



PLANNING COMMITTEE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE PLANNING COMMITTEE TO BE HELD IN THE PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 7TH JANUARY 2004 AT 17:00.

(RESERVE DATE : THURSDAY 8TH JANUARY 2004 AT 05:00)

AGENDA

1. Apologies
2. Public Question Time
3. TAUNTON - 38/2003/549 REPORT ITEM
DEMOLITION OF BLAGDON LODGE AND ERECTION OF "RETIREMENT VILLAGE" COMPRISING 72 APARTMENTS, 11 BUNGALOWS AND 11 HOUSES (INCLUDING 2 DWELLINGS IN COACH HOUSE TO BE EXTENDED) AT FORMER PRINCESS MARGARET SCHOOL SITE, MIDDLEWAY, TAUNTON.
4. BICKENHALL - 04/2003/005
CONVERSION OF GARAGE TO GRANNY ANNEXE AT SEAFORDE GRANGE, DAIRY HOUSE LANE, BICKENHALL AS AMENDED BY AGENTS LETTER AND PLANS RECEIVED 4TH DECEMBER, 2003
5. NORTH CURRY - 24/2003/037
ERECTION OF REAR EXTENSION AND PITCHED ROOF OVER EXISTING FLAT ROOF AT 2 BARCROFT CRESCENT, WRANTAGE
6. TAUNTON - 38/2003/557
REDEVELOPMENT OF SITE FOR RESIDENTIAL DEVELOPMENT, STAFF ACCOMMODATION, NEW SCHOOL BUILDING AND EXTENSION TO SCHOOL BUILDINGS, FLOODLIT HARD PLAYING SURFACE NEW ROAD JUNCTION, ACCESS AND CAR PARKING ON LAND TO THE SOUTH OF GREENWAY ROAD, TAUNTON.
7. TAUNTON - 38/2003/558
ERECTION OF ASTROTURF ALL WEATHER PITCH, ASSOCIATED CAR PARKING AND THE ERECTION OF A DWELLING ON LAND AT GREENHAMS, TAUNTON.
8. TAUNTON - 38/2003/582
CHANGE OF USE AND CONVERSION OF FORMER VETERINARY PRACTICE AND ANCILLARY ACCOMMODATION TO FORM THREE DWELLINGS AT ACORN VETERINARY, POOL FARM, MOUNTFIELDS, TAUNTON AS AMPLIFIED BY AGENTS FAX DATED 15TH DECEMBER, 2003
9. TAUNTON - 38/2003/636

ERECTION OF GARDEN SHED AT 78 BACON DRIVE, TAUNTON.

10. TRULL - 42/2003/044
ENLARGEMENT OF EXISTING GARAGE WITH FIRST FLOOR
EXTENSION ABOVE AT 8 ORCHARD CLOSE, TRULL
11. WEST MONKTON - 48/2003/066T
APPLICATION TO FELL TWO ASH TREES INCLUDED IN TAUNTON
DEANE BOROUGH (WEST MONKTON NO. 2) TREE PRESERVATION
ORDER (2003) AT 6 THORNASH CLOSE, MONKTON HEATHFIELD,
AT THE REAR OF THE PROPERTY ON THE BOUNDARY (TD945)
12. COMEYTROWE - 52/2003/057
RETROSPECTIVE APPLICATION FOR WALL/FENCE COMBINATION
AT 18 SCAFELL CLOSE, TAUNTON.

G P DYKE
Member Services Manager

The Deane House
Belvedere Road
TAUNTON
Somerset

TA1 1HE

29 December 2003

TEA FOR COUNCILLORS WILL BE AVAILABLE FROM 16.45 ONWARDS IN THE MEMBERS ROOM.

Planning Committee Members:-

Councillor Mrs Allgrove (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillor Beaven
Councillor Bowrah
Councillor Miss Cavill
Councillor Croad
Councillor Denington
Councillor Floyd
The Mayor (Councillor Govier)
Councillor Guerrier
Councillor Henley
Councillor House
Councillor Morrell
Councillor Miss Peppard
Councillor Mrs Smith
Councillor Stuart-Thorn
Councillor Vail
Councillor Wedderkopp

38/2003/549

BARNADOS DEVELOPMENTS LTD AND RETIREMENT VILLAGES PLC

DEMOLITION OF BLAGDON LODGE AND ERECTION OF "RETIREMENT VILLAGE" COMPRISING 72 APARTMENTS, 11 BUNGALOWS AND 11 HOUSES (INCLUDING 2 DWELLINGS IN COACH HOUSE TO BE EXTENDED) AT FORMER PRINCESS MARGARET SCHOOL SITE, MIDDLEWAY, TAUNTON

22380/23660

FULL

1.0 RECOMMENDATION

Subject to the receipt of a schedule of amendments relating to drawings submitted under cover of agents letter dated 3rd December, 2003 and further observations of the Conservation Officer the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED for the following reasons:-

01 The proposal fails to provide suitable provision for affordable housing in accordance with the requirements of central government advice in PPG3 and Circular 6/98 together with Policy 35 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy H12 of the Taunton Deane Local Plan Revised Deposit (as amended).

2.0 APPLICANT

Barnados Developments Ltd and Retirement Villages PLC.

3.0 PROPOSAL

The application comprises the demolition of Blagdon Lodge to be replaced by a new amenity building/clubhouse at ground floor with eight apartments at first and second floor levels with wardens, nurses and guest accommodation at third floor level.

The five apartment blocks provide a further 64 units. The proposal also includes 11 bungalows, 9 cottages and the conversion and extension of the Lodge at the Middleway frontage to accommodate a further two units giving an overall total of 94.

All residents will have access to the communal facilities. The application is supported by a traffic assessment, an ecological survey and a landscape design statement.

4.0 SITE

The site, which is located approximately half a mile south of Taunton town centre, adjoins the Haines Hill Conservation Area and has frontages onto Middleway, Churchill Way, Fons George Road and Wilton Orchard. Blagdon Lodge is a substantial Edwardian house which fronts onto Middleway. To the south the buildings of St. Margarets School, which was built for Barnardos in the 1960s, have recently been demolished. The eastern part of the site, which slopes down towards Fons George Road, is largely undeveloped. The site accommodates a large number of significant trees, including cedar, oak, maple, whitebeam and beech.

5.0 **RECENT PLANNING HISTORY**

38/2000/230 - Demolition of former Princess Margaret School Buildings and partial demolition at Blagdon Lodge and erection of a Close Care Community Development including the erection of 52 close care units, refurbishment of Blagdon Lodge and the erection of 10 dwellings and 4 social housing units as amended by agents letters dated 14th August 2000, 20th August 2000, 20th April 2001, 8th June 2001, and 27th July 2001, and plans attached thereto. Refused 31st March, 2003 for the following reasons following failure to complete a Section 106 Agreement:-

- 01 The proposed development does not make adequate provision for safe access to the site by cyclists and is therefore contrary to Policy M1 of the Taunton Deane Local Plan Revised Deposit.
- 02 The proposed development does not meet the need for the provision of affordable housing as required by Policy H12 of the Taunton Deane Local Plan Revised Deposit.

6.0 **RELEVANT PLANNING POLICIES**

Regional Planning Guidance for the South West (RPG10) September 2001

Policy SS14: Taunton

Policy EN4: Quality in the built Environment.

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 Adopted April 2000

The following policies are relevant:-

Policy STR1: Sustainable development

Policy STR4: Development in Towns

POLICY 35
AFFORDABLE HOUSING

Provision will be made for securing housing to meet the needs of those without the means to buy or rent on the open market. This provision shall meet an identified local need and should be available and affordable to successive occupiers.

POLICY 48

ACCESS AND PARKING

Developments which generate significant transport movements should be located where provision may be made for access by walking, cycling and public transport. The level of parking provision in settlements should reflect their functions, the potential for the use of alternatives to the private car and the need to prevent harmful competitive provision of parking.

The level of car parking provision associated with new development should:

- first, take account of the potential for access and provide for alternatives to the private car, and then,
- should be no more than is necessary to enable development to proceed.

Taunton Local Plan (Adopted March 1986)

The following policies are relevant:-

Policy H/4 New Housing on sites other than allocations

Policy H/10 Designs and Landscaping

Taunton Deane Local Plan Revised Deposit (November 2000)

The following policies are relevant:-

Policy S1: General Requirements

Policy S2: Design

Development must be of a good design. Its scale, density, height, massing, layout, landscaping, colour, materials and access arrangements will be assessed to ensure that the proposal will, where reasonable and feasible:

- (A) reinforce the local character and distinctiveness of the area, including the landscape setting of the site and any settlement, street scene and building involved;
- (B) incorporate existing site features of environmental importance;
- (C) reinforce nature conservation interest;
- (D) minimise the creation of waste in construction and incorporate recycled and waste materials;

- (E) include measures to reduce crime;
- (F) minimise adverse impact on the environment, and existing land uses likely to be affected;
- (G) include facilities to encourage recycling;
- (H) make full and effective use of the site; and
- (I) subject to negotiation with developers, incorporate public art.

Policy H1: Housing within classified settlements

Policy H11: Affordable Housing

Affordable housing is defined as:

- (A) housing that is provided, with subsidy, for people who are unable to resolve their housing requirements in the local housing sector market because of the relationship between housing costs and incomes.

The types of affordable housing which comply with the definition are as follows:-

Units for rent (the main group), shared ownership with grant or shared equity where land value is retained to provide housing for sale at below market levels and where control of the 'equity discount' can be retained in perpetuity'.

- (B) Rural local needs housing, the occupants of which are limited in accordance with Policy H13.

Policy H12:

On housing sites which meet the following criteria, the provision of affordable dwellings will be sought:

- (A) within Taunton and Wellington, the site is at least 0.5 hectare in size or is proposed for at least 15 dwellings;
- (B) outside Taunton or Wellington, the site is of a sufficient size and land value for the incorporation of affordable housing to be feasible and there is a need for affordable housing in the parish or adjoining parishes; and
- (C) occupants without the use of a car will have safe and convenient access to shopping, employment and education provision.

The provision of affordable dwellings sought on a site will be based on the overall need to provide for the identified affordable housing need. In assessing the level of provision on individual sites regard will be paid to the need to balance other important planning requirements and to any abnormal costs associated with the development of the site which would threaten its financial viability. Indicative targets for the allocated sites are set out in paragraph 3.44b.

In the Inspectors report he recommends that the thresholds be amended to relate to 1 hectare and 25 dwellings.

Policy M3a: Residential parking requirements.

Policy EN5

Development which would harm trees, woodlands, orchards, historic parklands and hedgerows of value to the area's landscape, character or wildlife will not be permitted unless adequate provision is made for tree cover to compensate for this loss.

