

49/2005/048

BRENDAN POWERWASHERS

**ERECTION OF INDUSTRIAL UNITS FOR THE PRODUCTION AND ASSEMBLY OF POWERWASHERS (USE CLASSES B1, B2 AND B8) INCLUDING OFFICE AND STAFF ACCOMMODATION, CAR PARKING AND ATTENUATION POND, LAND ADJACENT TO SEWAGE TREATMENT PLANT WITH ACCESS FROM SANDYS MOOR, LAND AT HILLSMOOR, WIVELISCOMBE AS AMENDED BY ADDITIONAL INFORMATION - WILDLIFE SURVEY RECEIVED 3RD OCTOBER, 2005, LETTERS DATED 4TH OCTOBER, 2005 AND 10TH OCTOBER, 2005**

08678/27475

FULL PERMISSION

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## **PROPOSAL**

It is proposed to erect 2 units on the northern part of the site with car parking, landscaping and attenuation pond on the southern area, on land south of Sandys Lane. The site is north of the sewage treatment works, and is currently rough grazing land with trees close to the western boundary on adjacent land, and some trees and hedgerow on the northern boundary. A small stream crosses the site from west to east. The site is bounded on the north west by an abattoir, and its car park is to the north of the site. The applicants currently occupy existing industrial units in Station Road, Wiveliscombe. These premises have proved to be inadequate for their needs. Currently 20 staff are employed, with an increase expected as a result of the new premises. The two units are 756 sq m and 1,395 sq m, and they have lorry turning and lorry parking areas in front of the units.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to conditions. ENVIRONMENT AGENCY object, wish to see flood risk assessment due to significant volumes of surface water, and further details of SUDs, suggests conditions if objections can be overcome. WESSEX WATER object given location adjacent to sewerage treatment works on basis of potential nuisance from odours, considers applicants should prepare an odour model, considers buffer zone should remain. SERC no specific species found on site. SOMERSET WILDLIFE TRUST suggests survey before planning permission granted.

LANDSCAPE OFFICER no objections subject to landscape condition. NATURE CONSERVATION OFFICER suggests conditions on nesting birds and grass snakes. ECONOMIC DEVELOPMENT OFFICER supports. ENVIRONMENTAL HEALTH OFFICER suggests noise condition. DRAINAGE OFFICER requires additional information on SUDs, pond, and other drainage details.

PARISH COUNCIL supports.

## **POLICY CONTEXT**

Policies S1- general requirements, S2 - design, S4 - rural centres, S7 - outside settlements, EC1 - employment development, EC2 and EC3 - extension of existing employment site, M3 - non residential development and transport provision, EN6 - protection of trees, woodlands, EN8 - trees in and around settlement, EN12 -landscape character areas, EN25 -the water environment, WV3 - Taunton Road employment allocation.

## **ASSESSMENT**

The northern part of the site is within the Local Plan Allocation for B1, B2 or B8 uses, the southern part of the site is in open countryside. There is no planning objection to the building and lorry parking areas to the north, and the ancillary car parking, attenuation pond and staff seating areas are to be provided in the newly landscaped area to the south. The agent has submitted additional information in respect of the Environment Agency concerns, and it is considered the objections can be overcome by the use newly created attenuation pond with suitable SUDs details and other drainage details. It is not considered appropriate to seek the survey requested by Wessex Water, given that no objections were raised at the time of the Local Plan Inquiry. The applicants are well aware of the location adjacent to sewerage treatment works and have designed the buildings to minimise odour nuisance. It is not considered that Wessex Water's objection can outweigh the industrial allocation of the northern part of the site. The southern part will be used to a lesser extent and forms a buffer area. Conditions will give protection to the southern area so as to keep the area open, and allow protection for grass snakes.

## **RECOMMENDATION**

Subject to the views of the Deputy Prime Minister under the Departure Procedure, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time, materials to be submitted, landscape including hedges, levels, no trenches under trees, parking, cycle rack, temporary car park, oil storage bunds, oil interceptors, no foul discharge, protect nesting birds, protect grass snakes, further wildlife survey, noise, no buildings etc in southern area,, full details of drainage, steam and pond. Notes from Environment Agency, hedges, and inform employees of potential odour.

REASON(S) FOR RECOMMENDATION:- The proposed development for B1, B2 and B8 uses is considered acceptable and is in accordance with Taunton Deane Local Plan Policies S1, S2, S4 and WV3, in addition the associated car parking area with attenuation pond and landscaping is considered to meet guidance in Policies S7, EC2 and EC3.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

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