

OFFICER: Chris Pulsford (01935) 462072 [Item 3]
APPL.NO: 07/00166/FUL APPLICATION TYPE: Full Application
PARISH: Crewkerne WARD: CREWKERNE TOWN
DESCRIPTION: Change of use from trailer sales to residential and alterations (GR 344075/109461)
LOCATION: 52A Hermitage Street Crewkerne Somerset TA18 8ET
APPLICANT: Mr & Mrs C Cruickshank
AGENT: Mr M McCall The Old Bakery Bincombe Lane Crewkerne TA18 7LY
DATE ACCEPTED: 8 January 2007

REASON FOR REFERRAL TO COMMITTEE:

At the request of Ward Members to consider the issue of potential noise problems in the context of the suitability of the building for use as a dwelling.

SITE DESCRIPTION & PROPOSAL:

This is a 2-storey building within a terrace, with a house on one side and a pub on the other. It has vehicular access to the rear and a parking area on site. It was previously used for the sale of trailers. Ground would be excavated at the rear to provide a garden/yard area on the ground floor, with access direct to the first floor area via a new footbridge. An acoustics report in relation to potential noise from the pub, particularly its 1st floor skittle alley, is submitted. The 'pin' end of the alley abuts on to the party wall of the application building.



HISTORY:

06/01535/FUL Conversion to dwelling - withdrawn.

POLICIES:

South Somerset Local Plan
Policy EH7 - Development in Conservation Areas
Policy ST5 - General Principles of Development

Policy ST6 - Quality of Development
Policy EP1 - Pollution and Noise

CONSULTATIONS:

Town Council:

Recommends refusal on the grounds advocated by the Environmental Health Officer.

County Archaeologist:

No objection.

Area Engineer:

No comment.

MOD:

No objection.

County Highways:

No objection subject to condition.

Senior Environmental Protection Officer:

Noise from the skittle alley will definitely be a problem for the occupants of the proposed dwelling. I have experienced problems with noise from skittle alleys over the years and never ever achieved a satisfactory conclusion to the problem.

The proprietor of the pub states that in the 20 years of his running the pub there has not been a single complaint re noise. He considers it unfair to refuse the application on the basis of noise. The occupier of the dwelling on the other side of the site states that she too has had no noise problems from the pub. A dwelling would be a better use than a trailer sales depot (which could be noisy) or any other commercial use.

CONSIDERATIONS:

Whilst this building is otherwise suitable for use as a dwelling and the alterations proposed are acceptable in terms of both the Conservation Area and impact on neighbouring properties, the question of noise and disturbance from the skittle alley remains a significant issue. The Environmental Protection Officer has considered the proposal in depth, taking into account the acoustic report and having visited the site specifically to assess whether any additional works at the site in the way of extra sound proofing might reduce noise to an acceptable level. He remains concerned on these points and maintains his recommendation of refusal.

RECOMMENDATION:

Application Refused

1. The proposed dwelling would be likely to be subject to an unacceptable degree of noise and disturbance from the skittle alley in the public house, which abuts it, to the detriment of the amenities, which could reasonably be expected by its occupants. The proposal is therefore contrary to the aims and objectives of Policy EP1 of the South Somerset Local Plan 2006.