The good management of such tree cover for nature conservation purposes will be sought.

Policy EN7

Development that would harm the character, landscape or wildlife value of important tree groups will not be permitted unless:

- (A) there is a proven overriding need in the public interest for the development; and
- (B) the development cannot be located elsewhere.

Where it is decided to permit development affecting these tree groups, planning obligations will be sought requiring developers to replace the trees with trees of equal quality and coverage.

7.0 **RELEVANT CENTRAL GOVERNMENT POLICY ADVICE**

Planning Policy Guidance Note No. 1 General Policies and Principles

Paragraphs 13 – 20 design

Paragraphs 33 – 34 access

Planning Policy Guidance Note No. 3: Housing

Paragraphs 9 – 11 creating mixed communities – influencing the type and size of housing

Paragraphs 12 – 13 assessing local housing needs.

Paragraph 14 A community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans and UDPs should include a policy for seeking affordable housing in suitable

housing developments.

Paragraph 15 Local plan policies for affordable housing should:

- define what the authority considers to be affordable in the local plan area in terms of the relationship between local income levels and house prices or rents for different types of households;
- indicate how many affordable homes need to be provided throughout the plan area, including the different types of affordable housing needed by households of different characteristics, taking account of rural as well as urban needs; and
- identify suitable areas and sites on which affordable housing is to be provided and the amount of provision which will be sought.

Paragraph 16 Decisions about the amount and types of affordable housing to be provided in individual proposals should reflect local housing need and individual site suitability and be a matter for agreement between the parties. Local planning authorities and developers should be reasonably flexible in deciding the types of affordable housing most appropriate to a particular site. The objective should be to ensure that the affordable housing secured will contribute to satisfying local housing needs as demonstrated by a rigorous assessment.

Paragraph 17 The policy in this guidance on planning and affordable housing is set out in more detail in DETR Circular 6/98 *Planning and Affordable Housing*. Where a local planning authority has decided, having regard to the criteria set out in paragraph 10 of Circular 6/98, that an element of affordable housing should be provided in development of a site, there is a presumption that such housing should be provided as part of the proposed development of the site. Failure to apply this policy could justify the refusal of planning permission.

Paragraph 18 Local planning authorities should seek to meet the needs of local people for affordable housing in rural areas by making effective use of the affordable housing policy set out above. Rural affordable housing provision may, however, be augmented by an 'exception' policy. This enables local planning authorities to grant planning permission for land within or adjoining existing villages which would not normally be released for housing, in order to provide affordable housing to meet local needs in perpetuity. Local plans and UDPs should make clear whether such a policy exists and how it will be applied. Details of the rural exception policy are contained in Annex B to this guidance.

Paragraph 21 maintaining a supply of housing.

Paragraph 22 The Government is committed to maximising the re-use

of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development.

Paragraph 23 The national target is that by 2008, 60% of additional housing should be provided on previously-developed land and through conversions of existing buildings. Each region will propose its own recycling target to be set in RPG, which should contribute to achieving the national target. Structure planning/UDP and local planning authorities should adopt their own land recycling targets in development plans which will contribute to attaining the regional target and which are consistent with data from their urban housing capacity studies (see below). The definition of previously-developed land is given at Annex C to this guidance.

Paragraphs 52 – 53 greening the residential environment.

Paragraphs 54 – 56 designing for quality.

Paragraph 60 Car parking standards for housing have become increasingly demanding and have been applied too rigidly, often as minimum standards. Developers should not be required to provide more car parking than they or potential occupiers might want, nor to provide off-street parking when there is no need, particularly in urban areas where public transport is available or where there is a demand for car-free housing. Parking policies should be framed with good design in mind, recognising that car ownership varies with income, age, household type, and the type of housing and its location. They should not be expressed as minimum standards.

Paragraph 61 Local authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments:

- in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;
- which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing; and
- involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme

DETR Circular 6/98 Planning and Affordable Housing

Paragraphs 1 – 4

Paragraph 15 Decisions about what affordable housing types to build should reflect local housing need and individual site suitability and be a matter for discussion and agreement between the parties involved. Within that framework, local planning authorities and developers should be reasonably flexible in deciding the detailed mix of affordable housing types most appropriate to a particular site - subsidised and low-cost market housing - provided that it will contribute to satisfying a local need for affordable housing as demonstrated by a rigorous and realistic assessment of local need.

Paragraph 21 The Department's planning and affordable housing policy states that it may be desirable in planning terms for new housing development of a substantial scale to incorporate a reasonable mix and balance of housing types and sizes to cater for a range of housing needs; and that land for housing should be released on the basis that it will meet the housing needs that actually exist in the plan area. Therefore, where a requirement for an element of affordable housing is appropriate, it should be provided as part of the proposed development. The release of a site, where a local planning authority has decided that an element of affordable housing should be pursued, without ensuring the provision of that housing on the land in question, may undermine the objectives of the policy.

Paragraph 24 Where the development plan is material to a development proposal, Section 54A of the 1990 Act requires the application or appeal to be determined in accordance with the development plan, unless material considerations indicate otherwise. Where a local planning authority considers, having regard to the policy in this Circular, that certain sites are suitable for inclusion of an element of affordable housing and an applicant does not make such provision as *part of the proposed development*, such a failure could justify the refusal of planning permission.

8.0 **CONSULTATIONS**

County Highway Authority

I have no objection in principle to the proposed development. In detail the locations of the points of access on to Middle Way are acceptable. Each should be provided with 4.5 x 60 m visibility splays with no obstruction to visibility within these splays in excess of 300 mm above adjoining carriageway level. Both visibility splays to be provided prior to the occupation of any of the units on site. Under the previous application 38/00/231 the Highway Authority required the provision of a length of cycle route between the development site linking to the existing cycle network to the east of the site. This requirement is still applicable in terms of this development and as such the applicant will be required to enter into a legal agreement to secure the design, construction and funding of the footway/cycleway. With regard to the internal layout, however, whilst I have no objection in principle the

layout shown which differs from previous proposal for the site will definitely not meet the standards for adoption in terms of its horizontal alignment. As a consequence the applicant should be aware that the internal layout of the site will result in the laying out of a private street and as such is subject to the requirements of the Advance Payments Code Section 219- 225 of the Highways Act 1980.

I note the intention of the applicant to construct the roads to adoptable standards. This is set out in paragraph 4.1.6 of the Transport Statement. I assume that this comment relates to the construction detail of the roads rather than the layout shown on the drawing. I have no objection to the line taken by the applicant. However, I would advise him to speak to my colleague, Rachel Turner, to discuss these issues, as proof will need to be provided of the regime for future maintenance to ensure the appropriateness of a possible exemption under the Act.

I would also require the following condition to be attached to any consent, which may be granted in addition to those required to secure the details of access mentioned above.

1. The proposed estate roads, footways, footpaths, cycleways, us stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and tactile paving shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.”

County Archaeologist

“The site lies to the south of St George's church, Wilton which has Anglo-Saxon origins. It is possible that associated settlement extended into the area of the development.

For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made. This should be secured by the use of model condition 55 attached to any permission granted:

"No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority."

I am happy to provide a specification for this work and a list of suitable archaeologists to undertake it.”

Environment Agency

“The Agency has no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements.

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

The following informatives and recommendations should be included in the Decision Notice.

It is recommended that the developer investigates the use of Best Management Practices for drainage on this site, in order to reduce the rate of run-off and to reduce pollution. These methods consist of controlling the sources of surface water, and include;

- a) Infiltration techniques
- b) Detention/attenuation
- c) Porous paving/surfaces
- d) Wetlands.

A copy of the Agency's leaflet on Sustainable Drainage Systems has been sent to the applicant's agent for information.

Any works that would affect the flow of water in any stream or watercourse on the site would require the prior consent of the Environment Agency.

The Agency would further comment as follows:-

The District Council's Technical Services Department should be consulted to ensure that the proposal does not affect its flood defence responsibilities.”

Wessex Water

“I refer to your enquiry regarding proposed development on the above site. I enclose an extract from our record drawings showing the location of public foul sewers and water mains in the vicinity. In addition to our previous correspondence, our comments are:

Foul Drainage

The development is located within a foul sewer area.

The existing foul sewerage system has capacity to accommodate the development proposed. The precise point and method of connection can be agreed at detailed design stage.

It is further recommended you contact our Development Engineer, Peter George at the earliest opportunity, to discuss the possibilities of adoptions in line with government protocol.

Surface water drainage

The development is located within a sewer area with both foul and surface water sewers available.

The existing surface water sewerage system has capacity to accommodate the development proposed. Again, the precise point and method of connection can be agreed at detail design stage.

Water Supply

The existing water supply distribution system in the vicinity has capacity to meet the expected demand arising from the development proposed. The point of connection can be agreed at detail design stage.

Wessex Water requires connections to be made to its network at a point where capacity existing to meet the additional demand. Adequately sized mains are in Churchill Way for Phase 1 and in both Churchill Way and Middleway for Phase 2. Access is likely to require a short length of off site connecting main. It should also be noted that minimum pressures for this area should improve following trunk main alterations next year.

The cost of new mains for the development can be given when the site layout design has been finalised. A quotation can be given at that time."

Police Architectural Liaison Officer

"I have studied the above planning application and viewed the detailed drawings of the individual units. I have concerns regarding the design of the bungalows. The entrance doors of these dwellings appear to be very secluded as they are recessed into the building lines. This raises concerns regarding security and personal safety, especially as the residents are to be of 'retired' age. I would recommend that the front doors of these bungalows should be open to natural surveillance from

nearby units. I would be happy to discuss this issue with the developer, or any other relevant person, if required.”

Fire Safety Officer

“With reference to your letter dated 23 October 2003 received on 28 October 2003 and enclosed drawings numbered Jap 0111-PI 8 in respect of the above application, the details of the proposals have been examined and the following observations are made:-

1. Recommendations concerning means of escape and associated fire safety matters are detailed in the attached appendix:-

Appendix 1 Matters covered by the Approved Document Part B, Building Regulations 2000.

Appendix 2 Associated fire safety matters not covered by Building Regulations.

- (a) Matters to be complied with under the Fire Precautions Act 1971
- (b) Fire Precautions (Workplace) Regulations 1997 (as amended)
- (c) Matters to be complied with under the fire provisions of other legislation
- (d) Goodwill recommendations not enforceable under any legislation

It is confirmed that the above premises when completed and occupied will be put to a designated use under the Fire Precautions Act 1971, and copies of the following should be forwarded to the fire authority when available:

- (a) Copy of notice of passing of plans
- (b) Copy of completion certificate”

Taunton & District Civic Society

The members of the committee of the Civic Society are concerned over the fate of Blagdon Lodge. We understand that there was possibly a covenant prohibiting demolition placed on the building when it was sold; can you assure us that this has been looked into and considered fully?

