

43/2005/081

MR D HUNT THE FIRS BAGLEY ROAD

ERECTION OF BUILDING FOR EMPLOYMENT USE (B1, B2 AND B8 USES) AND PROVISION OF PARKING AREA AT UNIT 18, RYLANDS FARM INDUSTRIAL ESTATE, BAGLEY ROAD, ROCKWELL GREEN, WELLINGTON (AMENDED SCHEME)

12519/19326

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a building for employment use (B1, B2 and B8 use) together with the provision of a parking area. The proposed building measures 54 m x 24 m with height to the ridge of 8.3 m. The site is part of an established employment area and there has been a previous outline planning permission for employment use covering this area. Planning permission was also granted by the Planning Committee on 26th January, 2005 for the same size of building on this site. The only difference between that permission and the current proposal is that the current proposal provides for an additional vehicle door and repositions the personnel doors. The applicant has submitted an amended planning application rather than a minor amendment.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. WESSEX WATER (comments on previous application) points of connection for disposal of foul flows and water supply will need to be agreed. There are no existing public/separate surface water sewers in the vicinity of the site and alternative methods for disposal of surface water, eg soakaways should be investigated. Surface water should not be discharged to the foul sewer.

LANDSCAPE OFFICER with the main structure planting, to the south and east, being planted this autumn/winter, additional hedgerow and tree planting to the western boundary should be sufficient to soften the impact of the new buildings. Recommend a single staggered row of native hedging plants. ENVIRONMENTAL HEALTH OFFICER (comments on previous application) noise emissions not to exceed background levels at any time by more than 3 decibels, 1.5 m from any residential boundary. Noise emissions having tonal characteristics not to exceed background levels at any time. DRAINAGE OFFICER (comments on previous application) details should be provided to ensure that any additional surface water flows will not exacerbate any existing capacity. There is a history of localised flooding in the area and therefore details should be provided and a scheme agreed before any permission is given.

TOWN COUNCIL in favour subject to conditions over noise levels and hours of work, landscaping and colour scheme so that building is in keeping with existing buildings. Also advisory note to applicant for the provision of better signage for the estate.

FOUR LETTERS OF REPRESENTATION have been received raising the following issues:- wish to see working hours of 8 a.m. until 6 p.m. Monday - Friday, 8 a.m. until 1 p.m. Saturdays and no working Sundays or Bank Holidays.; the buildings should be in keeping with other units which are green, or grey; need for screening adjacent to Lincot Bungalow as the hedge is very thin there owing to dutch elm disease; concern at disposal of water from the car park into the water course - water should be attenuated before discharge into the surface water course to avoid further surface water flowing onto Bagley Road; external lighting should be in keeping with this rural area and not add to further light pollution; no landscape buffer provided; additional traffic onto Bagley Road; there should be more adequate signage; if a noise condition included, this should be for weekdays only with no Sunday or Bank Holiday working.

POLICY CONTEXT

County Structure Plan 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 West Deane Local Plan, and there has been a previous outline planning permission covering the site and a previous full permission for a building the same size on the same site.

ASSESSMENT

There have been previous planning permissions on this site for employment use, so the principle of development is considered to be acceptable. A building of exactly the same size and on the same site was also granted earlier this year by Committee. The Environmental Health Officer recommends a noise limit condition, rather than a general hours of work condition as requested by the Town Council and the local residents. However as with the permission on the adjacent site, granted in 2002 and the permission earlier this year, I am recommending an hours of work condition covering any uses other than B1 light industrial uses. Subject to this, I consider the proposal to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, parking, no outside storage, details of surface water drainage, noise emissions not to exceed background levels at any time by more than 3 decibels when measured at any

point 1.5 m from any residential or other noise sensitive boundary, noise emissions having tonal characteristics not to exceed background levels at any time and other than within areas used for B1 use no work to be carried out on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Mondays to Saturdays. Notes re energy and water conservation, disabled access, landscaping light pollution, advice re signage and CDM regulations.

REASON(S) FOR RECOMMENDATION:- The proposal 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: