

22/2007/010

MR & MRS J WILLIAMS

**ERECTION OF WORKSHOP TO REAR OF THORNE HOUSE, HANDY CROSS,
LYDEARD ST LAWRENCE**

312376/131535

FULL

PROPOSAL

The proposal comprises the erection of a workshop to the northeast (rear) side of the property. The materials to be used are cream roughcast rendered walls to match the dwelling with brown coloured plastic coated steel sheeting. The workshop is to be used as a hand crafted joinery. A Design and Access Statement has been submitted with the application and states the existing business site at Willet Farm, Crowcombe will continue to be the main production site where cutting and sizing timber occurs. The proposed workshop will be used solely by the applicants for the fabrication of hand craft based joinery rather than production runs. There will be minimal use of machinery in the workshop, and deliveries to the site will be minimal as the owners will bring most of the materials from the Willet Farm base on an 'as and when required' basis. There is no intention to employ people at the site.

Further clarification and reiteration from the applicants:- permission has recently been permitted for a large agricultural building on the neighbouring property; there is an established antique shop to the west of the property; the workshop is used for 'one off' hand crafted furniture making (for example a single cabinet can take up to 6 weeks to produce) and therefore machines, noise and dust is absolutely minimal; wholesale cutting of bulk timber will be undertaken at the principle workshop at Willet Farm; the building is set down relatively low to adjoining buildings; traffic to and from the site will be reduced compared to the previous use; there will be no large delivery vehicles visiting the site; a previous planning application for the change of use for a pig sty to a store on the same site as the proposed workshop received no objections from neighbours.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site comprises of a dwelling, Thorne House, outbuildings and double garage. The site was previously used as a plumber's yard with the outbuildings/garage being used for storage materials. It has been stated in the submitted Design and Access Statement that under the current consent, three to four vehicles operated from the site, which resulted in approximately twenty movements a day. It envisages that the proposed use will only result in four movements a day. In detail the proposal is located in a unsustainable area in transport terms. The proposal will utilise an existing access from/onto the B3224 which is defined as a County Route in the Somerset and Exmoor National Park Joint Structure Plan Review. This is a fast stretch of highway that is subject to the national speed limit and the access does not incorporate the visibility splays commensurate with the speed of traffic. It is stated that visibility 250 m to the west can be achieved

however I am not convinced that this is the case, following a site visit. I would not welcome development in this location that would lead to an increase in traffic given that the area is unsustainable in transport terms together with the substandard nature of the access. However given the existing use of the site and the information contained with the Design and Access Statement, it may be unreasonable to raise a highway objection.

LANDSCAPE OFFICER subject to suitable landscaping it should be possible to integrate the proposals into the local countryside. Suggested planting scheme of native species hedgerow along the northern boundary of the site containing: Field Maple (30%), Hawthorn (30%), Hazel (30%), Holly (10%). ENVIRONMENTAL HEALTH OFFICER noise emissions from any part of the premises or land to which this permission refers shall not exceed background levels by more than 3 decibels expressed in terms of an A-Weighted, 5 Min Leq, at any time during the days and times indicated when measured at any point at the facade of any residential or other noise sensitive boundary. Monday - Friday 0800 hours to 1800 hours, Sat 0800 hours to 1300 hours. At all other times including Sundays and Bank Holidays, noise emissions shall not be audible when so measured. Noise emissions having tonal characteristics, e.g. hum, drone, whine etc, shall not exceed background levels at any time, when measured as above. For the purposes of this permission background levels shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes.

PARISH COUNCIL objects to the proposal. Objection is made because of potential noise and dust pollution. The Parish Council is concerned that the proposal goes against Taunton Deane LDF Policies EC7 & S1(E) in that it would severely impair the residential amenity of the neighbouring property. Access on to the busy main road has poor visibility.

FIVE LETTERS OF OBJECTION have been received raising the following issues:- large size of proposed build in the midst of a residential area (i.e. 1 m from the nearest house); previous owners ran a plumbing business with the actual work taking place away from the premises, with the premises being used for storage; manufacturing in wood will create a lot of noise from the machinery; additional large vehicles entering and leaving the property which is on a bad bend on a very fast road; noise and dust pollution; poor visibility splays on the road; financial impact on adjacent properties; height, size and type of building (industrial) in a residential area; impact upon enjoyment of adjacent property; loss of visual amenity of the area; increase in traffic; possible parking problems.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 (general requirements), S2 (design), EC4 (working from home) and EC7 (rural employment proposals).

ASSESSMENT

The scale of the proposed workshop is subservient to the dwelling and the proposed location is set back behind all of the neighbouring properties. Therefore the workshop would not have a negative impact on visual amenity of the area.

As has been set out in the Design and Access Statement and a further letter of representation from the applicant, the workshop is to be used for a small hand crafted joinery business and not production of timber, and therefore the creation of noise and dust are likely to be minimal with no detrimental impact on residential amenity of the area and the residential character of the area remaining. If the Planning Committee is minded to approve the application a condition can be attached to restrict the noise levels emitted and the working hours of the business. Large delivery vehicles will not be accessing the site and traffic movements to and from the site will be minimal and certainly less than from the previous use.

RECOMMENDATION

Permission be Granted subject to conditions of time limit, materials, landscaping and noise emissions.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered to comply with Taunton Deane Local Plan Policies S1, S2, EC4 and EC7.

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

CONTACT OFFICER: 356469 MISS C NUTE

NOTES: