

PLANNING APPLICATION REPORT

Case Officer: Wendy Ormsby

Parish: Dartmouth **Ward:** Dartmouth and East Dart

Application No: 0901/16/FUL

Agent/Applicant:

Mr Ian Hodder
Tourism House
Pynes Hill
Exeter
EX2 5WS

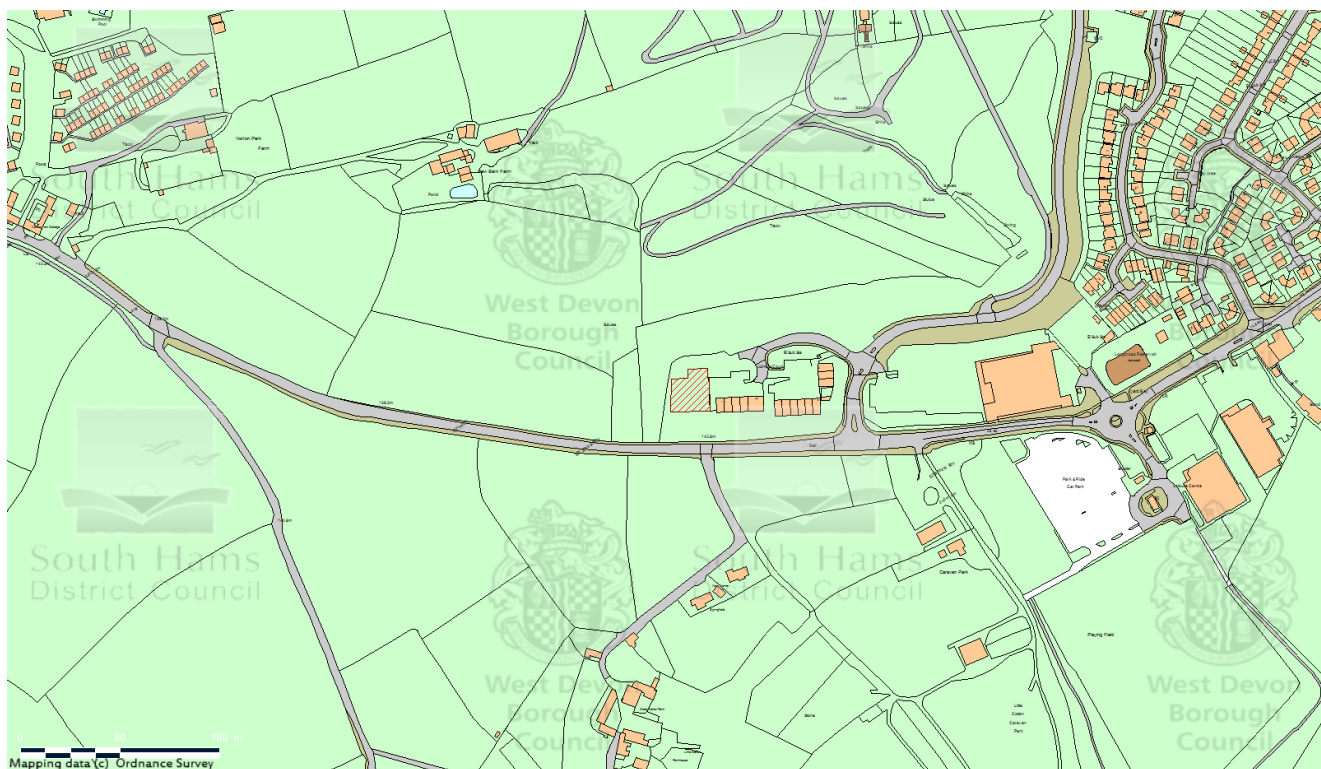
Applicant:

South Hams District Council
Follaton House
Plymouth Road
Totnes Devon
TQ9 5NE

Site Address: Admiral Court, Nelson Road, Dartmouth, Devon, TQ6 9HU

Development: Erection of 2no. terraces of industrial units (class B1)

Reason item is being put before Committee: Applicant is SHDC



Recommendation: Conditional Approval

Conditions:

Time
Accords with plans
Drainage details to be agreed
Materials to match existing units within site
Unsuspected contamination
Details of hardsurfacing to be agreed
Parking to be provided and retained

Site Description:

Admiral Court is an existing, small industrial estate on the western edge of Dartmouth. Access is from Nelson Road which runs to the east of the site, the A3122 main road into Dartmouth runs along the southern site boundary. Open countryside lies to the north and west.

