

48/2004/061

HELSTON GARAGES GROUP

DEMOLITION OF FILLING STATION AND CONSTRUCTION OF CAR MOTOR DEALERSHIP AND ASSOCIATED WORKS AT CENTRAL SERVICE STATION, BRIDGWATER ROAD, BATHPOOL.

25872/26625

FULL PERMISSION

PROPOSAL

The site is currently partly used by Taunton Land Rover for vehicle storage. The remainder of the site comprises a petrol filling station which has recently ceased trading.

The proposal shows a flat roofed building of 610 sq m floorspace for vehicle sales and maintenance. The building is 7.5 m high with a full height showroom fronting the A38, but with two storeys of accommodation to the rear.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to 'existing' As there are no existing separate surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of surface water from the site (e.g. soakaways). Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for the disposal of surface water. According to our records, there is a public water main and foul sewer crossing the site. Please find enclosed a copy of our mapping records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum 3 m easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. We advise that this should be agreed as early as possible and certainly before the developer submits to your Council any Building Regulations application. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. With respect to water supply, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

FIRE OFFICER Means of Escape - Means of escape in case of fire should comply with Approved Document B1, of the Building Regulations 2000. Detailed recommendations concerning other fire safety matters will be made at Building Regulations stage. Access

for Appliances - Access for fire appliances should comply with Approved Document B5 of the Building Regulations 2000. Water Supplies - All new water mains installed within the development should be of sufficient size to permit the installation of fire hydrants conforming to British Standards. Demolition of Building - If it is proposed to carry out any burning of structure or materials at the above mentioned site, the applicant is required to notify Somerset Fire and Rescue Service Command & Mobilising Centre, Telephone 01823 364500 of this proposal at least 48 hours before commencement, so that the appropriate Fire Station may be made aware of this burning. Written confirmation of this telephone call should be forwarded to the Corporate Director - Fire & Emergency Planning, Fire Service Headquarters, Hestercombe House, Cheddon Fitzpaine, Taunton TA2 8LQ. Petroleum Site - Our records indicate that four petroleum tanks were made safe on the above site on the 7 May 2003 by in filling with RG22 hard foam. According to our records the tanks are still in situ and the applicant should be advised accordingly.

LANDSCAPE OFFICER my main concerns are:- there is no provision for roadside landscaping which is essential if the cars are going to be integrated into the road scene; the space allowed for replacement trees is minimal and not sufficient to replace their lost amenity value; the streamside landscape looks poor especially given its wildlife potential; any changes to ground conditions near to the northern boundary trees could be very damaging but it is not clear from the drawings what the construction details are; there is no landscape softening of impact to the southern boundary adjacent to the caravan park..ENVIRONMENTAL HEALTH OFFICER suggest contamination condition.

PARISH COUNCIL (1) In principle, the Council has no objection to the development. However, Councillors are concerned about, and opposed to, the scale and height of the proposed building. (2) They share concerns of the local residents regarding the fact that the new building will overshadow the bungalows opposite, and the homes in the adjacent caravan site. (3) They are particularly concerned that this development is adjacent to an area designated as a Community Centre in the Monkton Heathfield Development of c.1000 dwellings under the Taunton Local Plan. (4) Councillors also express concerns regarding the safety issue involving the possible loading/unloading of vehicles on the carriageway, and the effect the development may have on traffic in the area.

ONE LETTER OF OBJECTION has been received from a nearby resident raising the following issues:- restricted parking (particularly for car transporters) resulting in dangerous on-street parking.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 Proposals for development should be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable development to proceed. In particular development should:- provide access for pedestrians, people with disabilities, cyclists and public transport; provide safe access to roads of adequate

standard within the route hierarchy and, unless the special need for and benefit of a particular development would warrant an exception, not derive access directly from a National Primary or County Route; and, in the case of development which will generate significant freight traffic, be located close to rail facilities and/or National Primary Routes or suitable County Routes subject to satisfying other Structure Plan policy requirements.

Taunton Deane Local Plan Revised Deposit the following policies are of particular relevance:- EC1 Business, industrial and warehousing development will be permitted within the defined limits of settlements, provided that;- (B) in the case of industrial or warehousing proposals where freight movements are likely to be high, a freight link to the rail network or safe access to the National or County road network is provided; and (C) within Areas of Outstanding Natural Beauty only small scale, unobtrusive developments will be permitted.

Policy S1(A, D and E) Proposals for development, taking account of any mitigation measures proposed, will be required to meet the following criteria, in addition to any other Development Plan policies which apply in a particular case:- (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact; (B) 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; (C) the proposal will not lead to harm to protected wildlife species or their habitats; (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; (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; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use; (G) the safety of any occupants or users will not be at risk from ground instability; and (H) the site will be served by utility services necessary for the development proposed.

ASSESSMENT

In light of the established use of the site, there can be no objection to the principle of the development. Whilst the site is somewhat restricted in terms of parking and manoeuvring, it is understood that the Highway Authority are unlikely to raise objection to the proposal, although their formal comments are still awaited.

The building will neither visually overpower the adjacent caravan park, or other nearby residential properties, or give rise to unreasonable levels of noise or disturbance.

However, it is important that the visual impact of the building is softened by suitable landscaping. The applicants have therefore been asked to address concerns expressed by the Landscape Officer.

RECOMMENDATION

Subject to the observations of the County Highway Authority and satisfactory revised proposals addressing the Landscape Officer's concerns the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, contamination, materials, landscaping, hard landscaping, trees to be retained, tree protection, car parking area, restricted use, hours of work, service yard, demolition, floodlighting, satellite dishes/aerials. Notes re fire safety, advertisements, compliance, Part M, Wessex Water and CDM Regs.

REASON(S) FOR THE RECOMMENDATION:- The site has an existing commercial use and its redevelopment is acceptable in accordance with Taunton Deane Local Plan Revised Deposit Policy EC1. The proposal will not give rise to highway safety issues or cause demonstrable harm to the amenities of surrounding residential users in accordance with Policy S1 (A), (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: