CASE OFFICER'S REPORT

Application Number: PL/2023/07028

Address: PINEWOOD PARK BUSINESS CENTRE, BLANDFORD ROAD, COOMBE BISSETT, SP5 4LH

Proposal: Replacing existing MOT car garage

Date of Inspection:	N/A
Publicity Expiry	18/08/23

POLICIES

National Planning Policy Framework and the NPPG

Wiltshire Core Strategy

CP35 – Existing employment land
CP51 - Landscape
CP57 – Ensuring high quality design and place shaping

ISSUES

- Principle
- Scale, design and impact on the character and appearance of the area and AONB
- Impact on neighbouring amenity

REPRESENTATIONS:

Bishopstone Parish Council – No objection

Public Protection – No objection, subject to conditions

One letter was received raising the following concerns:

- Potential noise and disturbance
- Water and waste run off
- Impact upon the AONB

ASSESSMENT:

The application site is a well established MOT centre within the Pinewood Park Business Centre located along the A354 and falls within the AONB. It is positioned well set back within its plot.

The application seeks approval to replace the existing building with a new one to provide a larger MOT facility which would meet current requirements.

1. **Principle**

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan

should be refused unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

2. **Scale, design and impact on the character and appearance of the area and AONB**

Wiltshire Core Strategy Core Policy 57 states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

The proposed replacement building would be positioned further rearward within the plot. Although a larger footprint, the proposed scale is not considered to be excessive and would sit within the plot sympathetically. The proposed scale and position ensure it would not be visually overbearing upon the streetscene.

The proposed design and materials are considered to be appropriate for such a such and setting. The proposal does not incorporate any windows or rooflights and therefore does not raise any concerns regarding unacceptable levels of light spillage within the AONB.

With regards to the comments about being in an area of outstanding natural beauty, this in an existing industrial park that has been well established since before the second world war. The proposal is to replace an existing dilapidated building on the site with a modern insulated building, fit for purpose which will ensure the continued success of a local business. The proposed design is reflective in style to many of the buildings on the site.

The concerns raised regarding potential waste/water run off have been considered. The agent reviewed the concerns and provided the following assurances:

In relation to the concern about the amount of waste, especially oil, which will enter the water course as a result of washing bikes and vehicles. As we have already mentioned, there is no intention to wash the bikes and vehicles that will be tested in the MOT testing station. However, it should be pointed out that where washing occurs on this site, all the water runs down to a gully which feeds into an oil interceptor which is emptied on a regular basis so there should be no concerns about oil etc leaking into the aquifer.

The proposal is concluded to be in compliance with the requirements of Core Policy 35, 51 and 57.

2. Impact on neighbouring amenity

Policy CP57 also states:

vii. Having 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, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The proposed position of the new MOT centre would be further back within the plot along the shared boundary with Pinewood Lodge. This property falls within the applicants ownership.

To the East of Pinewood Lodge is Willow House, which is a residential property.



Due to the concerns raised relating to potential increase in noise due to the increased footprint the Councils Public Protection was consulted and provided the following comments:

Thank you for obtaining clarification regarding the ownership of Pinewood Lodge, which I had considered to be a noise sensitive property in relation to this application. As the applicant has confirmed this residential property is in his ownership and occupied by his son, I will no longer regard this property as noise sensitive.

The nearest noise sensitive property is therefore Willow House. The application site is located on a busy A road, and from the plans submitted it would appear Pinewood Lodge would create a noise barrier and visual screen between the development site and Willow House. I am therefore of the opinion that a noise report is not required in relation to this application and raise no objection subject to a condition restricting opening hours.

Considering the above, in addition to the replacement building being of a more modern design, with the vehicles being fully housed within the unit, it is considered that the proposal would not result in any increased level of noise which would warrant a refusal.

Pinewood Cottage is located to the South. The proposed replacement would provide a further separation distance between the buildings and again, due to the improved building design, and considering the existing industrial unit in close proximity directly to the West of this property, the current proposal is not considered to pose any harm which could warrant a refusal.



Conclusion:

On balance, Considering the nature of the site and surrounding area and with the improved modern design and specifications, the proposal is considered to be acceptable and would not result in any adverse harm which could warrant a refusal. The replacement building would provide up-to date facilities to ensure the continued success of a local business. The proposal is therefore considered to be in accordance with the NPPF and Core Policy 35, 51 and 57.

RECOMMENDATION: Approve, subject to conditions.