The site is well screened from the main road by mature vegetation and bunds and there is screen planting surrounding the site.

Admiral Court currently accommodates 14 light industrial units with parking and circulation space.

The Proposal:

The western end of Admiral Court is an area of undeveloped, open land, currently used informally for vehicle circulation. It is proposed to extend the industrial estate into this area by constructing a terrace of 5 units on the southern part of the site and a pair of adjoined units to the north. The units will have similar appearance in design, scale and finishing materials to the existing.

The units will each contain a mezzanine floor at the rear, a full height roller shutter entrance and pedestrian entrance. In total 21 car parking spaces are proposed.

No changes are proposed to the existing site boundaries.

Consultations:

- County Highways Authority - no objection but recommends that the LPA consider how vehicles would turn/circulate within the development.
- Environmental Health Section - Recommends unsuspected contamination condition
- Town/Parish Council – Recommend Approval
- Drainage no objection subject to conditions requiring details to be agreed and implemented.

Representations:

No letters received

Relevant Planning History

15/0041/98/10. Engineering works to form access and levelled site for future industrial development Regulation 3 LPA own development pursuant to Economy & Employment Committee Minute EE 29/97. Land to the north of the A3122 West of Townstal Estate Dartmouth.

Conditional approval: 05 Mar 98

15/0535/06/DC

Construction of 5 industrial units and associated parking Regulation 3 LPA own development pursuant to a decision by Executive Minute No. E107/05 dated 5th January 2006

Admiral Court Nelson Road Dartmouth

Conditional approval: 18 May 06

15/0683/00/F

Construction of factory and offices Dartmouth Gateway Townstal Industrial Estate Dartmouth

Conditional approval: 20 Jul 00

15/0610/75/3

Outline application for part residential and part employment use B.1 B.2 & B.8 including landscaping and reservation of land for a proposed link road. Area west of Townstal Dartmouth.

Conditional approval: 26 Sep 96

ANALYSIS

Principle of Development/Sustainability:

This site is on the edge of Dartmouth, within walking distance of the residential area of Townstal; it is close to local facilities including shops and is within walking distance of the Park and Ride. The site is a sustainable location for employment uses, within walking distance of a potential workforce. The social and economic benefits additional employment creating uses would bring to the area also adds to the sustainability of the proposal.

Design/Landscape:

The site is well screened from the main road and existing planting on the north and eastern site boundaries is continuing to mature. The site is not unduly prominent in the landscape; the landscape impact is acceptable.

The proposed units will be of a similar design, scale and materials to the existing units and will create a satisfactory and appropriate expansion of the site.

Neighbour Amenity:

There are no residential properties in close proximity to the site. The proposed use is for light industry which by definition should not cause disturbance within a residential area.

On completion the development should not have an adverse impact on the existing occupiers of Admiral Court.

The impact on neighbour amenity is acceptable.

Highways/Access:

A sufficient number of car parking spaces are proposed, however of the 21 proposed, 4 spaces are stacked which is not ideal. As this is a private estate this will not impact on users of the public highway.

Normal, transit sized delivery vans will be able to park and turn using the forecourts of the new units. Very large vehicles however would not be able to turn in the new parking/circulation area unless the parking areas were empty. The consequence is that very large vehicles would either turn into the

courtyard of units 9/8/7 and then reverse back into the new development or having entering the new development in forward gear would then reverse and turn within the area in front of unit 11.

Again, this is not ideal but as this is a private road within a private estate, under the control of a single landowner it is reasonable to conclude that matters of safety and convenience can be adequately managed. Having regard to the small size of the units and relatively tight turns within the access road it is not anticipated that very large vehicles would frequently visit the site.

On balance, matters relating to highways and access are considered to be satisfactory.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

NPPF

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP7 Transport, Access & Parking

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.