nearby are unused brownfield sites
- Wellington and Langford Budville must not become one large conurbation;
- We must retain our fields to keep our wildlife and to prevent flooding;
- No need for further garden centres - Wellington already has two major garden centres and one nursery, plus others in the locality, all with excellent access;

- Development extends beyond the natural and planned boundary of Wellington at the River Tone;
- Opens up the possibility of further development to the north;

Design

- Dull, unoriginal design.

Highways

- Concern is raised to the issue of pedestrian crossing facilities across the wide bell mouth at Lowmoor. Originally a central pedestrian refuge island was proposed but this infrastructure was removed from the approved plans. This despite reference made to it within the Travel Plan. Seek that such provision is reintroduced to ensure the safety of pedestrians;
- Poor access;
- Congestion in Wellington town centre;
- There should be no development north of the River Tone until the relief road has been constructed.
- Disruption during construction work to the B3187.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
 DM5 - TD CORE STRATEGY - USE OF RESOURCES AND SUSTAINABLE DESIGN,
 DM4 - TD CORE STRATEGY - DESIGN,

DETERMINING ISSUES AND CONSIDERATIONS

This application is a reserved matters application therefore the 'principle' of development is not a matter for consideration. Whilst the matters raised during the public consultation are noted and understood they deal largely with matters of principle. In terms of traffic generation and impact on the highway network, the outline considered access and the principle of a garden centre in this location. It is not therefore considered that the proposed reserved matters would change the original assessment which supported such a use. The Highway Authority raise no objection.

In terms of the 'scale' of the building this would be single storey and therefore typical of the form associated with a garden centre. The changes in levels would necessitate some cut and fill, whilst the building has also been designed to deal with level changes. The scale would accord with the parameters defined in the outline in terms of layout, albeit with a minor change which would enable a grid form construction. This change is considered de-minimis.

The 'appearance' is considered to reflect the functional requirements of a garden centre with considerable glazing elements, decking area for ancillary café and features external brick and timber cladding walls under a metal roof. The design is thought to be appropriate..

It is therefore considered the reserved matters are acceptable.

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

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