We also feel that the architectural diversity of the area would suffer if this Edwardian building is pulled down before the natural end of its life, and we strongly urge you to list Blagdon Lodge before it is too late.

Landscape Officer

“Further to detailed tree proposals including: any agreement to fell two trees and replace with more appropriate species; and detailed maintenance and management proposals being agreed as reserved matters I am now content that the proposed scheme can now meet Council’s landscape and tree guidelines. “

Conservation Officer

- “1.. Decision on spot listing Bladgon Lodge awaited.
2. Street scene of Middleway required, including beyond site.
3. Sections through site, existing and proposed needed.
4. Garden room roof to New Bladgon Lodge, awkward transition pitch/conical.
5. Indication of profile of existing lodge to new would greatly assist.
6. New Bladgon Lodge, monolithic and will certainly make a presence!
7. Apartment blocks – these too are large and should not detract from the New Bladgon Lodge by competing with similar detailing. Indeed these blocks appear over articulated/busy and mansard roofs are not typical to the immediate area or indeed Somerset.
8. Cottages – pseudo chimneys appear to be louvred. What is their purpose, if any?
- 8a. By all means introduce chimneys but make those practical, or if for decoration only, site at party walls or gables and make solid.
9. Bungalows – dormers heavy and over-dominant. Deep plan, resulting in squat, wide side gables and front elevations of twin bungalows. In respect of the latter, front doors would be better expressed on the elevations.
10. Coach house and extension – work with simple form and detailing of existing. Delete part-hipped roofs.

Hope the above is of positive, initial advice.”

Environmental Health Officer

Contamination

Before any work, other than investigative work, is carried out in connection with the use hereby permitted a suitably qualified person

shall carry out an investigation and risk assessment to identify and assess any hazards that may be present from contamination in, on or under the land to which this permission refers. Such investigation and risk assessment shall include the following measures:- (a) The collection and interpretation of relevant information to form a conceptual model of the site; and a preliminary risk assessment of all the likely pollutant linkages. The results of this assessment should form the basis of any subsequent site investigations. (b) A ground investigation shall be carried out, if required, before work commences to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants. (c) A site-specific risk assessment shall be carried out to evaluate the risks to existing or potential receptors, which could include human health, controlled waters, the structure of any buildings and the wider environment. All the data should be reviewed to establish whether there are any unacceptable risks that will require remedial action. (d) If any unacceptable risks are identified a remediation strategy shall be produced to deal with them effectively, taking into account the circumstances of the site and surrounding land and the proposed end use of the site. (e) Submission to the Planning Authority of 2 copies of the Consultants written Report which shall include, as appropriate, full details of the initial research and investigations, the risk assessment and the remediation strategy. The Report and remediation strategy shall be accepted in writing by the Local Planning Authority and thereafter implemented. (f) If any significant underground structures or contamination is discovered following the acceptance of the written Report, the Local Planning Authority shall be informed within two working days. No remediation works shall take place until a revised risk assessment and remediation strategy has been submitted to and accepted in writing by the Local Planning Authority. (g) On completion of any required remedial works two copies of a certificate confirming the works have been completed in accordance with the agreed remediation strategy, shall be submitted to the Local Planning Authority. (h) All investigations, risk assessments and remedial works shall be carried out in accordance with current and authoritative guidance. (i) All investigations and risk assessments shall be carried out using appropriate, authoritative and scientifically based guidance (Stat guidance B.47). Any remedial works should use the best practicable techniques for ensuring that there is no longer a significant pollutant linkage. (Stat guidance C.18).

Reason: To ensure that the land contamination can be adequately dealt with prior to a new use commencing on site.

Note to Applicant

The Applicant is reminded that a Remediation Strategy should include reference to the measures to be taken to safeguard the health and safety of the workforce undertaking the remediation works and any other persons who may be affected by contaminated materials or

gases. The site investigation and report should be in line with the latest guidance. Sources of such guidance will include, although not exclusively, publications by the Department for Environment, Food and Rural Affairs (formally DoE and then DETR) the Environment Agency and the British Standards Institute. The Council has produced a Guide to the Assessment and Remediation of Contaminated Land (attached) which gives more details on the relevant sources of information available.

Construction Noise

Noise emissions from the site during the construction phase should be limited to the following hours if nuisance is likely at neighbouring premises:- Monday - Friday 0800 - 1800, Saturdays 0800 - 1300. All other times, including Public Holidays no noisy working.”

Housing Officer

“We are anxious to see social housing on this site. We require 30% of the total numbers agreed.”

9.0 REPRESENTATIONS

A letter has been received from Wilton & Sherford Community Association raising the following issues:-

“Blagdon Lodge

The Community feels that the building should be preserved in part if not in totality. The developers should be asked to utilise the building perhaps by removing two or three external walls (but retain the westerly face) and the inside completely then building on that in sympathy with the existing architecture. This would allow them to alter the building to suit their requirements. It is the belief of many that the developers have taken the most cost-effective route and arrived with the plan to demolish Blagdon Lodge. That this decision has been taken without the due consideration of its architectural and historical value to the Community that lives with the building, some of which have overlooked this building in excess of forty years. This building is a Landmark building in Wilton & Sherford. It is all too easy for developers destroy history to make way for new "better" buildings. It is also worth remembering that when Barnardos drew up the original plans Blagdon Lodge was being retained and adapted as the focal point of the village.

Apartment Block One

At an earlier meeting with the developers, they were advised that residents in Wilton Orchard were not happy with the prospect over Apartment block One overlooking them. They were led to believe that the developers would reduce the height of 14.5 metres and move the

building further from the boundary. Looking at the plans, the height has certainly reduced by 4 metres but the building remains in the same spot. On the north face we have kitchen windows and lounge diner windows that directly overlook the gardens of Wilton Orchard. These residents are going to lose the privacy of their own gardens that they normally enjoy when you consider that usually it would be bedrooms of a house that would overlook gardens, places where people do not often sit to watch the world go by. If this building goes ahead in its current position these residents will be deprived of their gardens as without the privacy that they have now, they will refrain from using them. The block of flats is too close to other their properties, perhaps only narrow windows on the north face would help.

Social Housing

There has been no provision made for Social Housing in this application. It is clear that there is a need for social housing among the elderly. Why not here? The residents would like to know what the Council is proposing in the way of Social Housing and this development.

Retirement Village

Residents are of the opinion that the Village is not the right development for the area as the area is already predominantly retired where is the new housing for the young families?

It is also a concern that these flats etc will be filled with people from outside of Taunton Deane, i.e. moving in from London and the Home Counties. A needs to be made that preference is given to those already residing within Taunton Deane and that a percentage, say 75% should be held only for this purpose.

The village that will enjoy fine services and facilities has no provision to allow use of these by the local retired Community, this is as important as social housing. (Doctors, hairdressers, library, restaurant, shop). We would like to see this include our local retired residents.

What is being suggested here is a segregated Community. As the Chairman of the Association, I feel as do our residents that if this village goes ahead, then it is vital that they become part of our Community and not a separate entity and that measures be in place to establish and protect this.

Entrance & Exit

Residents are very concerned at the proposed entrance and exit on Middleway. We can see from the plans that some adjustments have been made such as widening the opening and reducing the height of the boundary walls to help with visibility. However, consideration must

be given to the fact that this entrance is at the narrowest point of Middleway and that it is right by a blind spot there is also residents parking opposite. Vehicles regularly travel in excess of the thirty miles an hour limit on this road and we should be actively seeking ways to reduce this and to protect the community and the retired residents of this village. A small roundabout would go a long way to easing this situation though this would mean that the developers would need to "give up" some land to achieve this but the end result would help protect residents of the village and slow down traffic in Middleway. Alternatively another place for the opening should be considered.

General Observations

The development is quite dense and not in keeping with the surrounding area where low density estates have been established.

Why have Blocks of flats been placed on high ground and Bungalows and cottages on low ground? Surely this should be the other way round.

Is sympathetic planting being used to reduce the impact of these blocks of flats? If not can we incorporate some?

Summary

The developers need to revisit some key areas on the plan to make adjustments and allowances for the concerns of the resident's of Wilton & Sherford. Whilst the resident's and the Association understand the need for Barnardos and the developers to realise the *" maximum amount of profit from this site, it is felt that this should not be at the cost of the local Community and the effects that this development will have on it. The development should be in sympathy with the area and its residents.

It is felt that this site is certainly in need of development but question whether this is the most appropriate way forward.

During the development of this site in whatever guise is finally approved the association would request that because of the extensive "on road parking" of Middleway that vehicles using the site travel South on Middleway and West on Sherford Road. We would also request that a vehicle wash down facility be installed to prevent the depositing of mud on Middleway from these vehicles.

The points above are points raised at a public meeting held 27th October 2003 in Wilton Church Hall. Should you need to discuss any part of this letter then please feel free to contact me on the above number and I will be happy to discuss the points with you.

I would like to attend the planning meeting for this application and kindly ask that you notify me of the date for the hearing. I would also request that you notify all of the residents on roads that adjoin the property, i.e. Churchill Way, Haines Hill, Middleway, Wilton Orchard and Fons George as I am sure they also would like to attend.”

14 individual letters have also been received raising the following concerns:

1. entrance is unsuitable for large vehicles;
2. vehicles currently speed past site;
3. access should also be provided for Churchill Way;
4. timescale for works should be restricted;
5. construction vehicles should not park on highway;
6. noise levels should be restricted;
7. central facilities should be completed before all units constructed;
8. some of the units should be restricted to local residents;
9. buildings do not complement the area; will put pressure on services;
10. car ownership figures question; loss of significant number of trees;
11. Blagdon Lodge should be retained;
12. lighting levels should be kept low;
13. overlooking and visual impact upon properties in Wilton Orchard from Block One;
14. taller units should be on lower land;
15. density proposed is excessive;
16. no social housing proposed;
17. should be minimum of 10 m between buildings and boundary;
18. an exclusive gated residential scheme is inappropriate;
19. will encourage elderly from areas other than Taunton;

- 20. buildings out of scale;
- 21. impact on bat colony.

10.0 **PRINCIPAL ISSUES FOR CONSIDERATION**

- A. Should the demolition of Blagdon Lodge be permitted?
BLAGDON LODGE
- B. Is the bulk, form and design of the proposed buildings appropriate in this location? DESIGN
- C. Does the development result in demonstrable adverse impact on neighbouring properties in terms of loss of light and overlooking? IMPACT
- D. Does the proposal meet the requirements of the Council's policies in respect of affordable housing? AFFORDABLE HOUSING
- E. Does the proposal meet the principles of sustainable development? SUSTAINABILITY

A. Blagdon Lodge

The building was built in the early 20th century and is a significant feature within the Middleway street frontage. However, unless the building is considered to be of listable quality, refusal on the grounds of its loss could not be sustained. The building has recently been inspected by English Heritage who concluded that "architecturally Blagdon Lodge is unexceptional and well below the standard required for listing a building of this period." Their report in full is attached as Appendix A.

