

07/2002/013

MR I BATSTONE

**CONTINUED USE OF LIGHT INDUSTRIAL UNIT FOR THE CARRYING OUT OF VEHICLE REPAIRS AT UNIT 1, FORD FARM, BRADFORD ON TONE.**

16270/24130

FULL PERMISSION

**PROPOSAL**

The building has an authorised B1 use granted in 1992. However, the applicant has installed a booth for the spraying of vehicles and is using the building for vehicle repairs (Class B2). Vehicles are also stored outside the building. An enforcement notice seeking cessation of the use was served in June 2002. An adjoining unit was granted permission for car restoration in 1997 although has subsequently relocated to another site.

**CONSULTATIONS AND REPRESENTATIONS**

ENVIRONMENTAL HEALTH OFFICER suggests noise condition.

PARISH COUNCIL object on grounds of detrimental effect on character and amenities of area and noise and odours associated with a general industrial use being carried out from the premises. Also concerned with possible expansion which could follow. At the site visit at least 12 vehicles were around and in adjoining barn.

**POLICY CONTEXT**

Policy EC3 of the Taunton Deane Local Plan Revised Deposit gives a presumption in favour of small scale industrial uses in existing buildings subject to various criteria, including the need to be compatible with the rural character and landscape quality of the area; and no harm to the residential amenity of neighbouring properties.

**ASSESSMENT**

In view of the use of an adjoining building for similar purposes there can be no objection to this use in principle. However, the concerns set out by the Parish Council are appreciated and conditions are proposed restricting noise from the premises and restricting outside storage to four vehicles only.

**RECOMMENDATION**

Subject to receipt of plan identifying parking area within red line, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of restricting outside storage and noise.

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

**CONTACT OFFICER: 356464 MR T BURTON**

NOTES: