

**OFFICER: Lee Walton (01935) 462324**

**APPL.NO: 08/02090/COU APPLICATION TYPE: Change of Use**

**PARISH: Somerton WARD: WESSEX**

**DESCRIPTION: The use of depot for the storage of modular pontoon blocks (Use class B8 Storage & Distribution) (GR 347731/129039)**

**LOCATION: Units 1 and 2, Plot 5 Bancombe Road Trading Estate, Somerton, Somerset TA11 6SB**

**APPLICANT: Christopher Murphy**

**AGENT: Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset TA1 1RN**

**DATE ACCEPTED: 30<sup>th</sup> April 2008**

### Reason for Referral

To allow Committee to consider further the issues that are raised by the application.

### Site Description and Proposal



The site is designated part of an industrial estate on the outskirts of Somerton.

The proposal seeks outdoors storage of modular pontoon blocks standing up to a height of 2 metres within the yard area.

### History

Various permissions for the industrial estate.

## **Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

### **Relevant Development Plan Documents:**

South West Regional Spatial Plan  
Policy VIS 1 - Expressing the Vision  
Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 2000  
Policy STR1 - Sustainable Development  
Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:  
Policy ST5 - General Principles of Development  
Policy ST6 - The Quality of Development

### **Consultations and Representations:**

**Town Council** - Refusal. The storage area located on the parking and turning area designated for the units, the Council recommends refusal on the grounds that vehicles; HGVs in particular, will be required to reverse back onto the main road system to turn round, causing highway safety problems.

**Highways** - No objection. There is still sufficient room within the curtilage of the site for the turning and parking of vehicles. Highways were asked to reconsider their comments in response to the Parish Council comments. Highway's response was: Having reviewed the submitted plan, whilst it is acknowledged that the turning area will be tight, it is felt that there is sufficient room within the site for the turning and parking of vehicles within the curtilage of the site even with a section of the turning area being lost as a result of this development. Therefore, the Highway Authority stands by its initial recommendation of no objection.

**Area Engineer** - No comment

20 Neighbour notifications were issued. 10 letters were returned by the postman. The immediate units were delivered to ensure that immediate properties were consulted. There has been one response. This questions the location of the application site with no proper address.

### **Considerations**

The main consideration relates to visual appearance and highways safety.

Given that the site forms part of an industrial estate, this is an appropriate location for the type of storage (modular pontoon blocks) proposed and given that this will be no greater than 2 metres in over all height visual awareness is considered will be limited, while it is suggested in the application's supporting information that the main build up in on-site storage will be over the Christmas period.

The Town Council have referred to the storage area taking up parking and turning space. County Highways have commented that the storage will not prevent on site parking and

turning. Highways have been approached for additional comment and maintain their comments in this respect.

It is anticipated that the type of business on site reduces the need for on-site parking. A condition can make the permission personal to the applicant that addresses this aspect. A temporary condition will in addition permit further consideration to be given to any impact on the parking and turning of vehicles resulting from the use of the outdoors storage area.

**Recommendation:**

**APPROVE**

**JUSTIFICATION**

01. The proposal for the outdoors storage area results in controls limiting overall height, limiting visual impact off site, although within an area suited to the type of use that is proposed, while the use of a personal condition would seek to control on site parking and turning for when the current use ceases in the interests of highways safety and visual amenity in accordance with the aims and objectives of policies ST6 and TP6 of the South Somerset Local Plan 2006 and policy 49 of the Somerset and Exmoor National Park Joint Structure Plan 2000.

**Application Permitted with Conditions**

01. The storage hereby permitted shall be contained to the area hatched on the approved plan and the overall height limited to no more than 2 metres above ground level.

Reason: In the interests of visual amenity further to policy ST6 of the South Somerset Local Plan 2006.

02. To any area other than the hatched area shown on the approved drawing there shall be no obstruction.

Reason: To keep areas available for parking and permit turning on site, In the interests of highway safety in accordance with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan 2000.

03. The use hereby permitted shall be carried on only by Christopher Murphy and shall be for a limited period of two years from the date of this decision, or the period during which the premises are occupied by Christopher Murphy whichever is the shorter.

Reason: The Local Planning Authority is only prepared to grant a personal permission on a temporary basis in order to review the matter at the end of the period specified and in view of the need put forward by the applicant.

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