

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	26th November 2008
Application Number	08/02252/FUL
Site Address	Environmental Services, Bath Road, Chippenham, Wilts. SN14 0AB
Proposal	Change of Use From Light Industrial Building to Ambulance Station, Including External Alterations
Applicant	Mr D Harwood
Town/Parish Council	Chippenham
Grid Ref	390788 172641
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because the Council is the freehold owner of the Bath Road Industrial Estate.

Summary of Report

This application proposes the change of use from Industrial & Storage (B1, B2 & B8) to an Ambulance Station and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3
- Impact on traffic and parking in the local area

Officer Recommendation

Delegate to the Development Control Manager to await the comments from the County Highway Authority.

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Proposal and Site Description

The site relates to a brand new industrial building located within an existing Industrial estate. The building comprises of 3 industrial units granted for B1, B2 and B8 use under N.07.1718.FUL.

The proposal is for the change of use of one of these 3 units from industrial to an Ambulance Station (Sui generis). The application also includes the insertion of 2 new windows on the south (side) elevation.

The Great Western Ambulance Service (GWAS) propose to relocate the existing ambulance station from Malmesbury Road to this site. In the supporting statement the existing garage and office accommodation at Malmesbury Road is described as being in a dilapidated state and beyond long term economic repair.

The applicant has chosen the Bath Road site to provide new facilities needed for the crew and vehicles, which also has a minimal requirement for ongoing maintenance.

The GWAS considers the site to be in a location more suited to operational needs having undertaken analysis of recent and historical data based on demands on the service and their ability to deploy and respond effectively in the Chippenham Area.

Planning History		
Application number	Proposal	Decision
08.01678.FUL	Change of use from Industrial to Ambulance Station, including external alterations	WDN
07.01718.FUL	Three Business, Industrial & Storage purpose unit (B1, B2 & B8) Amendment to N.06.01922.FUL)	PER
06.01922.FUL	Three Business, Industrial and Storage units (B1, B2 & B8)	PER
0.05.1248.FUL	Industrial and storage B1, B2 & B8	PER

Consultations

Chippenham Town Council objects on the following grounds – the new location will not be large enough to provide a sufficient service for Chippenham and the surrounding area, and the existing access arrangements are inadequate and not conducive to efficient response.

Wiltshire County Council Highways comments are awaited.

Environmental Health have no adverse comments

Representations

One letter received from a local employee stating from experience of working in this location and suggests that a box junction should be implemented at the A4/Bath Road Industrial Estate junction. Even though ambulances on blue lights should be let out of the junction by motorists, there are occasions when the traffic queue is nose to tail between the Rowden Arms roundabout and the B&Q traffic signals making access difficult.

Planning Considerations

Principle of development

The site is located within an established industrial estate, but is not within an allocated employment site for the purposes of the local plan. The proposed use would bring benefits to the community as an emergency service facility. The loss of this newly built and currently vacant industrial building is not considered to have an adverse impact on the employment opportunities for the local area.

Impact on amenity

The site is located within an existing industrial estate and has approval for general industrial use and the proposed ambulance station, in comparison, would generate less nuisance in terms of any noise, vibration, smell, fumes etc.

There is little change in the external appearance of this building and the new windows will not adversely affect the appearance of this building.

Highways and Access

The supporting evidence states that the majority of vehicles movements from the site are not emergency related. Operational vehicles are deployed to pre-designated stand by locations where they can respond quickly to emergencies.

It is intended that 4 Ambulances and 3 response cars will be based at the site.

4 emergency vehicles would be in operation at one time. They will deploy, return for one break, then deploy again and return at end of the shift. There would be 2 shifts per day.

The proposed station will provide storage, cleaning and re-stocking facilities for vehicles, rest and welfare facilities for crew, office base for staff and facility for limited levels of training activities.

Emergency responses are not planned from the site, but will sometimes occur, and it is estimated that this could be on average 28 per week, compared to 84 for the Malmesbury Road station.

There is some concern about the vehicles exiting from the Industrial estate onto the Bath Road, due to the traffic lights and roundabout towards Chippenham.

The comments from Highway Authority are awaited in response to the impact on highway safety.

Recommendation and Proposed Conditions/Informatives

Delegate to the Development Control Manager to await the comments from the County Highway Authority, and the impositions of any appropriate conditions should planning permission be granted.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20, 3.03, 4.02, 4.04,