

CLYST ST GEORGE 05/2409/FUL 9.12.05  
(Clyst Valley) (FULL)

Applicant: Mr D Langdon

Location: Dart Business Park Mill  
Clyst St George

Proposal: Erection of 7 no industrial units, associated access and parking and service yard

### **Consultations**

County Highway Authority  
No comment

County Archaeologist  
No archaeological observations

Environment Agency  
No objection in principle subject to comments

Environmental Health  
No comments received

### **Planning History**

<b>App. No.</b>	<b>Year</b>	<b>Proposal</b>	<b>Date of Decision</b>
P2108	2002	Erection of Light Industrial Buildings	29.10.02 Approved
P0919	2003	Erection of Light Industrial Buildings on existing open Industrial Storage area	10.06.03 Approved

### **Representations**

2 letters of objection have been received making the following observations.

1. Increased traffic- access should be directed off road leading to Topsham.
2. Additional vehicular traffic will be dangerous to pedestrians using public footpath.

### **Ward Member**

No comments received

### **Parish Council**

Based on the information to hand, the Parish Council considers the proposed buildings are excessive. They are too high and not acceptable as an alternative to that which has been agreed. Councillors are not aware that they comply with the Local Plan.

### **South West Water**

No objections provided foul drainage only is connected to the public foul or combined sewer. No development will be permitted within 3 metres of the water main without the express consent of SWW and ground cover should not be substantially altered to ensure the security of SWW apparatus.

### **Location**

The application site refers to an area of land used for general 'open' storage to the south-east of Darts Business Park. There are neighbouring dwellings to the north, east and west that are set some distance from the site. The site is level, although the land rises to the south and east, and is screened to a reasonable degree on three sides by conifers, sporadic trees and an earth mound. The north-western aspect is open with clear views to the existing business park buildings.

The site is located within the Green Wedge, in open countryside, within a low to medium flood risk zone.

## **The Proposed Development**

This is a full application for the erection of 7 new industrial units, associated access and parking and service yard. The site already benefits from an extant planning permission for the erection of light industrial buildings (ref 02/P2108) to be constructed with roofs of metal profile sheeting and walls combining metal profile sheeting and render. A subsequent application (03/P0919) permitted an increase in the ridge height of the buildings by a maximum of 2 metres, to 6.1 metres, but all other aspects of the scheme remained the same.

The current application covers a similar area to the original scheme but intends to provide 7 smaller terraced units in place of the original 4 semi-detached units. The ridge height of the now proposed units is 7.1 metres and it is this increase in height to which the Parish Council specifically refers in their objection. The applicant has indicated that a reduction in the ridge height may be acceptable but the roof pitch would need to be reduced to achieve such a reduction and this would detract from the appearance of the buildings.

The current application proposes that the walls be predominantly timber clad with grey metal profile sheeting on the roofs.

## **Planning Policy**

The following policies of the East Devon Local Plan (Revised Deposit – 2003) are applicable to this proposal;

- Policy D1 (Design and Local Distinctiveness)
- Policy S4 (Countryside Protection)
- Policy EN4 (Development in Green Wedges)
- Policy EN26 (River and Coastal Flooding)

## **Observations**

The site is located within open countryside, where there is normally a presumption against new development, and within a Green Wedge where development which would contribute to the coalescence of nearby settlements will not normally be permitted. It is understood that the proposed industrial units are intended to accommodate new businesses rather than the expansion of existing businesses already on the site and, as such, the proposal would not readily comply with the Council's employment policies. This must be balanced against the fact that the site already benefits from a current planning permission for the erection of industrial units and this scheme, whilst proposing an increase in the number of units and a slight increase in the overall height, will not be significantly more harmful than that which has already been permitted. The units currently proposed will each be smaller than the units in the previous scheme, the application sites coincide and the new units will be timber clad and extensively landscaped which will soften their appearance. The distance between the units and other buildings, and the scale of the overall development, means that the impact of increasing the ridge height by a further metre will not be significant.

## **Recommendation**

APPROVE subject to the following conditions

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## Conditions

1. The development hereby permitted shall be alternative to that development permitted by Notice of Decision No's. 02/P2018 and 03/P0919. If at any time after any works or operations are started or carried out under or by virtue of that permission (in whole or in part) then the permission hereby granted shall thenceforth be void and of no effect and no works or operations of any kind may thereafter be started or carried out under or by virtue of the permission hereby granted.  
Reason - To ensure that only one permission is implemented.
2. No work shall be commenced until satisfactory details as to the colour and texture of the facing and roofing materials to be used in the construction of the proposed development have been submitted to and approved in writing by the Local Planning Authority.  
Reason - To enable the Local Planning Authority to consider the details of the materials to be used for the development in the interest of the appearance and character of the area.
3. The processes carried on and the machinery installed on the site or within the building(s), shall be restricted to Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.  
Reason - In order to protect the amenities of the area and of the neighbouring residential development.
4. The site must be drained on a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul drainage.  
Reason - To prevent pollution of the water environment.
5. No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage areas at any time approved by the local Planning Authority.  
Reason – to safeguard the amenities of nearby properties.
6. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound shall be at least equivalent to the tank plus 10 percent. If there is multiple tankage, the compound shall be at least equivalent to the largest tank, or the combined volume of interconnected tanks, plus 10 percent; or 25 percent of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.  
Reason – To prevent pollution of the water environment.

## List of Background Papers

The file containing all letters, consultations, and documents referred to in the report.