

43/2006/073

MR D HUNT

ERECTION OF INDUSTRIAL UNIT AT PLOT 19, RYELANDS FARM INDUSTRIAL ESTATE, BAGLEY ROAD, ROCKWELL GREEN, WELLINGTON

312586/119338

RESERVED MATTERS

PROPOSAL

The proposal provides for a building for industrial use on the existing Ryelands Farm development. The proposed walls and roof are to be olive green. The height of the proposed building is to be 8.5 m to the ridge.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY comments as on previous applications on the estate.

LANDSCAPE OFFICER the existing structure planting should be sufficient, although there is scope for a small amount of tree planting. DRAINAGE OFFICER soakaways should be provided in accordance with Building Research Digest 365.

TOWN COUNCIL in favour provided hours of working are subject to the existing noise emission levels which cover the industrial estate with no working on Sundays and bank holidays and the colour to blend in with the existing units. It would be useful if the owner could be encouraged to provide a larger location sign.

FOUR LETTERS OF REPRESENTATION have been received raising the following issues:- wish assurance that hours of working are to be 8 a.m. – 6 p.m. weekdays and 8 a.m. – 1.00 p.m. Saturdays and no working Sundays and Bank Holidays; building should be in keeping with other buildings, i.e. green; should be better signing; external lighting should be in keeping with the rural area; and surface water should be attenuated.

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 West Deane Local Plan, and there has been a previous outline planning permission covering the site.

ASSESSMENT

The current application is a reserved matters application to seek approval of the details for one of the buildings on the estate, which has the benefit of an overall outline permission. The proposed building is similar to those previously approved here and is considered acceptable. The conditions on the outline planning permission are considered to meet the concerns of the local residents.

RECOMMENDATION

Details be APPROVED. Notes re disabled access, energy/water conservation, CDM management, soakaways, external lighting and better signing.

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: