DELEGATED REPORT

Application Reference:	PL/2023/07833
Application Type:	Full Planning Permission
Site Address:	Wincanton Plc, Methuen Park, Chippenham, SN14 0WT
Proposal:	Construction of a free-standing condenser compound.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the removal of existing condensers (x6), which are now redundant situated to the northwest of the building and the construction of a free-standing condenser compound comprising of x4 condenser units. The condensers would provide heating and cooling for the building.

DESCRIPTION/CONTEXT

The application site is an established office block referred to as Wincanton Building, situated within Methuen Park Business Park, the site is located within the principal employment area as defined within CP35 of the Wiltshire Core Strategy. The south side of the site is bounded by mature hedging to Easton Lane and newly built Hunters Moon residential development, which parts of the site still being under construction. This application seeks to remove x6 existing condenser units and install x4 new units to serve an existing commercial building. There is a bank of existing units to the western elevation.

This application is not located within any conservation, ecological or landscape designations.

PLANNING HISTORY

The commercial park has extensive history in relation to the commercial units and uses on site. Applications of a similar nature have been included below; this is not an exhaustive list of all permissions on site.

PL/2022/06693 - New AC Units, cable routes will be changed and applied for new units. Relocation of generator – Approved with Conditions

N/05/00628/FUL - Installation of One Smoking Shelter and Erection of 1.80m High Perimeter Security Fence – Approved with conditions

N/05/00166/ADV - Wincanton Office, Methuen Business Park, Chippenham, Wiltshire, SN14 0GX – Approve with condition

N/04/00682/FUL - Services Compound To Serve Approved Office Development – Approve With Conditions

N/04/02668/FUL - Erection CCTV Infrared Cameras And Associated Mounting Poles – Approve With Conditions

N/04/02361/ADV - Temporary Sign - Approve with conditions

N/04/00682/FUL - Services Compound to Serve Approved Office Development – Approve with Conditions

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity

CONSULTATION

Chippenham Town Council: No Objection.

REPRESENTATIONS

Consultation has been carried out and no letters of representation have been received.

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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of upgrading and installing new condenser units and associated apparatus within the vicinity of established commercial complex is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

The works proposed are for the installation of a new bank of condenser units and associated apparatus to provide heating and colling for the commercial building. The proposed works are not considered to be atypical for this location and the proposed apparatus would replace an existing bank of units. External AC/thermal units can be seen within the immediate locality. Whilst views may be glimpsed within the commercial complex, the proposals are not an uncommon feature and would assimilate with the building and immediate surroundings.

It is therefore considered that the proposals comply with Core Policy 57 of the WCS Development Plan and are considered acceptable.

Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The proposed development is for the installation of a replacement condenser unit bank and associated apparatus to the northwest of an established commercial site. It is to be sited deep inside of an established office site and adjacent to the busy A350 road. The nearest residential properties are located some 200m+ to the south-east of the office site, at the Huinters Moon site. In light of the distance from the nearest residential properties and the context of its siting in an established business park and adjacent to the busy A350, there is not considered to be any likely noise impacts from the condenser units on the amenity or living conditions of surrounding residential occupiers. Given the context, no comment from the Council's Public Protection team was considered necessary.

In the context of the nature and layout of the development, there is considered to be no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with Sections 4 and 12 of the NPPF, Wiltshire Core Strategy Policies:

CP57 as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host building or neighbouring amenity. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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

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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:

Condenser Specifications
Cover Letter - Dated 8th September 2023
Existing Condenser Area Plan 10604 004 OG EX A
Existing Site Plan 10604 003 OG EX B
Proposed Condenser Area Plan 10604 104 OG EX A
Proposed Condenser Detail Elevations 10604 403 OG EX
Proposed Site Plan 10604 103 OG EX D
Site Location Plan 0504001-01

Received: 13.09.2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.