

06/2005/015

THE EXECUTORS OF W G KING

RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 23 DWELLINGS FOLLOWING THE DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS, KINGS YARD, TAUNTON ROAD, BISHOPS LYDEARD AS AMPLIFIED BY LETTER DATED 25TH APRIL, 2005 WITH ACCOMPANYING PLAN

16988/28992

OUTLINE

1.0 **RECOMMENDATION**

Subject to the views of the County Highway Authority and the applicant entering into a Section 106 Agreement to provide:-

- (i) Affordable housing based on 25% of the total number of dwellings. This provision to be on the basis of (at present) 2 No. one bedroomed flats, 2 No. two bedroomed flats and 1 No. two bedroomed house together with a financial contribution equating to 75% of the costs (to the developer) of providing a further 2 bedroomed dwelling. The flats to be rented and house shared equity; and
- (ii) A contribution towards sport and every dwelling with 2 bedrooms or more to contribute towards play at the current calculated rates at the time of permission be implemented;

the Development Control Manger in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to the following conditions:-

- 01 Before any part of the development hereby permitted is begun detailed drawings to an appropriate scale of the siting, design and external appearance of the building(s), the means of access thereto, and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority.
- 01 Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order, 1995.
- 02 Application for approval of the reserved matters under (1) above shall be made to the Local Planning Authority within 3 years of the date of this permission.
- 02 Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990.
- 03 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

