

ERECTION OF COVERED VEHICLE STORAGE, WORKSHOP AND LOGISTICS COMPANY ACCOMMODATION, TOGETHER WITH PROVISION OF EXTERNAL PARKING AND MANOUVERING AREAS, NORTON MANOR CAMP, NORTON FITZWARREN

319197/127011

FULL

PROPOSAL

The site is to the east of the camp at Norton Manor, and is framed by MoD buildings to the south and west, and by wooded areas to the east and north. It is proposed to erect a new complex of buildings and service areas to meet current standards in an area to the eastern side of the camp. There is a public footpath to the east of the application site, from which it is possible to see some of the site between the wooded areas. Currently the land is vacant, but was previously used, and is considered a brownfield location within the camp. The proposed main building accommodation for the vehicle stores and workshop building No.1 takes advantage of the level change in the area, and consists of mainly two storey building, with some single storey but with high ridge. The lower buildings are the vehicle stores, which are located to the rear of one of the newer buildings (offices and stores) within the camp, which is 'C' shaped. There are large areas of parking to the east of the main building. The main building comprises 1877 sq m for vehicle parking, 860 sq m of workshop and servicing with storage, and at first floor approx. 1318 sq m office and ancillary accommodation and has an overall height of 9 m to ridge. Building 2 has 230 m sq internal covered vehicle parking and 55 sq m covered storage, and Building 3 has 425 sq m covered vehicle storage, with and height of 5.6 m to ridge. The buildings will be steel frame, with brick facings and composite metal panels and metal standing seam roofs with some rooflights over workshop bays, the colours of the materials have not yet been chosen. Attenuation ponds have been constructed within the camp, which provide the necessary drainage requirements.

The current Motor Transport and Logistic Company facilities are housed in several different World War II buildings, which are considered to be beyond their useful life and some are beyond economic repair (these are not considered suitable buildings for listing). These will be demolished in due course when the replacement buildings are constructed. Currently all military vehicles are stored in the open, which contravenes MoD requirements; one of the benefits from the development would be lengthening the operational life of these vehicles. The existing vehicle inspection pits and vehicle washdown facilities are unsatisfactory and do not meet modern standards.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER the site is well screened from the road so long as the new buildings and external car parking are well landscaped with new tree planting the

proposals should have limited wider landscape impact. DRAINAGE OFFICER no objections, some queries raised, but content with responses.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 General Requirements, S2 Design, S7 Developments Outside Settlements. The following are not strictly applicable, but there are no specific policies for the MoD site, so these are considered to be most applicable EC2 Expansion of Existing Firms on Land Subject to Restrictive Policies, EC7 Rural Employment Proposals.

ASSESSMENT

The site is well established as the MoD Norton Manor Camp, and redevelopments for more modern accommodation and buildings are generally acceptable. The current proposal will lead to the demolition of several old World War II buildings, and their replacement by purpose built structures to meet modern standards. No trees will have to be removed, and none of the buildings are close to the Listed Buildings on the Camp. The design is considered to be acceptable as a modern industrial style of building, and generally considered to be appropriate in a location which has no adverse effect on the character of the area.

RECOMMENDATION

Subject to the views of the Secretary of State under the departure procedure the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions on time, materials, landscaping. Notes re trees towards road, and shrubs by car parking areas.

REASON(S) FOR RECOMMENDATION:- The proposal is considered appropriate, for the applicant in an area where new development is normally restricted, on the basis that the site is an established MoD site, within open countryside, there will no adverse effect on the locality or neighbourhood, the proposal is considered to accord with Taunton Deane Local Plan Policies S1 and S2.

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

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NOTES:

