

Committee date 14/11/2023

Application No: 41/23/00004

Application Type: Full Planning Permission

Case Officer: Adrian Noon

Registered Date: 17/03/2023

Expiry Date: 11/05/2023

Parish: Pawlett

Division: Huntspill and Pawlett

Proposal: Erection of workshop extension to the South elevation on site of existing storage building (to be demolished).

Site Location: 19 Old Pawlett Road, West Huntspill, Highbridge, TA9 3RH

Applicant: A38 Tyres



Committee decision potentially required because

This application is referred to the area committee at the request of the Chair and/or Vice Chair to enable the issues raised by the Parish Council to be debated.

Background

The site is located outside of any settlement boundary approximately a kilometre south of the built up part of West Huntspill. It is located close to the junction of Pawlett Road (A38) and Old Pawlett Road. It comprises of an established car tyre and car workshop with associated buildings and forecourt.

It is proposed to build an extension to the side of the existing workshop.

During the processing of the application, the proposed building has been reduced in size and moved away from the boundary with the A38. revised drawings have been provided to reduce the redline area to omit a very small piece of highways land that have been accidentally incorporated.

Relevant History

41/16/00004 Granted: Retention of building used as a workshop and tyre storage, under existing canopy.

Supporting information supplied by the applicant

Design and Access Statement

Flood Risk Assessment

Vehicle swept paths for a recovery truck and visibility splay

Consultation Responses

Parish Council: Object

“Whilst the PC does not object to the principle of the proposed extension, it does object to the application as it stands as potential highway safety objections have not yet been resolved.”

Highway Authority: no objection to revised plans

- Recommend conditions regarding visibility and turning

OFFICER NOTE: no alteration is proposed to the access and drawings have been provided to show that the proposed building would not impinge on the visibility splay (with includes third party land) of the existing access. it is not therefore necessary or reasonable to impose the suggested condition. Highways have confirmed that the amended redline now omits any highways land.

Historic Environment Service: No objection

Environment Health: No objection

Drainage Board: refers to Standing Advice

Representations

None received

Most Relevant Policies

National Planning Policies

National Planning Policy Framework

Local Plan (2011-2032)

- D1 Flood Risk and Surface Water Management
- D2 Promoting High Quality and Inclusive Design
- D14 Managing the Transport Impacts of Development
- D15 Economic Prosperity

Main Issues

Principle

Development in the countryside is strictly managed and therefore only supported by the local planning authority if it accords with specific Local Plan policies which exceptionally allow certain types of rural development or where a proposed development relates to a specific countryside need i.e. when countryside location is essential or more sustainable.

The site comprises of an existing business premises and this proposal seeks to enhance the facilities which is considered to be acceptable in principle.

Impact on Highway Safety

The Highways Officer considers that the swept path drawings provided in support of the application demonstrate satisfactory manoeuvring ability within the site and adequate visibility for vehicles using the premises has now been shown on the amended drawings.

The Parish Council raise concern in respect of highway safety and the proposal has been amended to accord with the Highway Officer's advice. No further comments have been received from the Parish Council. However it is considered that as there is no objection on highway grounds, the development accords with Policy D14 of the Local Plan.

Design and Scale

The proposed building is of a suitable design, appropriate for its intended function and will relate well to the existing buildings on site. The proposal will be similar in scale to the buildings already on site and will be seen in context with the commercial character of the location. In terms of the colour of the cladding, the proposal is for a white clad building and while some of the existing buildings on the site are white and grey with dark trim and an existing building to be removed is dark green, it is considered that a more subtle dark green colour would be more appropriate. A condition requiring such details to be agreed would ensure that an appropriate colour is used.

As such, the proposal with an appropriate condition, is considered to accord with policy D2 of the Local Plan.

Residential Amenity

There would be minimal impact on residential amenity. The nearest dwelling to the site is on the northern side of the business premises and due to the size, scale and orientation of the buildings, it is not considered that the development would have any significant increase in the impact on residential properties or the wider area.

The proposal will therefore accord with Policy D25 of the Local Plan.

Conclusion

The development would benefit economic development and would have no undue adverse impact on highway safety, the character of the area or amenity of neighbouring residents.

RECOMMENDATION

GRANT PERMISSION

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the details of the proposed cladding described on the approved Dwg no. 16/0002/102a, no approval is hereby given to those materials. Prior to the installation of the proposed cladding, details of the colour of the cladding shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity in accordance with Policy D2 of the adopted Sedgemoor Local Plan (2011-2032).

Schedule A

Location Plan Drg No. 16/0002/1000c

Existing Site Plan Drg No. 23/0002/500b

Existing Elevations Dwg 16/0002/100b

Existing Floor Plan Dwg 16/0002/101b

Proposed Site Plan Dwg 23/0002/501b

Proposed Elevations Dwg 16/0002/102b

Proposed Floor/layout Dwg 16/0002/103b

DECISION