B. Design

A number of the concerns raised by the Conservation Officer appear to be addressed in the revised submissions, although a schedule is required before this can be assessed in full. Whilst the design of the various buildings, and in particular the larger apartment blocks, are quite different from existing buildings in the area, this development is of a scale and nature that it is not inappropriate that it should have an appearance and character distinct from the more traditional residential development in the locality.

C. Impact

The proposal will have little or no impact upon properties in Churchill Way or on the opposite side of Middleway. As can be seen from the representations section of this report concerns have been raised in respect of overlooking from apartment block one of the rear of

properties in Wilton Orchard. Apartment block one is two storey in height, but also contains a third floor within the mansard roof. Whilst there are windows in the side of the building that face the adjoining properties, the building is located in approximately 10 m from the boundary. This together with the length of gardens of the relevant houses in Wilton Orchard lead to a conclusion that the proposal is acceptable in terms of impact.

D. Affordable Housing

The proposal makes no provision for affordable housing. The applicants have provided a justification of why they do not intend to make provision. This is attached as Appendix B. At face value, a development of this scale clearly triggers the need to provide an element of affordable housing in accordance with Policy H12 of the Taunton Deane Local Plan Revised Deposit which is in conformity with advice in PPG3 and Circular 6/98. In response to an objection by McCarthy and Stone the Local Plan Inspector has stated that “sheltered schemes should not be excluded from the requirement to provide affordable homes. However, where they are appropriate the level of any requirement will depend on the analysis of issues such as the suitability of the site, the particular costs associated with the development, and where other planning objectives would be prejudiced.” The Housing Officer’s suggested figure of 30% would appear reasonable and accords with previous requests in relation to similar schemes.

Whilst there clearly is an unfulfilled need for additional elderly persons accommodation within the Borough, a significant element of that need will be for rented accommodation. Neither central government advice nor the relevant development plan policies give any indication that it is inappropriate to seek affordable housing from proposals for elderly persons accommodation. The Local Plan Inspectors comments gives further backing to this view. The case referred to the applicant related to a single building, where the issues of accessibility to central services may cause a problem. However, this proposal for a number of separate buildings would allow for the affordable housing occupants to be easily accommodated without such concerns arising. In any case, if it were to have been felt that this were an insurmountable problem in this instance, an alternative would be to provide for off-site provision in the form of a commuted sum.

E. Sustainability

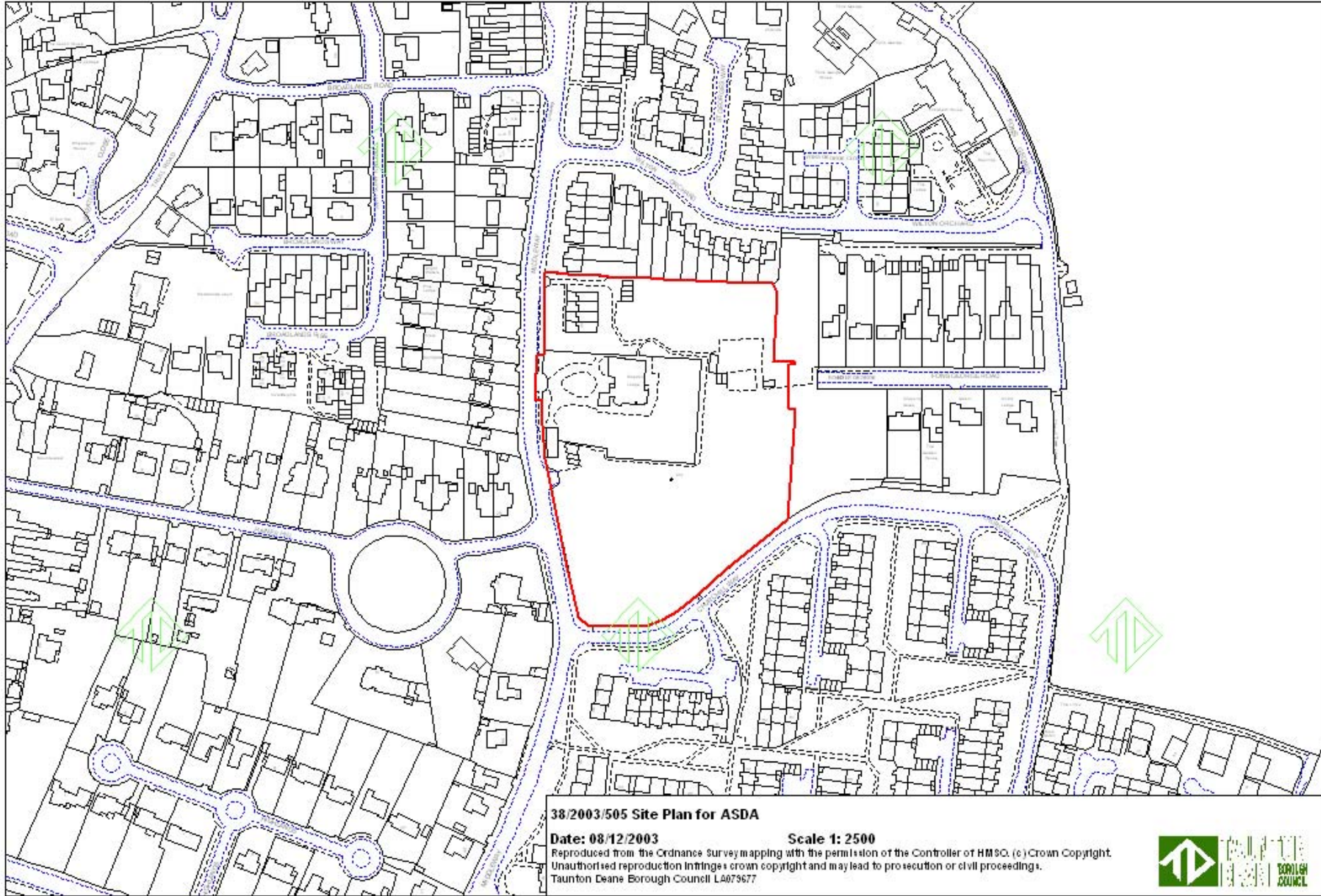
The site will be within walking distance of the town centre for more active occupants. The provision of on site care facilities will also reduce the need to travel. It is therefore appropriate to limit car parking provision on the site. However, the potential loss of prominent trees as set out in Section E is a concern in terms of sustainability.

11.0 **CONCLUSION**

The site is suitably located for the type of development proposed. Subject to detailed assessment of revised proposals it is concluded that the proposal is acceptable in terms of its design, form and density. However, it is imperative that this site makes suitable provision for affordable housing in accordance with the Council's policies.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: Mr T Burton Tel: 356464



38/2003/505 Site Plan for ASDA

Date: 08/12/2003

Scale 1: 2500

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Taunton Deane Borough Council LA079677



APPENDIX A

English Heritage (Listing)

Inspector's Advice Print

02 DEC 2003

ADDRESS

Blagdon Lodge, MIDDLEWAY, TAUNTON

Parish TAUNTON
District TAUNTON DEANE
County SOMERSET

Case UID: 155492

Date First Listed:

Formerly Listed As:

RECOMMENDATION

Inspector: Mr P Chapman

Outcome: No, do not list

Recommended Grade: NL

02-DEC-2003

Advice Comments/Reason for No Previous Listing:

Reason For Decision: I have looked at all the papers on this file and other relevant information and have carefully considered the architectural and historic interest of this case. In my view The criteria for listing are not fulfilled.

Blagdon Lodge was built in 1906, according to two inscribed foundation stones on the building. It is a large Edwardian villa designed in a Domestic Revival style derived from Shaw's and Nesfield's houses of the 1870s, but Blagdon Lodge was built so much later even than the 1880s and '90s when this style became fashionable. By the early years of the C20 the style was usually only adopted by much less capable architects and that would certainly appear to be the case here at Blagdon Lodge. While it is interesting that it was designed quite intentionally to appear as though it were built in two phases, a feature of many Domestic Revival houses, architecturally Blagdon Lodge is unexceptional and well below the standard required for listing a building of this period. The principal interior features are the inglenook in the drawing room and the staircase with an arcade screen in the hall, both typical features of this style of house, but remainder of the interior has been altered and does not contribute much to the architectural character of the house.

Decision Precis:

VISITS

28-NOV-2003 Internal

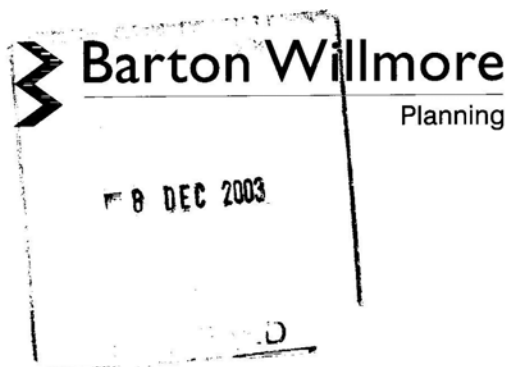
APPENDIX B

The Barton Willmore Planning Partnership - Eastern
35 Kings Hill Avenue, Kings Hill, West Malling
Kent ME19 4BW
Tel 01732 845845 Fax 01732 223808
e-mail: planning.eastern@bartonwillmore.co.uk

Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
Somerset TA1 1HE

For the attention of Tim Burton

By post and email



12419/A3/PMC/vl/jc

2 December 2003

Dear Sir

PRINCESS MARGARET RETIREMENT VILLAGE, MIDDLEWAY, TAUNTON, SOMERSET

I am writing in relation to your request that the applicant considers the provision of affordable housing in relation to the above development.

The proposed retirement village would meet a clearly identified need for a particular type of housing in the Taunton area i.e. for the population aged 55 and over. This need should, therefore, be addressed by granting planning permission for a retirement village. This provision is not for 'special needs' housing but falls within the role of land use planning to meet the requirements of a particular section of the community.

In terms of demographics, the need for retirement housing in Taunton is demonstrated as follows:

- (a) The population of the UK is growing older. The 2001 Census shows that over 12 million people in the UK (21% of the population) are now aged 60 and over and there is an increase in life expectancy, which leads to an increasing proportion of the population living to be over 95.
- (b) Taunton Deane Housing Needs Survey, 2002, points out at paragraph 1.7 (page 7) that:

'the most significant change (in the population of the Borough) is the major increase of 8,600 in the numbers of people aged over 65.'



