

49/2005/043

MR & MRS GREEN

ERECTION OF EXTENSION TO FACTORY, REAR OF THE FORMER WILSCOMBE MELAMINE BUILDING, FORD ROAD, WIVELISCOMBE (RENEWAL)

08420/26980

FULL PERMISSION

PROPOSAL

This application comprises renewal of a planning application given consent in September 2000 (also a renewal) involving the erection of an extension to an existing industrial unit providing 550 sq m storage area. The extension measures 30 m x 19 m x 7.3 m to the ridge. Materials will be red brick, render and a profile sheeting roof to match the existing. Distance to the rear boundary with residential properties is a minimum of 17 m.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY observations as before i.e. question of whether additional traffic generated to Ford Road and if adequate parking/turning on site. Although large, extension includes storage and no anticipated additional traffic. No highway objection provided adequate parking/turning/servicing on site. WESSEX WATER development is located within a sewered area, with both foul and surface water available.

ENVIRONMENTAL HEALTH details of an Abatement Notice served with reference to noise from machinery in 1995. Due to age of notice it would be difficult for us to enforce such a notice now. Complaints about noise received in 2001, but following monitoring have not proven nuisance. There are no current complaints about the property and as such I will not be recommending a noise condition. DRAINAGE OFFICER no comments received.

PARISH COUNCIL objects due to concerns regarding noise and proximity to Cooper's Heights.

6 LETTERS OF OBJECTION have been received raising the following issues:- the factory has been the subject of noise pollution on two previous occasions from Taunton Deane Borough Council; close proximity will only increase problems; application should be rejected; noise levels are increasing, doors left open, lorries manoeuvre and leave engines running; realistic to expect regulations being proposed if application succeeds; concern regarding lack of public notice of the application.

POLICY CONTEXT

Policies S1 (general requirements) and S2 (design) of the Taunton Deane Local Plan are relevant to this application. The proposal is considered not to harm the residential or visual amenity of the area, and is in accordance with these policies. Policy EC1 Business, industrial and warehousing development will be permitted within the defined limits of settlements, provided that; (A) large-scale office developments will only be permitted within the settlement limits of Taunton or Wellington; (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.

ASSESSMENT

There has been no change in circumstances since the granting of the previous application in 2000 and hence the application is considered acceptable subject to a condition limiting noise in addition to the conditions previously imposed.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, parking plans required, no outside storage other than defined areas, service yard for loading/unloading/manoeuvring only unless otherwise agreed, noise emissions must not exceed 41db Monday - Friday 0800-1800 hours, Saturday 0800-1300 hours, at other times must not exceed background noise levels by more than 3db, surface water. Notes re include definition of background noise levels, best practice, and compliance.

REASON(S) FOR RECOMMENDATION:-

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: