

PLANNING COMMITTEE – 8 SEPTEMBER, 2004

Report of the Development Control Manager

ENFORCEMENT ITEM

Parish: Hatch Beauchamp

1. **File/Complaint Number** E204/19/2002
2. **Location of Site** Mews Business Park, Station Road, Hatch Beauchamp
3. **Names of Owners** Hatch Mews Ltd
4. **Names of Occupiers** Various
5. **Nature of Contravention**

Storage of pallets in parking area.

6. **Planning History**

Planning permission was granted for the development of the Business Park in April 2000 (Ref. 19/2000/005). Condition 15 of the permission required that “no raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or within the storage areas as may at any time be approved in writing by the Local Planning Authority.”

A complaint was received during 2002 that pallets were being stored in parking spaces close to the western boundary of the site. The owner was contacted and the pallets removed. However, in recent months there has been further storage of pallets in this area.

On 6 July, 2004 the owner of the site wrote requesting written approval for storage of pallets within two parking spaces in accordance with the conditions referred to above. Local residents, the ward member and the County Council (in respect of the nearby school) and the Parish Council were asked to comment on the request.

The following responses were received:-

Hatch Beauchamp Parish Council:- The Council opposes the proposal on the grounds of loss of car parking spaces, on amenity grounds, and because it would represent a fire hazard and that TDBC be asked to enforce the existing condition as pallets are being stored in contravention of its provisions.

Councillor Williams:- I note that you have quoted Condition 15 of the relevant planning permission for this site, which obviously clearly states that "no raw materials, finished or unfinished products or parts, crates, packing material or waste shall be stacked or stored on the site except within the buildings or within the storage areas as may at any time be approved in writing by the Local

Planning Authority".

I note that the proposed pallet storage area is on the site of two parking spaces and therefore would not support this application as it obviously removes essential car parking spaces, which have previously been approved as part of the overall scheme. In addition, Condition 15 clearly stipulates the conditions that any end user can expect in respect of external storage, therefore cannot support the change as proposed.

Somerset County Council:- As the number of vehicles associated with the premises or vehicle turning movements in general would probably not significantly increase in the vicinity of the nearby primary school, there would be no objections on these grounds from the County as Local Education Authority. However, if what were designated parking bays within the site are used for other purposes, there may be consequent additional parking in Station Road which could cause a hazard to pupils and parents walking to and from the school or indeed further the vehicular congestion at the beginning and end of the school day.

8 individual letters and e-mails have been received objecting on the following grounds:- fire hazard; noise level; unsightly visual impact; pallets should be stored within building.

7. Reasons for taking Action

Whilst it may be unreasonable not to allow any outside storage at this site, the site proposed is close to the boundary of the site where the storage of pallets will not only be visually prominent from nearby properties, but also may cause noise and disturbance during loading and unloading. It is considered that more appropriate locations exist towards the southern end of the site.

8. Recommendation

The solicitor to the Council be authorised to take appropriate enforcement action and commence prosecution action subject to satisfactory evidence should the notice not be complied with.

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

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