

46/2006/041

J & G PROPERTY DEVELOPMENTS (TAUNTON) LTD

ERECTION OF 3 NO. BUILDINGS TO PROVIDE 12 NO. INDUSTRIAL UNITS WITH ASSOCIATED SITE WORKS, LAND ADJACENT TO CHELSTON MANOR, CHELSTON, WELLINGTON (REVISION TO PERMISSION 46/2003/016)

315308/121350

FULL

PROPOSAL

The site is within an area allocated for employment use in the Taunton Deane Local Plan. A previous scheme was approved in 2004 following a call-in Public Inquiry. A further permission was granted last year for an amended scheme. The current scheme seeks to amend part of the original approval. The site has been reconfigured to meet the specific requirements of a number of potential end users. The 2006 permission proposed buildings to a height of 8.1 m – 8.4 m. The current proposal reverts back to the 6.8 m height buildings similar to those on the 2004 permission. The 2004 permission provided for three single use approx 600 sq m industrial units. However these are proving difficult to let or dispose of, so the applicants now wish to provide similar buildings, but with each sub-divided into four approx 140 sq m small business units. The external design has been altered to accommodate the additional openings, but remain otherwise unchanged from that previously approved. Noise mitigation recommendations contained in an Acoustic Report have been incorporated into the plans. The same surface water details as that approved on the 2004 permission are proposed. Each block of four units will benefit from 12 parking spaces each, this being the same ratio as the previous permission.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. ENVIRONMENT AGENCY holding objection on the basis that the application is not accompanied by a Flood Risk Assessment as required by PPS25. WESSEX WATER there is sufficient capacity for sewage treatment and water supply. CHIEF FIRE OFFICER need to adhere to the Approved Documents and British Standards with regard to means of escape, access for appliances and water supplies.

LANDSCAPE OFFICER subject to detailed landscape proposals being submitted it should be possible to integrate the proposals into the local area.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 on sustainable development is relevant. Part of this policy requires the development of a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking.

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy EC1 states that business, industrial and warehousing development will be permitted within the defined limits of settlements provided that certain criteria are met. It is considered that the criteria are met with the current proposal.

The site is within an area allocated for employment development in the Taunton Deane Local Plan, and there have been previous planning permissions covering the site.

ASSESSMENT

The site benefits from an extant planning permission for industrial units and there is no impediment to that development being completed. The submitted scheme is physically no different in size, height and mass to that which has been previously approved. Thus there is no further material impact on the character and appearance of the area. The sub-division of the approved units to provide 12 smaller units will meet a recognised local need to the benefit of the economy of the area as a whole.

RECOMMENDATION

Subject to the receipt of views from the County Highway Authority and the Environmental Health Officer and further views of the Environment Agency, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine the application and permission be GRANTED subject to conditions of time limit, materials, landscaping, retention/protection of trees/hedges, no service trenches beneath canopies of trees, boundary treatment, estate road details, parking, service road, cycleways/footpaths, no open storage, bunding, visibility splays and cycle parking. Notes re disabled access, energy/water conservation, CDM Regulations, no surface water discharge onto highway, Environment Agency, surface water drainage system, Water Resources Act, access to bank side of stream, prevention of pollution and agreement with CHA.

REASON(S) FOR RECOMMENDATION:- The proposal is within an area allocated for employment use in the Taunton Deane Local Plan and is considered to comply with Taunton Deane Local Plan Policies S1, S2 and EC1 in that the site has good transport links and with the conditions imposed neither residential nor visual amenity would be adversely affected.

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

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NOTES:

