

43/2005/024

TAUNTON DEANE BOROUGH COUNCIL

**ERECTION OF 7 INDUSTRIAL UNITS AT WELLINGTON TRADING ESTATE, SYLVAN ROAD, WELLINGTON AS AMENDED BY AGENTS LETTER DATED 24TH MARCH, 2005 AND DRAWING NOS. OB8/1402:02/01A AND OB/1402:02/02A**

14215/20507

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**PROPOSAL**

The proposal seeks to erect a single building that would be divided internally into 7 light-industrial units of varying internal dimensions. The footprint of the building would measure 55 m x 15 m and 7.5 m to the ridge. The building is proposed to use brick dwarf walls and corrugated steel sheeting for the remainder of the walls and roof.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objections. WESSEX WATER no objections.

ENVIRONMENTAL HEALTH OFFICER no objections subject to conditions restricting noise levels and survey of contaminated land. The noise restrictions shall be to the equivalent of use classes B1 (light industrial) between Monday - Friday 0800 hours to 1800 hours and Saturdays 0800 hours to 1300 hours at all other times, including Public Holidays, noise emissions shall not be audible when so measured. Noise emissions having tonal characteristics, e.g. hum, drone, whine etc, shall not exceed background levels at any time, when measured as above. Background noise level for the purposes of the condition shall be those levels of noise which occur in the absence of noise from the development to which this permission relates.

TOWN COUNCIL no objections provided there are suitable conditions covering hours of work, loading and unloading, noise levels and landscaping to protect existing screen hedging and trees.

TWO LETTER OF OBJECTION have been received raising the following issues:- there is little room for turning on the site and lorries will have to reverse raising a noise problem with lorries now fitted with alarms; lorries should be limited to the road end of the site only; could a condition be placed to keep the area in a tidy and clean condition, as there is waste on site; the perimeter hedge should be retained.

**POLICY CONTEXT**

Policies S1 (general requirements), S2 (design) and EC1 (Employment Development) of the Taunton Deane Local Plan are relevant to this application.

## **ASSESSMENT**

The site is located within the established industrial estate area formally known as the Wellington Trading Estate and now known as the Blackdown Business Park. The development is located on the former site of a larger industrial unit than that proposed that formally carried out more intensive industrial processes in terms of noise than that proposed. The scale of the proposed development is therefore considered acceptable within the context of surrounding buildings and the visual amenity of the area will be an improvement to the original building. Similarly the noise restrictions as recommended by the Environmental Health Officer, which are for those light industrial uses that are compatible adjacent to residential area, i.e. the properties adjacent to the east boundary of the site that front Sylvan Road. The restrictions not only restrict the volume of noise, but outside certain times and days the level of noise should not be any louder than background noise levels. This will ensure, as per the Town Council's concern that sufficient restriction covering hours of work, loading and unloading and noise are all enforceable. It would therefore appear unreasonable to restrict the hours of work and loading and unloading as outside the prescribed times no noise should be audible above background noise level. Restricting the hours of work is also considered unreasonable given that there are no such restrictions on any other units on the trading estate.

The County Highway Authority has raised no objection to the proposal. The plans show a lorry route that enables vehicles to enter and exit the site in a forward gear thus reversing would only occur to access each bay. Noise from reversing vehicles would be covered by the noise restriction condition. Conditions are also proposed that would bolster existing screening whilst maintaining the existing hedge and trees on the east boundary of the site facing the rear of the Sylvan Road properties. A condition is also proposed to restrict any outside storage of material that may otherwise result in an untidy appearance. With the restrictions imposed the residential amenity of the area will not be detrimentally affected.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, hedge and trees to be retained, landscaping, compliance with parking area, surface water to highway, no outside storage, noise restrictions, land contamination, lighting details to be submitted.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal complies with Adopted Taunton Deane Local Plan Policies S1, S2 and EC1, in that the site has good transport links and 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.**

**CONTACT OFFICER: 356586 MR R UPTON**

NOTES: