CASE OFFICER'S REPORT

Application Reference:	PL/2023/03921
Application Type:	Full planning permission
Site Inspection:	Site visited previously, revisit not undertaken
Consultation ends:	18 August 2023
Case officer:	Julie Mitchell

Site Address:	7 High Post Business Park, SP4 6AT
Proposal:	New enclosure to create shipping & storage area.
Recommendation:	Approve with Conditions

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP51
CP57

Planning History:

14/12138/FUL - Installation of 3 new loading doors/dock levellers and new windows on north east elevation with associated external alterations including car parking - Approved

15/05058/FUL - Alterations to elevations including replacement of existing loading door with glazed entrance screen and additional windows to north west and north east elevations - Approved

PL/2021/06042 - Insert two new windows - Approved

Consultation Responses

Durnford Parish Council: No comments received as at time of report

Highways (WC): No comment

Archaeology: No objection
The proposed new enclosure at this property lies within a previously developed part of the High Post Business Park and in an area that has previously been subject to archaeological fieldwalking in 1997 and archaeological monitoring in 1998. Neither of these pieces of archaeological work

recorded any archaeological finds or deposits of interest. On this basis I have no archaeological concerns with this proposal and no further action is required as regards the buried archaeological heritage.

Representations

None

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:
The site is developed with an existing industrial warehouse unit operated by The Kong Company . The application site relates to an existing covered shipping area which is proposed to be enclosed to create secure storage and loading areas. The new enclosure is proposed to be formed by infilling the existing structure with walls, roller shutter doors and personnel escape doors in materials to match the existing building. The roof covering would remain as exiting and the existing freestanding metal columns would become part of the new enclosed structure. The proposal does not encroach beyond the boundaries of the existing industrial unit and therefore there are no objections in principle to development which would improve the ongoing business operations at the site.

Design and Visual and Landscape Impacts:

The roof covering of the enclosed area is existing, as shown in the various photographs below.






Infilling of the area with walls and doors in materials to match the exterior of the existing building would have no demonstrable visual impact on the building and there would be no wider landscape impact.

Heritage Impacts:
The Council's Archaeologist has raised no objections or requirements in respect of potential for archaeological interest. There are no designated heritage assets in the vicinity of the site.

Neighbour Amenity:

There are no residential properties in close proximity to the site to be affected by the proposal, which would not change the industrial operations on site. Some reduction in noise from enclosing the area would likely result.

Highways Safety:
The proposal does not affect the means of access to the site or the layout or parking provision. The Council's highways officer has offered no comment and therefore it is concluded that the proposal has no demonstrable implications for the means of access/highway network.

The use of the site would be unchanged and the proposed enclosure of the shipping area under the existing roof canopy would have no demonstrable adverse impact on the site or surroundings. Approval is therefore recommended.

Conditions: (2)

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing elevations and plans and location plan Khp/p/01 dated May 2023
Proposed elevations and plans Khp/p/02 dated May 2023

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