

06 SEP 2013

PLANNING REF NO: 2013/1542
DATE OF APPLICATION: 10/07/2013
APPLICATION TYPE: Full Planning Permission - 8 weeks

TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED BY THE PLANNING
AND COMPULSORY PURCHASE ACT 2004
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANGEMENT
PROCEDURE) (ENGLAND) ORDER 2010

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT PLANNING PERMISSION** to carry out the development described in the application validated on 10/07/2013 subject to conditions hereunder stated.

AGENT/APPLICANT

Mrs Karen Calkin
RPS Planning & Development Ltd
14 Cornhill
London
EC3V 3ND

APPLICANT

Multi-Tile Ltd
C/O Agent

Proposal: Change of use to allow storage, distribution and sale of hard wall and floor finishes and associated products and/or Class B2 and/or Class B8.
Location: 1, Genesis One, Morlands, Glastonbury, Somerset, BA6 9NR
Parish: Glastonbury

DECISION: Approve With Conditions

REASON FOR APPROVAL

The proposal accords with the Council's settlement strategy for the location of new development having regard to the specific nature of the use proposed and the bulky nature of goods sold and the combined storage and display operations.

The proposal would be in keeping with its surroundings and would safeguard the amenities of neighbouring residents and adjoining land users.

The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway.

The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:-

PLANNING REF. NO. 2013/1542

Page 1 of 3

Saved Policies S1, Q1, Q3, TC1 and G3 of the Mendip District Local Plan (adopted December 2002).

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004 and to avoid the accumulation of unimplemented planning permissions.
2. The development hereby permitted shall be carried out in accordance with drawing number RPS1 validated 10th July 2013
Reason: For the avoidance of doubt and in the interest of proper planning.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall be used only for the storage, distribution and sale of hard wall and floor finishes and associated products and/or Use Class B2 and/or Use Class B8 and for no other purpose without the prior written approval of the Local Planning Authority.
Reason: Only the specified uses has been found to be acceptable in this location having regards to the bulky nature of goods sold and the combined storage and display operations; other uses within the same use class may require further detailed consideration by the Local Planning Authority having regard to the provisions of Saved Policies TC1 and G3 of the Mendip District Local Plan 2002.

NOTES

1. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.



Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 0300 303 8588 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
www.mendip.gov.uk

A handwritten signature in black ink, appearing to read "Matthew Williams", is written over a horizontal line.

Matthew Williams
Planning Manager – Built Environment Group

If you have any queries regarding this notice please contact our Customer Services Team on 0300 3038588

Dated 03 September 2013