**Town Planners • Environmental Consultants
Architects • Master Planners • Project Services**

Contact: Paul McCreery, Colin Finlayson, Stephen Hill

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London Reading Solihull

and

‘The ‘older’ retirement group, those 80 and over, grows by 30.7%, 1,600 more people by 2011.’

and

‘This group (aged 80 and over) represents 6,800 people in the Borough by 2011 who are much more likely to have care and support needs which should now be addressed in detail.’

In terms of the existing housing stock, I note that there is a short supply of private sector housing specifically designed for the active elderly in Taunton.

In the light of demographics and existing housing stock in Taunton, it is clear that there is insufficient appropriate residential accommodation for the population aged 55 years and over.

The retirement village will provide a central facilities building (The Clubhouse) which provides facilities such as restaurant, doctor’s surgery, warden and matron facility, snooker room, library and card room. The Village provides opportunities to engage in hobbies and other leisure activities. These facilities comprise some elements of the care and support needed by the elderly as identified in the Taunton Deane Housing Needs Survey, 2002.

The Retirement Village would provide an appropriate mix of dwelling sizes and types, reflecting the existing and growing need for smaller accommodation for the elderly in Taunton.

The proposed development of a retirement village would not only make a significant contribution towards meeting the local demand for such residential properties, it would also help make better use of the existing housing stock to meet the needs of the community. The resultant transfer of population would make available existing general market housing in the Taunton area currently occupied by potential retirement village residents.

In terms of the affordability of the new housing, it is expected that the residents of the retirement village will be ‘trading down’ in their move from large family houses to apartments. The affordability of accommodation relates to the fact that the retirement accommodation will be less expensive (on a price per square foot basis) than the larger general market housing in Taunton from which the majority of residents will move.

The management regime and specialist support services provided are funded by the provision of a service charge. Without a satisfactory level of income these essential services would be compromised. In this regard, I consider that the retirement village proposal is an integrated concept whereby each resident needs to take equal share of the financial responsibility (i.e. the service charge) to ensure that the high standards of medical care and supervision and site management are maintained. In order to fund these support services it is essential that a retirement village of not significantly less than that currently proposed is provided.

Revised Deposit Taunton Deane Local Plan (November 2000) at Policy H11(b) defines affordable housing as including low cost market housing. Policy H12 seeks the provision of affordable dwellings on housing sites in the Borough, subject to certain criteria. The policy is based on the need to provide a balanced range of house types:

'... while retaining other important planning requirements.'

Planning Policy Guidance Note Number 3 (PPG3 - Housing) (March 2000) at paragraph 13 urges local authorities to prepare assessments of housing need. It is stated these assessments of need:

'... should include affordable housing and housing to help meet the needs of specific groups - the elderly, the disabled ...'

Circular 6/98 - Planning and Affordable Housing, at paragraph 10(i) states that the following criteria should be taken into account in assessing the suitability of sites for affordable housing:

'Whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in the development of the site.'

At a recent (17 September 2003) McCarthy and Stone appeal decision it was held in a scheme of 33 sheltered apartments in one block, that it would be difficult in terms of the subsequent management of the scheme, to incorporate both social and market housing in the one block. This was because of the differing levels of access to facilities between the two types of resident. A similar problem would arise at the retirement village because of access to the central facilities buildings. This would be contrary to paragraph 10 of Circular 6/98.

We believe it is inappropriate to provide Social Housing within the retirement village, for the following reasons:

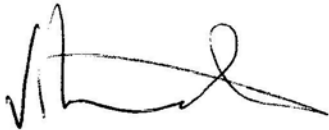
- The Village is an opportunity to give greater choice in terms of the mix and type of housing as required by PPG3 (paragraphs 2 and 10) and to provide for the needs of a specific group (PPG3, paragraphs 11 and 13).
 - The Local Plan (Revised Deposit) includes low cost within the definition of affordable. The retirement village provides a number of apartments which are a special form of lower cost housing meeting the needs of a specific group.
 - The provision of Social Housing within the retirement village would prejudice the achievement of other planning objectives including the communal provision of facilities. This would be contrary to paragraph 10 of Circular 6/98.
 - The retirement village provides facilities for those who have care and support needs as identified in the Taunton Deane Housing Needs Survey (2002) and as such is already contributing to an identified housing need. As such it is inappropriate to have to contribute towards Social Housing in addition to meeting the identified special housing needs of the Borough.
-

- Concentrating the retired into one retirement village location enables certain efficiencies to be secured in the delivery of social and medical support services for the elderly.

As you are aware Barnados, who own the site, are a 'not for profit' charity. The remit of Barnados is to provide facilities for all sectors of the Community including both children and the elderly. Any income Barnados secure from the proposed development will, therefore, go back into the provision of social facilities for the Community, for example the Somerset Inclusion Scheme. Your members may wish to bear this in mind when assessing whether the provision of social housing at the site would prejudice the realisation of other planning objectives.

I trust your Council will be able to take these points into consideration when the application is determined in due course.

Yours faithfully



PAUL McCREERY

cc Jim Pegg : Barnados Developments Limited
 Bill Gair : Retirement Villages plc
 Mike Wright : SDA Jackson Calvert

04/2003/005

MRS M P MORRIS

**CONVERSION OF GARAGE TO GRANNY ANNEXE AT SEAFORDE GRANGE,
DAIRY HOUSE LANE, BICKENHALL AS AMENDED BY AGENTS LETTER AND
PLANS RECEIVED 4TH DECEMBER, 2003**

28716/18621

FULL PERMISSION

PROPOSAL

In January 2002 the Planning Committee granted consent for the erection of a granny annexe at Seaforde Grange. The applicant does not wish to implement this previous approval, and the current scheme is intended to supersede the previous approval.

The current proposal is for the conversion of the existing detached double garage to a granny annexe. The building measures 6 m x 6 m and is located in close proximity to the dwelling house. The annexe will comprise 1 bedroom, a lounge, kitchen and bathroom. The scheme includes alterations to the fenestration of the building.

The application originally submitted included a replacement garage. However, this has been deleted from the scheme due to concerns regarding its size and location.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations.

RIGHTS OF WAY OFFICER surface water drainage needs to be kept within the site and not onto the track/footpath.

PARISH COUNCIL strongly object to the application (as originally submitted) for the following reasons:- the development is unnecessary as the applicant already has extant permission to create a granny annexe, so there is no need for a second and he already has a garage. The proposed siting of the garage is inappropriately far from the dwelling. This property has already been extensively developed and this proposal with its separate access, remotely situated from the dwelling, appear to be an attempt to establish a separate dwelling. The construction type of the garage supports the belief that the building is not intended to be a garage permanently. The property is situated towards the end of a narrow track with no turning facilities, which has already been damaged by vehicles associated with previous developments. Further construction traffic is likely to cause further damage and additional traffic will inconvenience existing residents.

1 LETTER OF OBJECTION has been received on the following grounds:- the proposal constitutes intensification and overdevelopment of the site; the size and siting of the new garage would be out of character and intrusive to the appearance of the area; whilst the curtilage is sizeable, the proposal represents intensification, with too high a density of buildings; it is tandem backland development out of keeping with the

landscape setting; the new garage is too large, bulky, would be jarring and cause environmental damage to the local environment, village character and countryside setting; historically there have been numerous applications on the site, transforming a traditional farmhouse into a modern urban dwelling, the proposal takes this theme further; the design and appearance of the proposed garage is unsympathetic; the garage would abut the public road and be near a public footpath; it will not preserve or enhance visual amenity at this point and would be prominent from the footpath; the obtrusive size and siting are too close against the hedge and road to be screened and will be clearly visible; the Forde represents a picturesque rural scene with unique character, which should be recognised and protected; it will cause disturbance, noise and loss of amenity; construction vehicles will damage the lane and cause congestion.

POLICY CONTEXT

Policy H20 of the Taunton Deane Local Plan Revised Deposit states that the conversion of an appropriate building within the curtilage of a dwelling will be permitted.

ASSESSMENT

The deletion of the garage from the scheme overcomes the majority of the objections . The building which is to be converted to an annexe has a close functional relationship with the main house and is considered to be appropriate for conversion. If the current scheme is granted permission it will mean that there are 2 separate permissions for granny annexes within the curtilage of the dwelling. A condition is recommended to ensure that either one of these consents can be implemented, but not both. For these reasons the proposal is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, granny annexe to be used solely in connection with the main house, either this consent or previous approval to be implemented, but not both. Notes re works to be carried out in accordance with plans and surface water drainage.

REASON(S) FOR DECISION:- The building to be converted to an annexe has a close functional relationship with the main house and is considered to be appropriate for conversion. Therefore, the proposal is considered to accord with Policy H20 of the Taunton Deane Local Plan Revised Deposit., subject to a condition tying the annexe to the main house.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356468 MR A GRAVES

NOTES:

24/2003/037

MR & MRS N CAUSLEY

ERECTION OF REAR EXTENSION AND PITCHED ROOF OVER EXISTING FLAT ROOF AT 2 BARCROFT CRESCENT, WRANTAGE

30431/22453

FULL PERMISSION

PROPOSAL

The bungalow in question currently has a flat roof rear extension which has depth of 5.8 m. The proposal involves demolishing part of this extension and erecting a garden room with a pitched roof, which will measure 6.5 m x 4 m x 4.5 m to the ridge (which is lower than the existing bungalow). The combined depth of the proposal and the remainder of the existing extensions will be 9.8 m. The scheme also involves erecting a pitched roof over the existing flat roof element. The materials will match the existing bungalow.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL views awaited.

POLICY CONTEXT

Policy H19 of the Taunton Deane Local Plan Revised Deposit stipulates that extensions should respect the form and character of the main dwelling and not harm neighbouring amenity.

ASSESSMENT

The design of the extension is an improvement over the existing flat roof extension. Whilst the overall depth of the extension will be considerable, it will be a minimum of 3.6 m away from the boundary with the nearest neighbour, and as the neighbour is to the south of the proposal it will not lead to a significant loss of sunlight for the property. For these reasons it is not considered that the proposal will significantly harm neighbouring amenity, therefore, the scheme is thought to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials. Notes re works to be carried out in accordance with plans and drainage.

REASON(S) FOR DECISION:- It is not considered that the proposal will significantly harm neighbouring amenity and its design is thought to be appropriate. Therefore, the scheme is considered to accord with Taunton Deane Local Plan Revised Deposit Policy H19.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356468 MR A GRAVES

NOTES:

38/2003/557

TAUNTON SCHOOL EDUCATION CHARITY

REDEVELOPMENT OF SITE FOR RESIDENTIAL DEVELOPMENT, STAFF ACCOMMODATION, NEW SCHOOL BUILDING AND EXTENSION TO SCHOOL BUILDINGS, FLOODLIT HARD PLAYING SURFACE NEW ROAD JUNCTION, ACCESS AND CAR PARKING ON LAND TO THE SOUTH OF GREENWAY ROAD, TAUNTON.

