

14/09/0023

L.A.T. ACCESS

ERECTION OF 2 UNITS FOR CLASS B1 (BUSINESS) & B8 (STORAGE & DISTRIBUTION) AT CREECH MILLS INDUSTRIAL ESTATE, CREECH ST MICHAEL (AMENDED PROPOSAL TO 14/08/0037)

326999.125375

Full Planning Permission

PROPOSAL

The proposal is to erect two new buildings within the scaffold business site for the storage of scaffold poles and planks. One of the proposed units, unit 1B, would be constructed in between the existing units 1 and 2 shown on the site plan. It would measure 15m x 6.5m x 6.1m(high) and utilise the side walls of the existing buildings. The other unit, 1A, would be sited to the west of the existing unit 1 and would measure 13m x 4.7m x 4m(high) both buildings would be constructed of materials to match the existing units.

SITE DESCRIPTION AND HISTORY

The site lies directly to the south of the former Mill building which is to be used as offices at the western end of the Creech Mills complex. To the south of the site lies the River Tone and its floodplain. Whilst the site levels are raised above the surrounding floodplain a flood risk assessment was submitted in association with the proposal.

A previous application for the current proposal (14/08/0037) was withdrawn in 2008 following objections from the Environment Agency and Highway Authority. The application has been re-submitted following the provision of additional information which has overcome those original objections.

Planning permission was granted in 2000 and amended in 2006 for the construction of two buildings for the B1 use and storage of alloy towers and powered access equipment for L.A.T. Access.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SSC - TRANSPORT DEVELOPMENT GROUP - the proposal relates to the erection of 2 units for B1 and B8 use. The proposal is located on the existing Creech industrial estate which is served by Mill Lane. Although the majority of Mill Lane is unadopted the junction with St Michael Road is adopted and considered to be substandard. The Highway Authority would resist any proposal that would lead to an increase in traffic movement. The agent has stated that the current proposal would not result in an increase in traffic and would not result in any additional members of staff as it merely covers existing areas of land used for storage. Taking this into account and provided the permission is limited to the one current user and stops the site being subdivided

into more than one business I raise no objection to the proposal.

CREECH ST MICHAEL PARISH COUNCIL - Unanimous objection. Building the unit for B1 could reduce any future access along the road. New businesses would generate an increase in traffic flow which is already an issue along Mill Lane. A new point of access should be planned.

Representations

5 Letters of objection have been received raising the following points:- The quantity type and speed of traffic using Mill lane is dangerous and any further development such as this is likely to result in increased traffic that would have a detrimental impact on the junction at the top of Mill Lane and highway safety especially the safety of children and other residents of Mill Lane, Additional use of Mill Lane will make the potholes at the base of the road worse; the County Highway Authority raised an objection to an earlier application (14/08/0037) for this development as they felt to allow additional B8 uses would "increase traffic and set an undesirable precedent for allowing similar uses ...prejudicial to road safety" since this objection, traffic volume using Mill Lane has increased by 12% (over the last 6 months) and totals 786(74HGV) movements per day and all of this exiting at a sub-standard junction which has no pavements for children's or residents to use, when will this development stop?

PLANNING POLICIES

S&ENPP49 - S&ENP - Transport Requirements of New Development,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
EN21 - TDBCLP - Nationally Important Archaeological Remains,
EN22 - TDBCLP Dev Affecting Sites of County Archaeological Importce,
PPG4 - Industrial & Commercial Development & Small Firms,

DETERMINING ISSUES AND CONSIDERATIONS

The land is currently used for the storage of alloy towers (scaffolding poles) and planks in association with the existing business operation. The proposed buildings would provide under cover storage for the equipment with added security and protection against the weather. The applicant has confirmed that the new buildings would not increase employee numbers or traffic movements to the site and has stated in his letter to the Highway Authority that there would be no objection to a personal permission to avoid the subdivision of the site in the future and the likelihood of additional traffic movements that may be associated with more than one business. Local residents have expressed their concern over the existing levels of traffic using Mill Lane and object to any proposal that is likely to result in an increase in those levels and highway safety. In this case the land is already used to store equipment and placing this storage under cover is unlikely, in itself to result in additional traffic to the site. The structures themselves are designed in keeping with the existing buildings on the site and I do not consider that they will be detrimental to the visual amenity of the area and I therefore consider the proposal to be acceptable.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to result in additional traffic movements such as would be prejudicial to road safety nor to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Somerset and Exmoor National Park Structure Plan (first alteration) policy 49, Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall match those used in the existing buildings on the site unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3. The new buildings hereby permitted shall be used for B1 or B8 use solely in connection with the current business known as L.A.T. Access. At no time shall the buildings or planning unit, contained within the red line shown on the submitted site plan, be subdivided either by being leased, sold or used as a separate planning unit, use or business without the prior express grant of planning permission .

Reason: To prevent the fragmentation of the planning unit , which would be likely to result in an increase in the potential numbers of traffic visiting the site, in the interests of highway safety and residential amenity to comply with Somerset and Exmoor National Park Joint Structure Plan policy 49 and Taunton Deane Local Plan policy S1

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mrs J Moore Tel: 01823 356467