

29/2001/013

MR R S PARKER

**RETENTION OF GARAGE/WORKSHOP TO SIDE OF WOODCROFT,
BISHOPSWOOD AS AMENDED BY APPLICANT'S FURTHER INFORMATION AND
PHOTOGRAPHS RECEIVED 20TH MARCH, 2002.**

25400/12920

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The proposal is for the retention of the garage/workshop within the curtilage of Woodcroft, Bishopswood. The garage/workshop measures approximately 5.9 m x 17.0 m x 3.8 m to the roof ridge. The building is constructed of timber with flint and brick base, and galvanised sheeting roof. It is currently being used for garaging to the front, with the main part of the building being used as a workshop for the applicant's business. This application has been considered by the planning committee before in August 2001 when it was deferred until further information was received with regards to the use of the premises, machinery within the workshop, and noise levels. This information was received and the application referred back to Committee on 1st May 2002. However Members felt that further monitoring of the noise levels produced by the machinery was required. This monitoring has now been carried out by the Environmental Health Department.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENTAL HEALTH OFFICER (Noise & Pollution) (Original Comments) having carried out some noise levels tests at Woodcroft I am satisfied with the works carried out (soundproofing and installation to reduce noise pollution). However the noise condition should be added to any permission following noise complaints that have been received from neighbouring properties as a result of the woodworking machinery. The Environmental Health Officer has been taking further noise readings and will report verbally at the meeting.

PARISH COUNCIL no observations or comments to make.

4 LETTERS OF OBJECTION received raising issues of:- noise limitations should be put on if building continues to be used for business premises; as noise has proved excessive in the past and this is annoying in the evenings and weekends; smaller wooden outbuildings have been replaced by this larger industrial unit; building not used as a garage; construction is an eyesore; noise is unacceptable in rural area; no consideration has been shown to the neighbours; these larger buildings could lead to extra work, longer working hours and more noise; this "industrial unit" should be located on more appropriate site; building and roof not soundproofed; this type of construction is not acceptable in an AONB.

Following the receipt of further information a further FOUR LETTERS OF OBJECTION have been received raising issues of:- baffled by the fact permission is still being considered for this industrial unit in a very quiet rural village; soundproofing aspects are probably far from adequate for its close proximity to neighbouring properties; restrictions should be put on working hours now it has been established that it is for a business use; continual loud noise must have an effect on property values in the area; hope that common sense prevails and planning permission for such a unit in a tranquil rural area is not granted, and this may prevent people from building such constructions in the future; if permitted business hours should be imposed; sound proofing will be inadequate; development of commercial premises in residential area is inappropriate; owner could extend premises without restriction if permission granted; continue to have to endure unacceptable levels of continuous, high pitched intrusive noise; neighbours have been forced to go such has been the intensity of the noise; businesses like this in an AONB spoils it; restrictive working hours should be imposed; area now resembles little better than a scrap yard.

Since the application was last heard at Planning Committee TWO LETTERS OF SUPPORT have been received stating that there is no nuisance from the applicants workshop and no noise is heard from the workshop.

POLICY CONTEXT

TDLP Revised Deposit Policy S1- General requirements meets criteria of policy. TDLP Revised Deposit Policy EN10 - Areas of Outstanding Natural Beauty the proposal is not considered to adversely affect the landscape, character or appearance of the AONB, and is therefore not contrary to this policy.

ASSESSMENT

Since the application was first deferred by the Planning Committee in August 2001 further information has been received regarding the use of the building and the machinery within it. There has also been consultation with Environment Health with regards to the noise issues, and soundproofing of the building has been carried out to bring the noise levels down to an acceptable level. The applicant has also painted the roof of the building to prevent glare to the neighbouring property. It has been established that the applicant is a wood crafter who uses the workshop to produce turned work, free form carving, furniture, commissioned work etc, using locally grown wood that is then sold and exhibited locally. Machines that are located in the workshop include:- a universal wood working machine; handsaw; dust extractor; air compressor; and various hand power tools. The applicant has indicated that the vehicular movements created during an average week by the business would be three, over and above the normal domestic movements.

The property is situated on the northern side of Bishopswood village adjacent to the new residential properties in Woodcroft Meadows. The site is accessed from a narrow lane off the main road running through Bishopswood. The garage is situated on the south western boundary of the site and is well screened by large, well established trees. It is not considered that the construction of the garage has a visually detrimental impact

on the AONB or the neighbouring properties. Since the soundproofing of the workshop and garage has been carried out the Environmental Health Officer has confirmed that the noise levels are acceptable although further monitoring is taking place. A representative from the Environmental Health Department will be attending to report the results of this monitoring. A condition on any permission would require that the levels are kept to an acceptable level and therefore it is not considered that the proposals are refusable on noise pollution grounds. Given the small scale nature of the works that are being carried out, and taking all other material considerations into account it is considered that the retention of the building is acceptable, and the use within this particular site is also acceptable.

RECOMMENDATION

Permission be GRANTED subject to the conditions of personal permission only, noise emissions, prohibited working hours of 0900 - 1800 weekdays and Saturdays and no work on Sundays Christmas Day or Bank Holiday.

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

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