22007/25904

OUTLINE APPLICATION

PROPOSAL

In 2002 Taunton School submitted two outline applications for the development of land to the north and south of Greenway Road for residential use. These were both withdrawn prior to a decision being made. This application is an outline application for the development of land to the south of Greenway Road for housing, staff accommodation, car parking, two new school buildings, a replacement floodlit hard playing surface and a new junction and access being created off Greenway Road. It is suggested that the dwellings are erected on land adjacent to Greenway Road and the new junction and access. There is currently a row of trees along the road frontage within a grass strip with a lit, hard surfaced playing area behind. The proposal would replace the hard playing area on land to the south of the current facility to provide an area for 3 tennis courts and a netball pitch. It is proposed that this area should be lit like the existing hard playing area although the precise details have not been submitted at this stage. The staff accommodation would be provided on land to the rear of the existing dwellings fronting Greenway Road where there is currently a range of old buildings and open parking. The car parking spaces would be provided adjacent to the staff accommodation and to the south of the new access road, adjacent to the existing school buildings. It is also proposed to build an extension to both Goodland and Besley school buildings with a fenced cycle park to be provided between the extensions. Currently it is proposed that a new traffic light junction would be provided between 147 and 171 Greenway Road. This junction would also provide for future access to land to the north of Greenway Road for possible future development (in line with the Inspector's recommendations on the Taunton Deane Local Plan). The site is located within the 100 year flood plain of the River Tone and the application site and surrounding dwellings/Road have suffered from flooding regularly in the past. The application includes details of the existing drainage of the site and proposes to develop a scheme, to Environment Agency requirements, to alleviate the situation and accommodate any additional run off generated by this proposal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst the submitted layout is unacceptable an acceptable scheme can be devised. As a consequence no objection is raised subject to a Grampian condition to secure the design, funding, construction and details of the new junction and road layout. COUNTY ARCHAEOLOGIST no objection. ENVIRONMENT AGENCY the Agency has now received a copy of the short report on the CCTV

investigation of the culvert in the school grounds to the south of Greenway Road. This confirms the poor structural state, tortuous route and limited size of the culvert. The Agency notes the intention to carry out riparian maintenance works to the culvert, including repair and replacement of sections and re-establishment of manhole access. Even after repair of the collapsed and damaged sections however, the capacity may not meet that assumed in the previous outline study. As a result, the design of the flood storage area to the north of Greenway Road, required to safeguard the development from flooding to the minimum standards required by PPG 25, must be revisited in light of the actual capacity of the culvert. Adequate flood storage volumes must be provided and the scheme constructed before development commences on this site. The analysis originally provided by the Anthony Ward Partnership assumed a capacity of 0.96 cumecs for the culvert. This should be reassessed in view of the actual dimensions, gradients, route and roughness of the culvert. Resulting from this consideration, the previously assessed storage requirement of approximately 25,000 m³ should be re-appraised. The Agency notes the intention to restrict surface water discharges from the developed site to those currently being made. The opportunity should be taken to include sustainable drainage features to maintain water quality. As a result, as previously recommended in the Agency's letter dated 20 December 2002 to the Local Planning Authority, the Agency does not object in principle to the proposal but requires any approval to be subject to the following conditions:-

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision and implementation of attenuation of flows in the Mill Lease Stream from the upstream catchment has been submitted to and approved in writing by the Local Planning Authority, and constructed. The scheme will include long term legal and financial provision to ensure long term maintenance of volumes within the storage area.

REASON: To prevent the increased risk of flooding.

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority, and constructed. The scheme will include long term legal and financial provision to ensure long term maintenance of volumes within the storage area.

REASON: To alleviate the increased risk of flooding.

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation from the development has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding. The Agency should be consulted in respect of any details submitted pursuant to the above conditions. All other comments contained in the Agency's letter dated 17 November 2003 still apply. WESSEX WATER the exact scale of development of the site is not clear, however based on information received, I comment as follows:- The development is located within a foul sewer area. It will be necessary, if required, for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to surface water sewers. As there are no existing public/separate surface water sewers in the vicinity of the site, it is advised that the developer investigates alternative methods for the satisfactory disposal of surface water from the site (e.g. soakaways). Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for the disposal of surface water. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. According

to our records, there are both public foul sewers and a water main crossing the site. Please find enclosed a copy of our records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum, three-metre, easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works of the sewer and diversion of the water main, provided it is practical and technically feasible, may need to be agreed., and could be carried out at the developer's expense. It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. We advise that this should be agreed as early as possible and certainly before the developer submits to your Council any Building Regulations application. It is also recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure. SPORT ENGLAND Following additional information from the applicant, Sport England has re-considered the above applications in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. Sport England opposes such developments in all but exceptional cases, whether the land is in public, private or educational use. It is our policy to oppose development on playing fields unless at least one of the five exceptions as set out in our policy are met, which have been incorporated into the revised PPG 17 (ODPM, July 2002). Playing fields have been given greater protection and recognition by the Government through paragraph 15 of PPG 17. From the information provided we are satisfied that the proposal meets one of the exceptions of the above policy (E.4) in that: The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development. Subject to the new facility being adequately maintained, Sport England does not wish to raise an objection to this application. The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the National Lottery Sports Fund.

LANDSCAPE OFFICER my main concerns are:- the proposal will detrimentally affect significant trees, some protected by TD940; there is no mitigation proposed to affect any harm; loss of open space as seen from Greenway Road to be replaced with housing; some of the proposed buildings and road alignments are too close to existing mature tree cover. Please can be have a full tree survey including position, height, condition etc. (A tree survey is expected in the near future in order to overcome the Landscape Officers concerns and his views on the updated information will be updated for the Committee if available.) DRAINAGE OFFICER(1) this proposal is within the 100 year flood plain as shown on the Environment Agency's Section 105 records retained with the Planning Division. The applicant should be advised to carry out any flood protection works and compensatory volumes which may be applicable to lessen any effect of possible flooding and the Environment Agency should be consulted accordingly. (2) Any flows connecting to the existing culverted watercourse will have to be attenuated and I attach our standard design conditions. (3) It is strongly recommended that some form of Sustainable Urban Drainage System be used at this development and details will

require approval. (4) Recently a survey of the culverted watercourse passing through the site has been surveyed and found to be in a poor condition. Details are therefore required for approval for any remedial works etc. Bearing all the above in mind and the previous flooding history of the site no approval should be given until all the above points have been addressed. ENVIRONMENTAL HEALTH LIGHTING - All external lighting shall be so located, installed and permanently maintained that inconvenience from glare, -whether direct or reflected, shall not be caused at any residential or other sensitive premises. NOISE - Should the floodlit hard playing surface to the south of Greenway Road and to the rear of properties in Beverley Close be a new development as part of the application I would suggest the following due to close residential property:- Prior to the commencement of any development works, the applicant shall, at his own expense, appoint a suitably qualified acoustics consultant with a remit to examine the floodlit hard playing area and identify what measures, if any, may be necessary to ensure that noise nuisance to neighbouring premises will not be caused. The consultant shall submit a written report to the Planning Authority which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based. Such report is to be agreed, in writing, by the Planning Authority prior to the commencement of development works. LEISURE AND RECREATION OFFICER views awaited. RIGHTS OF WAY OFFICER there are no rights of way crossing this site.

58 LETTERS OF OBJECTION and a petition with 69 signatures raising objections on the following grounds: - The proposals will exacerbate the existing flooding problems in the area; the proposal will result in a loss of wildlife habitat if the stream is piped; the proposed junction and development will result in an increase in traffic using Greenway Road (which is nearing its capacity at already) and this will result in unacceptable levels of congestion to the detriment of residents and all road users; greenway Road will have greater traffic along it when the Silk Mills flyover is built and this must be taken into account; the proposed junction will encourage parents to drop off their children in Greenway Road rather than Staplegrove Road and this will result in increased traffic along Greenway Road; The proposals will result in a linked road from the new site through to College Road and this will result in a rat run causing congestion in College Road, detrimental to the safety of pedestrians, cyclists and residents and the existing Esso garage; another junction in Greenway Road will make it more difficult to walk along for users of the footpath; the proposal will result in the loss of on-street parking for existing residents leading to increased pressure for parking in Greenway Road and surrounding residential streets; increased traffic in Greenway road will make it more difficult for traffic to enter and leave existing dwellings and side roads in the area; existing traffic congestion in Station Road will be worse and probably queue back along Greenway Road; increased traffic along Greenway Road will cause unacceptable increases in the level of noise, pollution and vibration to houses for residents and pedestrians; proposed floodlighting will create light pollution, detrimental to the residential amenity; the use of the link between College Road and Greenway Road will introduce noise to the quiet rear of existing residential properties to the detriment of occupants amenity; Greenway Road has enough traffic and traffic lights already; College Road has no footpath, lighting or road markings and any increase in its use will be detrimental to the safety of pedestrians, cyclist and vehicles; petrol tankers delivering to the Esso garage often block College Road, increased traffic will result in increased congestion; College road is privately maintained road and increased use will result in increase costs for those responsible for its upkeep; the proposed development will

result in the loss of open views to the south of existing housing; If agreed Taunton school should allow public use of recreational facilities and a youth centre; development will overload existing services like the doctor etc; there will be a long period of disturbance to local residents during the development of the site; this area has had plenty of development in the past and can't take anymore; two trees are to be cut down for the hard playing area and this is unacceptable, Taunton School is a charity with tax benefits paid for by the local community it should not be allowed to profit to the detriment of the local community; increased use of Greenway Road will block the existing pedestrian crossings and make it more difficult to cross the road; a major development such as this should be subject to a public inquiry; Brownfield land should be used up before open land is allowed; land to the rear of Beverly Close is the subject of an ownership dispute and increased traffic in the vicinity of its boundary wall may lead to its collapse.

ONE LETTER OF OBJECTION has been received from the local Councillor, Cllr Garner: - to avoid College Road being used as a rat run a barrier of some sort should be installed; the proposal will exacerbate the existing traffic congestion in Greenway Road; increased use of College Road will block the entrance to the Esso Garage; floodlighting may result in light pollution for residents; the proposal will worsen existing flooding problems in the area.

