

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	26th November 2008
Application Number	08/02425/FUL
Site Address	Parsonage Way Depot, Chippenham, Wilts. SN15 5QQ
Proposal	Rear Extension of Existing Workshop and Erection of New Single Bay Workshop and Store
Applicant	North Wiltshire District Council
Town/Parish Council	Chippenham
Grid Ref	392887 174437
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 both landowner and applicant.

Summary of Report

This application proposes an extension to an existing workshop/garage and a new stand alone workshop. The site is the existing Parsonage Way depot the key points to consider are as follows:

- Impact on appearance of the existing site and buildings
- Impact on neighbouring uses

Officer Recommendation

Subject to the expiry of the consultation period (November 27th) and no new issues being raised Planning Permission be GRANTED subject to the conditions

Contact Officer	Brian Taylor	01249 706683	briantaylor@northwilts.gov.uk
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Proposal and Site Description

The proposal is in two parts. Firstly an existing garage is to be extended by 1.8 metres at the rear to allow additional space to maintain refuse trucks. Secondly, a new workshop will be constructed alongside the existing garage to maintain some of the smaller vehicles and to provide storage.

All the development is contained within the existing depot site.

Planning History

Application number	Proposal	Decision
None recent or relevant		

Consultations

Chippenham Town Council comments are awaited.

Wiltshire County Council Highways have no objections.

Representations

None received

Planning Considerations

The proposals are for uses ancillary to the existing use as a depot for refuse collection vehicles.

The extension is relatively minor , being 1.8 metres deep along almost the entire width of the garage 16.8m . It is only single storey (3.3m maximum) to accommodate work benches. The existing garage has an eaves height of 5.8 m and ridge height of 7.7m). the impact on the appearance of the building or neighbouring users will be minimal.

The workshop will be located alongside the existing garage and is 14.6 m by 12.2m, with a maximum height of 6.1m. It is utilitarian but exactly what one would expect in this location. The impact on the appearance of the area is minimal.

Recommendation and Proposed Conditions/Informatives

Subject to the expiry of the consultation period (November 27th) and no new issues being raised Planning Permission be GRANTED subject to the conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

Informative

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref

Site location plan; Drawing Nos:DET\CHI\0'039-AD99 and DET\CHI\0'039-AD100 (all received by the local planning authority 22 October 2008)

Reason for Decision

The proposed works will have no adverse impact upon the appearance of the area or the amenity of neighbouring users. The application complies with Policy C3 of the North Wiltshire Local Plan 2011.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20