

48/13/0057

PERSIMMON HOMES (SOUTH WEST)

VARIATION OF CONDITION NO. 01 (APPROVED PLANS) TO SUBSTITUTE 20 DWELLINGS OF APPLICATION NUMBER 48/10/0036, RESERVED MATTERS OF APPLICATION 48/05/0072 FOR DETAILS OF PHASE 1, TO INCLUDE 327 NO. DWELLINGS AND ASSOCIATED HIGHWAYS, LANDSCAPING INCLUDING PUBLIC OPEN SPACE AND THE FIRST SECTION OF THE EASTERN RELIEF ROAD AND ROUNDABOUT ON A38 BRIDGWATER ROAD, AT LAND OFF BRIDGWATER ROAD, MONKTON HEATHFIELD

Location: STREET RECORD, BRIDGWATER ROAD, WEST MONKTON,
TAUNTON

Grid Reference: 325916.126461

Removal or Variation of Condition(s)

RECOMMENDATION AND REASON(S)

Subject to the receipt of amended plans altering the boundary treatment of plot 265 and removing reconstituted stone from the proposed materials the Development Manager be authorised to grant conditional planning permission.

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. Only those materials specified in the amended application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

DrNo 800 Rev F Planning Layout

DrNo 811-1 Rev A Fences & Enclosures

DrNo R4050-1 Rev C-Highway Detail and Hyde Lane Crossing Re-plan April 2011

DrNo 801 Rev B Location Plan

DrNo 601 Topographical survey

DrNo 602 Topographical survey

DrNo 1348/DR/04 Rev K Surface water drainage strategy

DrNo 10059/DR/05 Rev D Off-site foul water strategy

DrNo 1348/DR/06 Rev F Foul water drainage strategy phase I

DrNo 1348/DR/07 Rev 0 Propose Development surface water strategy
DrNo 1348/DR/OS Rev 0 Foul water drainage strategy whole site
DrNo 1348/DRJ1O Rev B Development runoff outfall/rates
DrNo 1348/DR/il Rev C Overflow flood routing plan
DrNo 10059/CD/0I Rev B Surface water/sewer construction details
DrNo 10059/EW/I01 Sports field water retention basin
DrNo 1009/EW/102 Brittons Ash water retention basin
DrNo 10059/5K/OI Rev G Eastern Relief Road Proposed Noise Barriers
DrNo 10059/HL/03 Rev A Horizontal and vertical alignment
DrNo 10059/HLII I Rev E Proposed Alignment Eastern Relief Road - Phase 1
DrNo 10059/HL/12 Rev B Eastern Relief Road - Phase 1 typical Construction
Details
DrNo 10059/HL/13 Rev C Typical Construction Details - H
DrNo 10059/HL/15 Rev C Single Development Access
DrNo 10059/SK/06 Rev E Proposed roundabout
DrNo 4000 Rev A Bus and refuse vehicle tracking sheet 1
DrNo 4001 Rev C Bus and refuse vehicle tracking sheet 2
DrNo 4002 Rev C Bus and refuse vehicle tracking sheet 3
DrNo 4003 Rev A Bus and refuse vehicle tracking sheet 4
DrNo 4004 Vehicle Tracking Large Car sheet 5
DrNo 4005 Vehicle Tracking Large Car sheet 6
DrNo 4006 Vehicle Tracking Large Car sheet 7
DrNo 4007 Rev A Engineering Layout sheet 1 of 2
DrNo 4008 Rev C Engineering Layout sheet 2 of 2
DrNo 4010-1 Rev K Engineering Layout parcel sheet 1 of 2
DrNo 4010-2 Rev L Engineering Layout parcel sheet 2 of 2
DrNo 4010-3 Engineering Layout Temporary access
DrNo 4013-1 Rev G Engineering Layout parcel sheet 1 of 2
DrNo 4013-2 Rev H Engineering Layout parcel sheet 2 of 2
DrNo 4014-1 Engineering Layout parcel sheet 1 of 2
DrNo 4014-2 Engineering Layout parcel sheet 2 of 2
DrNo 4015 Engineering Layout parcel R4
DrNo 4016 Engineering Layout parcel P4
DrNo 4017-1 Engineering Layout parcel sheet 1 of 2
DrNo 4017-2 Engineering Layout parcel sheet 2 of 2
DrNo 4020 Rev K Road and sewer long sections sheet 1 of 2
DrNo 4021 Rev K Road and sewer long sections sheet 2 of 2
DrNo 4022 Rev B Road and sewer long sections road 2 and existing
Bridgwater Road
DrNo 4023 Rev F Road and sewer long sections road 8, 81 and 82
DrNo 4024 Rev E Road and sewer long sections road 3 and 5
DrNo 4025 Rev D Road and sewer long sections road 5T, 51 and 52
DrNo 4026 Rev B Road and sewer long sections road 6, 61 and 62
DrNo 4027 Rev A Road and sewer long sections road 7, 63 and 71
DrNo 2028 Rev A Road and sewer long sections road 4, 40 and 72
DrNo 4029-1 Long sections Brittons Ash Open Space
DrNo 4029-4 Long sections offsite F84 – F66
DrNo 4029-4 Long sections offsite 6, 61 & 61T
DrNo 4029-4 Long sections offsite 62 & 63
DrNo 4030 Road and sewer long sections road 9, 10 and 91
DrNo 4034 Rev G Section 38 Agreement plan
DrNo 4050 Rev A Highway detail, proposed turning head and Hyde Lane