ONE LETTER OF SUPPORT the new junction will improve safety for cars visiting the school; the entrance will reduce traffic along Staplegrove Road and alleviate some of the traffic problems in Bindon Road, the proposal will enable traffic to avoid going through the town centre; the new Astroturf and hard playing area will reduce the number of students crossing Greenway Road to use the northern playing fields; the residential development will provide much needed dwellings in Taunton.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- STR1 requiring proposals to be a sustainable development; of high quality, good design and locally distinctive; STR4 development should be focused in towns where provision should be made in character with the individual characteristics and constraints. Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement. Policy 60 area vulnerable to flooding should continue to be protected from development which would cause a net loss of flood storage area or interrupt the free flow of water or adversely affect their environment or ecological value. In allocating land for development in local plans, consideration must be given to measures to mitigate the impact on existing land drainage regime to avoid exacerbating flooding problems.

Taunton Deane Local Plan Revised Deposit the following policies apply:-S1 governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the site for public transport, walking, cycling and pedestrians would minimise the need to

use the car; (D) requires that the appearance and character of the street scene would not be harmed as a result of the development; (E) potential air pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use. H1 governs development within settlement boundaries criteria (A) requires safe and convenient access to public transport cycling and pedestrian facilities and highway improvements required to cater safely for the expected traffic generated by the development, (E) potential air pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight. C3 restricts the loss of recreational open space unless it conforms to three criteria: - (A) there is an excess of good quality open space; or (B) the proposal provides for recreational or community benefit greater than the long term recreational value of the open space; (C) Equivalent provision is made to an equal standard with equal community benefit (D) in the case of school playing fields the land is needed for development of school buildings and/or associated facilities, and adequate playing fields to meet statutory requirements would be retained or provided. M3a requires adequate parking for residential. EN24 requires sites that may have an archaeological potential to be fully investigated before planning applications are allowed. EN31 will not allow development that would result in greater risk of flooding due to increased water run off.

ASSESSMENT

The proposed site is located on the edge of the town centre amidst a residential and school area where housing development is acceptable in principal. The new junction and access to the development would be made off Greenway Road, which already caters for a considerable traffic flow. The applicants have undertaken a traffic impact assessment of the proposal that has now been assessed by County Highways who consider that whilst the proposed junction details are unacceptable but that an acceptable solution can be provided and do not raise any objection. There has also been considerable concern that the "link" between College Road and the new access/junction should not become a rat run for traffic and this is shared by County Highways. It is possible to install a form of barrier to prevent this and a condition requiring this has been recommended. In addition an amended plan has been submitted to remove the additional parking so that parking for the new Astroturf will be at the school and not along College Road. At present the site and Greenway Road, adjacent to the site has a history of flooding. The applicants have carried out a survey of the surface water drains and have discovered them to be in a poor state of repair with some

collapse having taken place. These drains would be repaired to enable them to work properly but the Environment Agency is concerned that the additional run-off from the development should also be catered for. Whilst not objecting to the proposal, the Environment Agency has requested additional information to be submitted (via a condition) to establish the volumes of water generated by the proposal and an acceptable scheme for its disposal. The existing playing area has low level lighting situated around its boundaries and the applicants are proposing that the new tennis and netball courts are lit. As the new courts are located in a different position to the existing it would be important to ensure that any lighting does not have a worse impact on the amenities of surrounding residential occupants than the current lighting. A condition is recommended to establish the effect of any lighting on residential amenity, with a note that it may not be possible to light the courts if an acceptable scheme cannot be identified. The new dwellings/staff accommodation would be located adjacent to existing residential properties and it will be important for the detailed plans to protect the amenity of neighbours by avoiding overlooking or overshadowing. Proposal considered acceptable

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, reserved matters, 3 years for the submission of details, materials, submission of drawings and construction of proposed highway scheme, submission of details of a barrier between the new access road and College Road, estate road details, submission of details of a drainage scheme for the Mill Lease Stream and its maintenance, submission of compensatory flood storage measures and maintenance, submission of surface water run off scheme and its provision on site, details of proposed lighting, lighting to be installed to avoid inconvenience from glare, submission of a noise survey to assess any noise impact of the proposed hard playing area, landscaping. Notes re surface water drainage, access for the disabled, lifetime homes, secure by design, illustrative plan only, energy and water conservation, meter boxes, lighting may not be possible.

REASON(S) FOR DECISION:- The site is located in the settlement limits of Taunton where residential development is considered acceptable in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy STR4. The proposal is considered to meet the requirements of the Taunton Deane Local Plan Revised Deposit Policies S1, H1 and C3 in that revised proposal will overcome highway concerns, nearby properties will not be adversely affect and that replacement recreational facilities are proposed.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356467 MRS J MOORE

NOTES:

38/2003/558

TAUNTON SCHOOL EDUCATION CHARITY

ERECTION OF ASTROTURF ALL WEATHER PITCH, ASSOCIATED CAR PARKING AND THE ERECTION OF A DWELLING ON LAND AT GREENHAMS, TAUNTON.

21788/26952

OUTLINE APPLICATION

PROPOSAL

The outline application is for the provision of an all weather Astroturf playing pitch on land to the west of College Road. The new pitch would measure 95 m x 60 m and would replace the 3 existing hard surfaced tennis courts and part of the larger playing fields. There would be 8 parking spaces provided on part of the former side garden of Red Cottage adjacent the existing parking area. In addition the proposal is for the erection of a new dwelling, for staff accommodation, in the part of the side garden of Red Cottage off College Road.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY I am concerned that the additional parking space will lead to additional use of College Road and these should be deleted and users encouraged to use the main school for parking. (amended plans are awaited that remove the additional parking spaces). COUNTY ARCHAEOLOGIST no objection. ENVIRONMENT AGENCY no objection subject to conditions. WESSEX WATER mains water and foul water are both available in the vicinity of the site but there is no surface water sewer in the vicinity of the proposal and the developer will need to investigate alternative methods of disposal.

SPORT ENGLAND Following additional information from the applicant, Sport England has re-considered the above applications in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. Sport England opposes such developments in all but exceptional cases, whether the land is in public, private or educational use. It is our policy to oppose development on playing fields unless at least one of the five exceptions as set out in our policy are met, which have been incorporated into the revised PPG 17 (ODPM, July 2002). Playing fields have been given greater protection and recognition by the Government through paragraph 15 of PPG 17. From the information provided we are satisfied that the proposal meets one of the exceptions of the above policy (E.4) in that: The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a

suitable location and subject to equivalent or better management arrangements, prior to the commencement of development. Subject to the new facility being adequately maintained, Sport England does not wish to raise an objection to this application. The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the National Lottery Sports Fund.

LANDSCAPE OFFICER the proposed car parking and access to the dwelling would be likely to have a detrimental impact on the existing trees and should be re-sited or deleted from the proposal (amended plans are awaited to ensure the retention of the tree and comments on those plans will be forwarded to the committee if available). DRAINAGE OFFICER surface water should pass through an attenuation system before connecting to a watercourse or surface water/ piped watercourse. ENVIRONMENTAL HEALTH all external lighting should be located installed and maintained to prevent glare for any other residential or sensitive premises. LEISURE AND RECREATION OFFICER views awaited.

10 LETTERS OF OBJECTION raising the following points: - the erection of a dwelling, Astroturf pitch and car parking would be contrary to policy C3 of the Taunton Deane Local Plan Revised Deposit which allocates the land for recreational open space; the recreational open space should be retained as the land to the north of Greenway Road is likely to be developed in the future; there is insufficient information to allow for a proper consideration of the proposals; College Road is a private, unlit road with no pavements and the new Astroturf pitch and car parking would be likely to result in additional traffic using this road resulting in greater congestion and posing a danger to the existing pedestrian and vehicular users; the Astroturf pitch is likely to result in an increased use of the land and times that it can be used all of which would lead to greater noise disturbance for the existing residential occupants; the proposal would obscure the existing uninterrupted views of the playing fields; any floodlighting in the future would be likely to have a detrimental impact on the residential amenities of surrounding residential dwellings; this proposal, in combination with the adjacent introduction of new traffic lights along Greenway Road will lead to the private road being used as a "rat run" and would be dangerous to existing users.

ONE LETTER OF OBJECTION has been received from the local Councillor, Cllr Garner:- to avoid College Road being used as a rat run a barrier of some sort should be installed; increased use of College Road will block the entrance to the Esso Garage; floodlighting may result in light pollution for residents.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the

site for public transport, walking, cycling and pedestrians would minimise the need to use the car; (D) requires that the appearance and character of the street scene would not be harmed as a result of the development; H1 governs development within settlement boundaries criteria (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight. (D) requires that the appearance and character of the street scene would not be harmed as a result of the development; (E) potential air pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use. C3 restricts the loss of recreational open space unless it conforms to three criteria:- (A) there is an excess of good quality open space; or (B) the proposal provides for recreational or community benefit greater than the long term recreational value of the open space; (C) Equivalent provision is made to an equal standard with equal community benefit (D) in the case of school playing fields the land is needed for development of school buildings and/or associated facilities, and adequate playing fields to meet statutory requirements would be retained or provided. M1 & M2 new non- residential developments must provide for expected traffic numbers and have no more than 90% car parking provision on the site. They should also have other transport links available for alternative methods of transport such as bicycle and bus.

ASSESSMENT

The proposed Astroturf pitch would be constructed on an existing school playing field and would improve the quality of facilities for use by the school. It is not intended to light the pitch and conditions have been added to control any such development in the future. The additional car parking spaces are to be withdrawn to avoid additional vehicular use of College Road. The proposal is considered to be acceptable.

RECOMMENDATION

Planning permission be GRANTED subject to conditions of time limit, reserved matters, 5 year time limit, materials, lighting, fencing, parking, landscaping. Notes re disabled persons, lighting, secure by design, energy and water conservation, illustrative plan only.

REASON(S) FOR DECISION:- The proposal is for the improvement of sporting facilities for the existing school playing area and conforms to the requirements of Taunton Deane Local Plan Revised Deposit Policies S1 (general requirements) and C3 (playing field enhancement)

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356467 MRS J MOORE

NOTES:

38/2003/582

MR P HYDE

CHANGE OF USE AND CONVERSION OF FORMER VETERINARY PRACTICE AND ANCILLARY ACCOMMODATION TO FORM THREE DWELLINGS AT ACORN VETERINARY, POOL FARM, MOUNTFIELDS, TAUNTON AS AMPLIFIED BY AGENTS FAX DATED 15TH DECEMBER, 2003

23298/23167

FULL PERMISSION

PROPOSAL

The site comprises former outbuildings to Pool Farm; the farmhouse is now in separate ownership. A building immediately opposite has recently been granted permission for residential use at appeal. The building comprises a two-storey stone barn which has been converted to house a veterinary practice with ancillary residential accommodation and a single storey extension projecting forward from it. This is currently used for storage purposes. The two buildings will accommodate three dwellings with other redundant agricultural buildings on the site being demolished. A previous proposal for B1 industrial use was refused on traffic generation grounds. An appeal has been lodge in response to this refusal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst I have no objection in principle to the proposed conversion, I note that the parking areas are cramped and would not be safe from a highway point of view. The Garage should be set back into the garden to allow a 6 m long parking space to be provided in front of the garage. A standard turning space is also required for vehicles reversing from the parking space into the driveway. In the event of permission being granted I would recommend that the following condition be imposed:- Sufficient space for one garage and one parking space together with vehicular access thereto shall be provided for each dwelling, before it is occupied, in a position approved by the Local Planning Authority. The said space and access shall not be used other than for the parking of vehicles or for the purpose of access.

