Extension of open storage space; Proposed parking lay-by; Boundary treatment alteration & associated works

at

Hampton Park West, Melksham

For

A. L. King Roofing Limited

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A. L. King Roofing Limited
A. L. King Roofing Limited are contractors, stockists and distributors of roofing materials based in Melksham. Their business has basically B1 & B8 Class Use.

Hampton Park West
Hampton Park West is a relatively recent development of commercial properties and businesses south of Melksham town and west of the larger Bower Hill trading estate.

The applicant's premises occupy a corner site at Semington Road and Hampton Park West estate road, opposite and north of the Police headquarters. They were designed for A. L. King Roofing Ltd by the agent in 2006 to provide them with better facilities.

G Plan Furniture are to their immediate east, while a development of smaller units, Evans Business Centre, are immediately to the north, to the west and opposite are the nearest houses.

The Existing Building
The present building is constructed in plastic coated sheeting above brickwork walling and piers, under an imitation slate hipped roof having a glazed top. There is a feature entrance & stairs wing on the eastern front.

Various roofing materials are stored in the warehouse area and in the northern enclosed yard. The remainder of the site contains the car parking, with landscaped grounds. There is additional car parking on the eastern land beyond the service road leading to Evans Business Centre.

The Proposals
The proposals include principally three matters, as the following:
(1) EXTENSION TO OPEN STORAGE AREA
Due to the commercial need to maintain a good level of stock, in order to provide customers with immediate or early delivery, the applicant needs additional outside space. It is proposed to provide this near the yard entrance by reconfiguring the area currently used for three parking spaces, plus a small landscaped area. Around this proposal would be a 2.85m galv. ms security fence.

(2) PARKING LAY-BY
The original 2006 scheme had two areas of car parking east of the Evans Business Centre private service road: 10 spaces opposite the main car park entrance and 4no. nose-in car spaces opposite the yard entrance. The latter were never provided.

The proposed lay-by would occupy the above mentioned 4no spaces and some of the landscaped residual area hereabouts such that two or three commercial vehicles can wait outside the open storage yard while not hindering the normal use of the service road. The lay-by width is around 4m wide. The remaining landscaped area is to be graded back and grassed. The service road would be delineated by a road channel; the lay-by confined by standard kerbing, and given a tarmac finish.

(3) BOUNDARY TREATMENT ALTERATION
The open storage yard was formed circa 2007 with a 3.3m high metal security fence along the north boundary and a lower brick wall elsewhere. Over time the activities within the yard (eg fork-lift movement, stock on pallets, customer vehicles) damaged the brick wall somewhat. At some cost and inconvenience, about three years ago, the wall was replaced by a 2.85m high fence to match that along the northern boundary. The applicant is now applying for retrospective Planning consent for this work.

Highways
Hampton Park West, and Semington Road and their footpaths are both in the public domain. The service road leading to Evans Business Centre is under private ownership, likewise its footpaths.

Parking
The premises comprise:

1. warehouse/storage 615m2
2. associated offices 336m2
3. training facility 227m2

With the proposed development & changes the premises will have 31no car spaces. This is considered to be sufficient for staff, visitors and customers. The proposed lay-by for a small number of commercial vehicles adds to this amenity.