crossing

DrNo 4038 Proposed adoptable highway sheet 1
DrNo 4039 Proposed adoptable highway sheet 2
DrNo 4050-1 Highway detail, proposed turning head and Hyde Lane crossing
DrNo 4051 Rev D Road construction details sheet 1 of 2
DrNo 4051-1 Rev F Road construction details sheet 2 of 2
DrNo 4052 Rev A Sewer construction details
DrNo 4053 Square kerbs detail
DrNo 4054 Square at ch 350-390 kerbs detail
DrNo 4055 Highway Detail, Road 1 and Hyde Lane
DrNo 4055 Spine Road, Green Lane cross sections
DrNo ACH-5691/40389 Rev S Proposed Adoptable Highway
DrNo ACH 5691/ 001 Typical Section through bund
DrNo ACH 5691/ 003 Rev B Phasing Plan
DrNo ACH 5691/ 004 Extract from Revised Planning Layout
DrNo ACH 5691/ 005 Rev A Land Ownership Plan
DrNo ACH 5691/ 005-02 Land ownership breakdown plan
DrNo ACH 5691/ 006 Rev B Cycle rack location plan
DrNo ACH 5691/ 007 Rev A Section 106 Agreement plan
DrNo ACH 5691/ 008 Proposed Sub Station Location Plan
DrNo ACH 5691/ 009 Rev A Overhead 33kv Cable re-route Plan
DrNo ACH 5694 Masterplan plan
DrNo Ski 0-2 Redrow Developable Area Plan
DrNo 2309-04 Rev E Tree and hedgerow retention and removal plan 1 of 3
DrNo 2309-05 Rev G Tree and hedgerow retention and removal plan 2 of 3
DrNo 2309-06 Rev E Tree and hedgerow retention and removal pan 3 of 3
DrNo 2309/07 Rev L Landscape strategy plan
DrNo 2309-09 Rev L Proposed landscape scheme- sheet 1 of 3
DrNo 2309-10 Rev N Brittons Ash landscape proposals
DrNo 2309-11 Rev D Brittons Ash Greenway Detailed landscape proposals
DrNo 2309-12 Rev E Urban Park proposals
DrNo 2309-13 Rev I Community Square landscape proposals
DrNo 2309/14 Rev A Pocket Park
DrNo 2309/15 Rev B Central Park south
DrNo 2309/16 Rev A Central Park north
DrNo 2309/17 Secondary school playing field
DrNo 2309/18 Cricket green/local park with super leap
DrNo 2309-19 Rev F Proposed landscape scheme sheet 2 of 3
DrNo 2309-20 Rev C Proposed landscape scheme sheet 3 of 3
DrNo P300 Rev G Landscape Proposals Parcel P1
DrNo P301 Rev F Landscape Proposals Parcel P1
DrNo P302 Rev E Landscape Proposals Parcel P2
DrNo P303 Rev F Landscape Proposals Parcel P2
DrNo P304 Rev D Landscape Proposals Parcel P2
DrNo P305 Rev E Landscape Proposals Parcel P2
DrNo P306 Rev C Landscape Proposals Parcel P3
DrNo P307 Rev C Landscape Proposals Parcel P3
DrNo P308 Rev C Landscape Proposals Parcel P3
DrNo R309 Development Entrance Landscape Proposal
DrNo R309 Rev E Landscape Proposals Parcel R1
DrNo R310 Rev E Landscape Proposals Parcel R2
DrNo R311 Rev D Landscape Proposals Parcel R3