RIGHTS OF WAY OFFICER the footpath will not be affected. ENVIRONMENTAL HEALTH OFFICER suggests note re: contamination. DRAINAGE OFFICER no objections.

5 LETTER OF OBJECTION have been received from 4 independent households together with one from the South Road and Area Residents Association objecting to the proposal on the following grounds: increase in volume of traffic will be detrimental to the area and its residents; precedent for future development in Green Wedge; cramped development; infilling of pond will cause flooding; applicant unable to increase access to shared drainage system; single-storey building not suitable for conversion; water supply insufficient; alteration to two-storey barn will detract from its character.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H9 Outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless; (A) the building proposed to be converted is of permanent and substantial construction and: (1) is in keeping with its surroundings; (2) has a size and structure suitable for conversion without major rebuilding or significant extension and alteration; (3) is unlikely to attract a suitable business re-use; and (4) is sited near a public road with convenient access by foot, cycle or public transport to a settlement; (B) and the proposal: (1) will not harm the architectural or historic qualities of the building; and (2) does not involve the creation of a residential curtilage which would harm the rural character of the area; and (3) will not lead to a dispersal of activity on such a scale as to prejudice town and village vitality.

ASSESSMENT

The two storey building is a substantial building that contributes significantly to the character of the area. The single storey building is less impressive, but taking into account the recent appeal decision, it is concluded that it satisfactorily meets the requirements of Policy H9 (subject to the receipt of a satisfactory structural survey). The issues raised regarding water supply and drainage are private matters. The site has an authorised use as a veterinary practice. Whilst exact traffic generation from such a use has been a matter of disagreement between the Council and the Applicant in relation to the current appeal, the potential number of vehicular movements from such a use is inevitably greater than that from three dwellings. There is therefore no objection to the proposal on highway grounds. Taking into account the area of land available and the distance from the Public Highway it is not felt that the conditions suggested by the County Highways Authority are necessary in the instance.

RECOMMENDATION

Subject to receipt of satisfactory structural report prior to the meeting the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, hard surfacing, drives, rainwater goods, landscaping, walls and fences, meter boxes, roof lights, removal of buildings, no extensions, no ancillary buildings, no fencing, no further windows. Notes re: contamination, conversion, compliance, owls and bats, Part M, CD Regs.

REASON(S) FOR DECISION:- The buildings are of permanent and substantial construction and can be converted in accordance with Policy H9 of the Taunton Deane Local Plan Revised Deposit. The proposals will not cause any material impact upon neighbouring properties and will give rise to potentially less traffic than from the authorised used.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356464 MR T BURTON

NOTES:

38/2003/636

MR A PRIOR-SANKEY

ERECTION OF GARDEN SHED AT 78 BACON DRIVE, TAUNTON.

24455/23964

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a timber shed measuring 3.6 m x 2.5 m x 2.05 m (maximum height).

The applicant's wife is a Councillor.

CONSULTATIONS AND REPRESENTATIONS

-

POLICY CONTEXT

Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit stipulate that development should not harm neighbouring amenity, or the appearance of any street scene.

ASSESSMENT

The shed will be largely screened by the existing fencing and wall which run along the boundaries of the site. Therefore, it will have no impact on the appearance of the street scene. Nor is it considered that the proposal will have any significant effect on neighbouring amenity. Therefore, the proposed shed is thought to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials. Notes re works to be carried out in accordance with plans.

REASON(S) FOR DECISION: - The proposal will not harm neighbouring amenity or the appearance of the street scene and therefore accords with Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356468 MR A GRAVES

NOTES:

42/2003/044

MR D A GREEN

**ENLARGEMENT OF EXISTING GARAGE WITH FIRST FLOOR EXTENSION ABOVE
AT 8 ORCHARD CLOSE, TRULL**

21528/22301

FULL PERMISSION

PROPOSAL

The proposal comprises the enlargement of the existing garage at ground floor and the construction of a first floor pitched roof extension above. The extension would be to the side and rear of this modern semi-detached chalet bungalow.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL approve of this application.

4 LETTERS OF OBJECTION have been received raising the following issues:- the extension to the garage seems excessive and could be used for industrial use or excessive DIY; the scale of the extension is large, asymmetrical and would imbalance the pair of semis; that a more appropriately designed extension could provide the necessary additional accommodation required; and that light to a neighbouring property would be lost.

POLICY CONTEXT

Policies S1, S2 and H19 of the Taunton Deane Local Plan Revised Deposit all seek, inter alia, to safeguard residential and visual amenity.

ASSESSMENT

The proposal is considered unacceptable with regard to its design and external appearance which would be out of character with the dwelling, the pair of semis and the surrounding group of dwellings. With regard to light loss, although No. 7 would undoubtedly suffer to a degree, it is not considered that the occupier would be adversely affected.

RECOMMENDATION

Permission be REFUSED for reason of inappropriate design and loss of light.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

48/2003/066T

MR N R GIBBONS

APPLICATION TO FELL TWO ASH TREES INCLUDED IN TAUNTON DEANE BOROUGH (WEST MONKTON NO. 2) TREE PRESERVATION ORDER (2003) AT 6 THORNASH CLOSE, MONKTON HEATHFIELD, AT THE REAR OF THE PROPERTY ON THE BOUNDARY (TD945)

2554/2686 FELLING OF TREE(S) COVERED BY TREE PRESERVATION ORDER

PROPOSAL

The application proposes to fell two out of a group of three ash trees growing on the boundary between 6 Thornash Close and the block of flats Nos 9- 11 School Road, Monkton Heathfield. The trees are part of an old hedgerow. The trees cast considerable shade on to the garden at 6 Thornash Close and the applicant wishes to allow more light into the garden.

The trees were protected with a Tree Preservation Order earlier this year following local concern that they were likely to be felled. An appeal was made against the order but this was rejected by members. Mr. Gibbons made a recent application to reduce the crowns of the trees in order to gain more light, but was advised by officers, following site inspection, to withdraw the application and to resubmit with a proposal to thin the group to leave the best stem. This is the current application.

CONSULTATIONS AND REPRESENTATIONS

TWO letters of objection have been received, (one letter having four signatories) from residents of the neighbouring flats, to the felling of the trees. The objectors do not want to see the trees felled but are happy for the trees to be lopped. In a telephone conversation one objector raised concern that removal of trees would make it easier for neighbours to see into each others properties.

POLICY CONTEXT

N/A

ASSESSMENT

The trees are out grown limbs of the former hedge. The group have an upright habit, two stems have distorted trunks with very few low branches, the third stem is straight and breaks at a lower point. The trees are important and are justified in being protected because they are tall and can be seen over a wide area. The application to remove the two distorted stems will have very little effect on the amenity of the group. The height will be retained and the tree will continue to be seen from neighbouring areas. The remaining tree will benefit from the removal of the two competing stems and will expand to take up the increased light. The removal of the two stems will in the short term greatly increase the amount of light in the gardens of numbers 5 and 6 Thornash Close. In time,

as the tree grows, the problem of shade cast by the tree will return. Reducing the crown and retaining a good shape will be more possible with the single lower branching stem. In the long term the management of the very large trees in this location is difficult, however, by selecting some of the regenerating growth from the hedge, a succession of medium sized trees could be maintained on the site. Regarding the possible increase in intervisibility between neighbours, the loss of the two stems will make it easier to see between the properties in the short term but the hedge and the remaining tree should soon regenerate to block low level views.

RECOMMENDATION

Permission be GRANTED subject to the condition that that the stumps are not removed or damaged and that any regenerating growth from the stumps or other parts of the hedge is retained. In the future, stems will need to be selected to become the new hedgerow tree(s)

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356493 MR P BRYAN

NOTES:

52/2003/057

MS W POWELL

**RETROSPECTIVE APPLICATION FOR WALL/FENCE COMBINATION AT 18
SCAFELL CLOSE, TAUNTON.**

21185/23284

FULL PERMISSION

PROPOSAL

The proposal is retrospective, and entails the erection of a wall and fence combination, comprising brick plinth and brick pillars with fencing panels between. The wall/fence combination is approximately 2 m high and is sited along the curtilage boundary with Kingsley Close. Also proposed, and also retrospective, is a 2 m high close boarded fence adjoining the afore-mentioned wall/fence combination and the dwelling house. A picket fence has also been constructed at the front of the dwelling, but this does not require the benefit of planning permission.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL although supporting the wall/fence in principle, the Council feel that it should be in the same position as the original wooden fence and not on the edge of the pavement. The Council accept that it is unfortunate that the wall/fence has now been erected, but considered the application as if it was replacing the original fence and the work had not been carried out. In addition, the Planning Authority will be aware of the Parish Council's strong views over many years about fences on open plan estates and on the corners of cul-de-sacs, where the visibility splay will be affected and road enclosed. In the vast majority of cases these views have been fully supported by the Planning Authority. The Council feel that wherever possible the visibility splays that were agreed as part of the original planning applications should be kept and maintained, for the benefit of the whole Parish and community. The Council also discussed the close boarded 1 metre high fence that has been erected at the property, along Kingsley Close, the front of Scafell close and then back between the next door property to join the front wall and were informed that this was allowed because the Permitted Development Rights had not been removed.

2 LETTERS have been submitted which support the wall/fence combination, object to an adjoining picket fence, and requesting that a condition be imposed to ensure the retention of the panels.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan Revised Deposit seeks inter alia, to safeguard the character and appearance of the street scene. Policy S2 seeks to ensure good design.

ASSESSMENT

It is not considered that the wall/fence detracts significantly from the street scene. Neither do they harm road safety. With regard to the picket fence, this does not require the benefit of planning permission. In respect of the request that a condition be imposed to ensure that fencing panels be retained at all times, this is considered unreasonable.

RECOMMENDATION

Permission be APPROVED.

REASON(S) FOR DECISION:- The proposal does not adversely affect the visual amenity and accordingly does not conflict with Policies S1 and S2 of the Taunton Deane Local Plan Revised Deposit.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES: