

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	11.07.2012		
Application Number	W/12/00581/FUL		
Site Address	Depot 107 Middle Lane Whitley Melksham Wiltshire		
Proposal	Proposed warehouse		
Applicant	Mr Barry Pocock		
Town/Parish Council	Melksham Without		
Electoral Division	Melksham Without North	Unitary Member:	Mark Griffiths
Grid Ref	388705 166181		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 01225 770297 jennifer.fivash@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Griffiths has requested that this item be determined by Committee due to:

- * Relationship to adjoining properties
- * Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted

Neighbourhood Responses

4 letters of objection received. 1 petition of 35 signatures received objecting to the proposal if the result of the expansion is an increase in large articulated vehicles entering and leaving the property.

Parish Council Response - No objection

2. Report Summary

The main issues to consider are:

- Impact on Street Scene
- Impact on Residential Amenity

3. Site Description

The application site is located within the village of Whitley located along Middle Lane which is narrow road serving a number of dwellings, the application site and a community building called the reading rooms. It has a long established use dating back over 30 years in the same family ownership. The site is currently used for processing poultry, bacon and meat, for which the company are wholesalers. It contains a number of buildings of various designs, all of industrial design except for the office building. The site is roughly rectangular in shape.

4. Relevant Planning History

92/00581/FUL – New block of four garages to replace freezer units and form screen to scrap yard – Permission 23.06.1992

91/00795/FUL – Erection of new freezer unit – Permission 24.09.1991

79/00414/HIS – Construction of covered parking area – Permission 05.06.1979

5. Proposal

The application seeks permission to replace two existing garages on site with a warehouse for storage and assembly of cardboard boxes used in the existing business. The warehouse would be located to the rear of the site and would be 5.46 metres in height and 1.6 metres square, with roll over doors in the west elevation. The building would have a shallow pitched roof.

6. Planning Policy

West Wiltshire District Plan First Alteration 2004

C31A Design

C38 Nuisance

NPPF - supports proposals for sustainable economic growth.

7. Consultations

Melksham Without Parish Council

No objection

Highways

No highway objection subject to a condition requiring a turning area within the site to be kept clear and maintained for the purposes of vehicle turning.

Environmental Health (PROTECTION)

No objection

The application was advertised by site notice/neighbour notification. Expiry date: 11 May 2012

Summary of points raised:

4 letters of objection received. 1 petition of 35 signatures received. Comments relate to:

- Adequate turning circle provided on site
- Doubling floor space for storage
- Increase in traffic
- Community facility next to site
- Safety of children
- Working outside opening hours
- Noise
- Smell

9. Planning Considerations

Street Scene & Design

The proposed warehouse sits between two existing buildings and would replace two garages. In this location, it would not harm the character or appearance of this industrial site or its surroundings. It is constructed of materials that match with the existing buildings - portal frame with steel cladding above a blockwork wall

Residential Amenity

The proposed warehouse would not harm the amenities of the surrounding neighbours. This is due to the proposal not causing any adverse overshadowing of the neighbouring amenities.

The main issue raised during consultation have been concerns from local residents about the operation of the current business, particularly noise disturbance and the difficulty the road has in accommodating the large articulated vehicles that use the site. These are understandable concerns. The company has responded by saying that it does try to minimise noise seek to minimise disturbance through instructions to drivers and changing its operating procedures. As the use is long established, the Council is not able to retrospectively impose additional conditions on hours of operation or timing of deliveries and the construction of the new building will have no impact on these matters. The concerns of local residents on these issues has been flagged up to the Council's Environmental Protection Team as it is considered that they may be better placed to deal with them.

Conclusion

The proposal complies with local and national policy and planning permission should be granted subject to conditions.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The turning area shown hatched on the approved drawing no. 904-02 Rev A shall be kept clear and maintained for the purpose of turning vehicles at all times.

REASON: In the interests of highway safety.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

904.0; 02; 03; 04 received on 26 March 2012; 904.02 A received on 1 June 2012

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Appendices:	
Background Documents Used in the Preparation of this Report:	