

Officer Report On Planning Application: 17/00582/FUL

Site Address:	Thales Underwater Systems Ocean House Throop Road
Ward :	BLACKMOOR VALE
Proposal :	Installation of a two-storey Portakabin Ltd building to be used as an office facility.
Recommending Case Officer:	Lee Walton
Target date/Ext of time	14th April 2017
Applicant :	Mark Arcari
Type : 10	Minor Other less than 1,000 sq.m or 1ha

This application is considered acceptable to be determined as a delegated decision given that no observations have been made that are contrary to the officer recommendation.

SITE DESCRIPTION AND PROPOSAL

Thales is an established local employer located in the centre of the village. The main car park is located to the north of the existing buildings and is part inside the development boundary.

This application seeks the erection of a two storey portakabin building to be used as an office facility. Although described as temporary buildings the proposal seek their permanent retention on site. The application site's location removes several parking spaces, although as noted the extensive main car park lays north of the application site.

A Design and Access Statement is submitted in support of the application.

HISTORY

14/02464/FUL - Extension of main car park together with perimeter protection and landscaping, approved.

13/00392/FUL - Erection of a steel framed building to form a new production facility, Approved.

11/04258/FUL - Retention of a temporary building structure (Retrospective) - Approved.

Numerous applications have been made for the wider site before 2011.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS2 - Development in Rural Settlements

EP4 - Expansion of Existing Businesses in the Countryside

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General development

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 1 - Building a strong competitive economy

Chapter 3 Supporting a Prosperous Rural Economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring Good Design

National Planning Policy Guidance

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following

corrections made.

CONSULTATIONS

ABBAS AND TEMPLECOMBE PARISH COUNCIL - No objection

COUNTY HIGHWAY AUTHORITY - No objection

SSDC ECONOMIC DEVELOPMENT supports.

REPRESENTATIONS

None

CONSIDERATIONS

Principle

Seen within the curtilage of this important local employer the proposal is considered acceptable and accords with policy EP4 and the aims and objectives of the NPPF.

Character and Appearance

Seen in context with the adjacent built form the proposal is not considered would have a harmful visual impact. The proposal accords with policy EQ2 of the local plan.

Highways

No matters are considered to arise in terms of highway safety.

Neighbour amenity

Seen in context with the extent of the surrounding built form and located away from adjacent neighbours it is considered that the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

RECOMMENDATION

Approve

01. The additional built form seen in context of this important local employment site will have an acceptable visual impact and will not have any significant impact upon neighbour amenity or highway safety. As such the proposal complies with policy EP4 and EQ2 of the South Somerset Local Plan 2006- 2028.

SUBJECT TO THE FOLLOWING:

- 01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.
- 02. The development hereby permitted shall be carried out in accordance with the following approved plans: TSKN2220137436 Rev3, LP300117, and HEH0592007 (ground and first floor plans), received 7 February 2017
Reason: For the avoidance of doubt and in the interests of proper planning.

Case Officer Signed :.....

Date :...../...../20.....

Agreed: YES/NO

Senior Officer Signed: :.....

Date

:...../...../20.....