

10/2006/008

MISS REBECCA DE LUCA

**CHANGE OF USE OF GARAGE/OUTBUILDING TO A BIODIESEL PRODUCTION AND STORAGE UNIT AT LOWER WILLAND FARM, CHURCHSTANTON, TAUNTON**

319493/113368

FULL

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**PROPOSAL**

The proposal comprises the change of use of a detached stone garage and outbuilding to a unit for the production and storage of bio-diesel fuel.

The applicant advises that bio-diesel is a clean burning alternative fuel produced from renewable resources; the processing system comprises a processor of 1.0 m width, 1.2 m depth and 2.1 m in height, and will produce 400 litres of bio-diesel in 2 hours; it does not emit any noxious fumes or smells, and the noise level during production is equivalent to that of a domestic washing machine; it is intended to produce one 400 litre batch on 4 consecutive days in every eight; a by-product 'glycerine' will also be supplied as an alternative heating fuel; 3 products are needed for the process i.e. vegetable oil, methanol and sodium hydroxide (caustic soda or lye); there will be one delivery of vegetable oil once a fortnight and one delivery of methanol once every 3 to 4 weeks; the bio-diesel will be packaged in 10 and 20 litre plastic re-useable jerricans and delivered in her own 4 x 4 vehicle to customers in and around Churchinford and Upottery, and this will require only a few journeys per week.

Although the garage would be lost as a parking space, the driveway is long enough to accommodate 3 No. on-site vehicles.

No internal or external alterations to the garage and outbuilding are proposed.

Lower Willand Farmhouse is a Grade II listed building

Planning permission and listed building consent were granted in February 2005, reference 10/2004/029 and 10/2004/030 respectively for the conversion of the buildings to guest accommodation. These permissions have not been implemented.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the site is located outside of any development limit and is therefore in what is considered to be an unsustainable location in terms of transport policy. In detail the proposal is for the change of use of an existing garage/outbuilding to a bio-diesel production and storage unit. It is stated in the applicant's supporting letter that the development will not have a negative impact upon traffic levels, however there will be an increase in vehicular movements resulting from the change of use, taking into account the delivery of the base

products, delivery of the end product and the two staff which will be employed to operate the proposed change of use. Notwithstanding the aforementioned comments' it must be a matter for the Local Planning Authority to decide whether the re-use and/or any other overriding planning need, outweighs the transport policies that seek to reduce reliance on the private car. The Highway Authority are concerned that once such a use is granted, a precedent is set and there would be difficulty in controlling the type of development and traffic generated in the future. If the Local Planning Authority are minded to grant consent, it should be ensured that there is adequate parking to serve any resulting change of use in addition to replacing any displaced parking. Therefore in the event of permission being granted I would recommend that the following conditions are imposed:- 1. The use hereby permitted shall enure for the benefit of the applicant only. 2. The permission hereby granted shall relate specifically to the use applied for. 3. Plans showing a parking area providing a total of four spaces, (two to serve the change of use and two to serve the displaced parking) shall be submitted to and approved by the Local Planning Authority before the development is commenced. This area shall be properly consolidated (not loose stone or gravel) before the use commences and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

ENVIRONMENTAL HEALTH OFFICER none received.

PARISH COUNCIL does not have any objections to the proposal. It would however require the insertion of a condition restricting the consent to three years initially so that it can be reviewed after that time to assess the project's viability and its effect on the local environment. Concerns were expressed from the floor regarding health and safety issues but it was felt that these aspects would be covered by TDBC and the Authority responsible for the granting of licenses/certificates etc.

1 LETTER OF SUPPORT has been received on the grounds that it is a positive environmental move.

## **POLICY CONTEXT**

Taunton Deane Local Plan accepts the creation of a workplace within a dwelling provided that the essentially residential character of the building and area is maintained. Policy EC6 accepts conversions of buildings to business or industrial use, provided, inter alia, no adverse impact on the character of the building or on residential amenity. Policy S1 seeks to safeguard, inter alia, the character of the building, and residential amenity.

## **ASSESSMENT**

The contentious issue, in this case, is that of impact on the road network and whether sufficient on-site parking is available. The Highway Authority raise no objection in principle but express the concern that once the use is granted there may be difficulty in controlling the type of development and traffic generated in the future. To combat this concern they have suggested that conditions be imposed which restrict the development solely for the applicant only, and which ensures provision for 4 No. on site spaces. I would suggest however that the 'personal' condition be

replaced with a condition which restricts the use and operation to that specified in the applicants submission. I would also point out that the Highway Authority wrongly believe that 2 additional staff would be employed, whereas in fact the owners would be the staff. The Highway Authority's request that 4 No. on site space be provided is therefore excessive. The existing 3 No. spaces would be more than adequate.

With regard to the Parish Council's request that a temporary condition of 3 years be imposed, this is considered both unnecessary and unreasonable in light of other conditions being imposed.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time and restriction of operating to the details submitted in the applicants submission.

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect residential amenity or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies EC4, EC6 and S1.

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

**CONTACT OFFICER: 356465 MR J GRANT**

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