

42/2004/001

MICHAEL COONEY

**RETENTION OF FLUE TO CAR SPRAY OVEN TO REAR OF TRULL GARAGE,  
HONITON ROAD, TRULL**

21451/22457

FULL PERMISSION

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**PROPOSAL**

The application seeks the retention of a flue which projects through the roof of a nissen hut type building located alongside (but set back from) the main garage building. The flue is necessary to vent a car spray area.

**CONSULTATIONS AND REPRESENTATIONS**

ENVIRONMENTAL HEALTH OFFICER odours arising from the car spray oven should not be detectable at the boundary of the premises to which this permission relates. (This potential problem could be overcome by the fitting of a suitably filtered air extraction system and/or the use of low solvent based paint). Noise from any air extraction system should not exceed background noise levels by more than 3 dB(A) for a 2 minute leq, at any time when measured at the facade of any residential or other noise sensitive premises during the following times:- Monday-Friday 0800-1800 Saturdays 0800-1300. All other times, including Public Holidays, noise from any air extraction system should not be audible. The applicant is reminded that a Permit under the Pollution Prevention Control Regulations 2000 will be required if the usage of solvents (for example Paint solvents) is likely to exceed 1 tonne per year.

PARISH COUNCIL object to this application. The flue is visually obtrusive, letters of objection from properties in the immediate area have previously been sent to TDBC and there is concern regarding health and safety issues. It also contributes to the steadily increasing industrialisation of the site within a residential area. A full environmental impact assessment is required.

TWO LETTERS OF OBJECTION have been received from nearby residents (in Furlong Green) objecting on the grounds of nuisance from fumes and smell; inappropriate in residential area; fire risk; too much noise from the fan; flue is unsightly.

**POLICY CONTEXT**

Policy S1 of the Taunton Deane Local Plan Revised Deposit sets out criteria that new development must meet. These include (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development and; (E) potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment.

## **ASSESSMENT**

The visual impact of the flue needs to be assessed against its location as a 'utilitarian' nissen hut type building within a garage complex. It is set back from the main building in a location where its impact upon the street scene is limited. Whilst the objections on health and safety grounds are understood, the Council's Environmental Health Officer is satisfied that the conditions proposed will address the noise problem and prevent smell problems, although he does indicate that to comply with this second condition the applicant may have to install some suitable filtration equipment.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of odour and noise. Note re pollution prevention control.

REASON(S) FOR RECOMMENDATION:- The flue is considered visually acceptable taking into account its location within a commercial premises. Conditions proposed will alleviate existing problems relating to noise and odour. The proposal therefore accords with Taunton Deane Local Plan Revised Deposit Policies S1(D) and (E).

**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: