

46/2006/009

C/O T P LEWIS & PARTNERS

ERECTION OF INDUSTRIAL UNIT PARK AT MONUMENT VIEW, SUMMERFIELD AVENUE, CHELSTON BUSINESS PARK, CHELSTON, WELLINGTON AS AMENDED BY E-MAIL DATED 12TH JULY, 2006 WITH ACCOMPANYING DRAWING NO.D015/06/112A

315340/121290

FULL

PROPOSAL

The site is within an area allocated for employment use in the Taunton Deane Local Plan. A previous scheme was approved following a call-in Public Inquiry. The current scheme seeks to amend part of the previous approval following the successful marketing of the site. Part of the site has been reconfigured to meet the specific requirements of a number of potential end users. Materials are to be brick plinth with profile metal sheet colour hamlet/wedgewood for the walls with profile metal sheet colour albatross for the roofs. The height of the proposed buildings range from 8.1 m – 8.4 m. This compares to 6.8 m on the previously approved scheme.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER views awaited.

ENVIRONMENTAL HEALTH OFFICER noise emissions not to exceed background levels by more than 5 decibels Monday to Saturday working hours and no audible noise emissions at all other times including Bank Holidays. ECONOMIC DEVELOPMENT MANAGER no observations to make. DRAINAGE OFFICER note that surface water run off is to be discharged to an attenuated system before being finally discharged to the receiving watercourse. The chosen system needs to be designed in conjunction with 'Guidance Notes for Developers on Surface Water Drainage Issues'. Any design needs to be approved and made a condition of any permission given. LANDSCAPE OFFICER (originally submitted plans) - main concerns are there is not much planting to the western boundary to the west of unit A1 – this boundary needs landscaping to soften its impact; unit A2 is too close to the southern boundary hedgerow; and landscape details are indicative only. Further views on amended plans – amended plans address first two points and details can be covered by conditions.

ONE LETTER OF OBJECTION has been received raising the following issues:- earth bund presently in place will be removed making it impossible to provide an effective permanent barrier against noise and water run off or proper screening and planting – this will seriously compromise enjoyment of property and be a breach of human rights; question the height of the proposed building compared to that previously approved; concern with regard to the control and disposal of surface

water overloading the stream and the possibility of it affecting adjacent property; ground levels have been built up, which will cause the buildings to be more obtrusive and overpowering from property.

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 has been a previous planning permission covering the site.

ASSESSMENT

Planning permission has previously been granted for employment development on the site. The current scheme provides for a repositioning of the proposed units on part of the site. The height of the proposed buildings has been increased, but the new height is considered to be in line with that expected on a new business park. The Landscape Officer is happy with the amended plans.

RECOMMENDATION

Subject to the receipt of views from the County Highway Authority and Wessex Water, 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, noise report, bunding, surface water drainage details, scheme for provision/implementation of surface water limitation, visibility splays and cycle parking. Notes re disabled access, energy/water conservation, CDM Regulations, no surface water discharge onto highway, sustainable drainage, best management practice, attenuation system, 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: