

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>3<sup>rd</sup> September 2008</b>
<b>Application Number</b>	<b>08/01421/FUL</b>
<b>Site Address</b>	<b>BULK HARDWARE, PARSONAGE WAY, CHIPPENHAM, WILTSHIRE, SN15 5PT</b>
<b>Proposal</b>	<b>Extensions to Two Adjoining Commercial Buildings</b>
<b>Applicant</b>	<b>Bulk Hardware Ltd</b>
<b>Town/Parish Council</b>	<b>Chippenham</b>
<b>Grid Ref</b>	<b>392693 174686</b>
<b>Type of application</b>	<b>Full application</b>

**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 8<sup>th</sup> April 2002 because the Council is the landowner.

**Summary of Report**

This application proposes an extension to an existing warehouse building on Parsonage way, Chippenham. This raises the following issues:

- Design and scale of the development
- Impact on traffic and parking in the local area
- Impact on neighbouring users

**Officer Recommendation**

Planning Permission be GRANTED subject to the conditions

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**Proposal and Site Description**

The proposal is to extend an existing industrial building on Parsonage Way (operated by Bulk Hardware). The two extensions total an increase of 801 sq metres (in addition to the existing 3,466 sq metres).

The extensions will reflect the appearance of the existing building and provide additional storage space.

**Planning History**

Application number	Proposal	Decision
94/00303/FUL	Warehouse Unit	Permit

## **Consultations**

**Chippenham Town Council** have no objections.

**Wiltshire County Council Highways:** Comments awaited.

## **Representations**

No. letters of support or objection that have been received.

## **Planning Considerations**

### Principle of development

The site is within an established industrial area and therefore the extension of buildings and businesses is appropriate.

### Impact on amenity

The extensions are relatively modest compared to the existing building and will be constructed of matching materials. The building is located at the end of Parsonage Way and so it has little impact on neighbouring operators/businesses.

### Highways and Access

Highways comments were still awaited at the time of drafting this report, but the proposals allow for an increase in parking spaces on the site and allow for vehicle turning manoeuvring areas.

## **Recommendation and Proposed Conditions/Informatives**

Subject to receipt of comments of the local highway authority 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.

Site location plan, Drawing Numbers 07.122.05; 07.122.06; 07.122.09; 07.122.10; and 07.122.11 all received by the local planning authority 10<sup>th</sup> June 2008

2. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land.

If you intend carrying out works in the vicinity of the site boundary you are also advised that it may be expedient to take our own independent advice with regard to the requirements of the Party Wall Act, 1996.

### **Reason for Decision**

The proposed extensions to the existing building are appropriate in scale and design and are not considered to have an adverse impact upon the appearance of the area or upon the operation of neighbouring uses. The proposal complies with Policies C3 and BD3 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<ul style="list-style-type: none"><li>• <b>NONE.</b></li></ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li>• <b>1.20</b></li><li>• <b>4.02</b></li><li>• <b>4.04</b></li></ul>