DrNo R312 Rev D Landscape Proposals Parcel R4
DrNo ACH 5691/100-1 Rev M Planning Layout Sheet 1 of 2
DrNo ACH 5691/100-2 Rev J Planning Layout Sheet 2 of 2
DrNo ACH 5691/101 Rev C Location Plan
DrNo ACH 691/102 Rev C P.0.8. Location Plan
DrNo ACH 5691/103 Rev C Adoption and P05 plan
DrNo ACH 5691/104 Rev B Sections Through Key Building
DrNo ACH 5691/105 Rev B Sections Through Key Building
DrNo ACH 5691/106-1 Rev 0 Materials sheet 1
DrNo ACH 5691/806-1 Rev B Materials sheet 1
DrNo ACH 5691/106-1 Rev C Materials sheet 3
DrNo ACH 5691/106-1 Rev C Materials sheet 4
DrNo ACH 5691/107 Rev D Surface Treatment Plan
DrNo ACH 5691/108-1 Rev B Affordable Housing Location plan
DrNo ACH 5691/808 Rev B Affordable Housing Location plan
DrNo ACH 5691/109-1 Rev A Storey height plan sheet 1
DrNo ACH 5691/809 Rev B Storey height plan sheet
DrNo ACH 5691/109-3 Rev A Storey height plan sheet 3
DrNo ACH 5691/ 809 Rev B Storey height plan sheet
DrNo ACH 5691/110-1 Rev E Fences and enclosures location plan sheet 1
DrNo ACH 5691/810-1 Rev B Fences and enclosures location plan sheet 2
OrNo ACH 5691/110-3 Rev D Fences and enclosures location plan sheet 3
DrNo ACH 5691/811-1 Rev A Fences and enclosures detail sheet
DrNo ACH 5691/811-2 Rev C Fences and enclosures detail sheet
DrNo ACH 5691/115-1 Rev B Street Scenes
DrNo ACH 5691/115-2 Rev B Street Scenes
DrNo ACH 5691/115-3 Rev B Street Scenes
DrNo ACH 5691/115-4 Rev B Street Scenes
DrNo ACH 5691/150-1 Conveyance Plan
DrNo ACH 5691/150-2 Conveyance Plan
DrNo ACH 5691/155 Joint Infrastructure works
Waste management plan 'Procedure 03: Waste Management'
Persimmon House Types:
DrNo ACH 5691/P-120-1 Rev B house type 621
DrNo ACH 5691/P-120-2 Rev B house type 621
DrNo ACH 5691/720-1 Rev A house type 621
DrNo ACH 5691/720-2 Rev B house type 621
DrNo ACH 5691/830-1 House type 640
DrNo ACH 5691/830-2 House type 640
DrNo ACH 5691/721-1 Rev A house type 641
DrNo ACH 5691/722-1 Rev A house type 753
DrNo ACH 5691/831-1 Rev A house type 753
DrNo ACH 5691/832-1 Rev A house type 753
DrNo ACH 5691/832-2 Rev A house type 814
DrNo ACH 5691/832-3 Rev A house type 814
DrNo ACH 5691/832-4 House type 814
DrNo ACH 5691/723-1 Rev A house type 814
DrNo ACH 5691/723-2 Rev A house type 814
DrNo ACH 5691/723-3 Rev A house type 814
DrNo ACH 5691/723-4 house type 814
DrNo ACH 5691/723-5 Rev C house type 814
DrNo ACH 5691/833-1 Rev A house type 950

DrNo ACH 5691/833-2 Rev A house type 950
DrNo ACH 5691/833-3 house type 950
DrNo ACH 5691/725-1 Rev B house type 950
DrNo ACH 5691/725-2 Rev B house type 950
DrNo ACH 5691/725-3 Rev A house type 950
DrNo ACH 5691/726-1 Rev B house type 969
DrNo ACH 5691/727 Rev A house type 1180
DrNo ACH 5691/834-1 house type 1187
DrNo ACH 5691/834-2 house type 1187
DrNo ACH 5691/834-3 house type 1187
DrNo ACH 5691/728-1 Rev A house type 1187
DrNo ACH 5691/728-2 Rev B house type 1187
DrNo ACH 5691/728-3 house type 1187
DrNo ACH 5691/728-4 Rev A house type 1187
DrNo ACH 5691/835-1 house type 1228
DrNo ACH 5691/835-1 house type 1228
DrNo ACH 5691/836-1 Rev A house type 1264
DrNo ACH 5691/836-2 Rev A house type 1264
DrNo ACH 5691/731-1 house type 1264
DrNo ACH 5691/731-2 Rev A house type 1264
DrNo ACH 5691/837-1 Rev A house type 1443
DrNo ACH 5691/838-1 house type 1457
DrNo ACH 5691/838-2 house type 1457
DrNo ACH 5691/838-3 Rev A house type 1457
DrNo ACH 5691/733-1 Rev B house type 1475v1
DrNo ACH 5691/733-2 Rev A house type 1475v2
DrNo ACH 5691/839-1 house type 1710
DrNo ACH 5691/839-2 house type 1710
DrNo ACH 5691/734-1 Rev A house type 1710v1
DrNo ACH 5691/840-1 Apartment type 2FS
DrNo ACH 5691/840-2 Apartment type 2FS
DrNo ACH 5691/840-3 Apartment type 2FS
DrNo ACH 5691/840-4 Apartment type 2FS
DrNo ACH 5691/840-5 Apartment type 2FS
DrNo ACH 5691/841-1 house type 2S
DrNo ACH 5691/842-1 house type 2S
DrNo ACH 5691/841-2 house type 2S
DrNo ACH 5691/843-1 house type 3S
DrNo ACH 5691/843-2 house type 3S
DrNo ACH 5691/850-1 Garages
DrNo ACH 5691/850-2 Garages
DrNo ACH 5691/745-1, 2, 3, 5 and 6 garages
DrNo ACH 5691/851-1 Bin Store
DrNo ACH 5691/746-1 Bin Store
DrNo ACH 5691/851-2 Cycle Store
DrNo ACH 5691/746-2 Cycle Store
Redrow Homes:
DrNo ACH 5691/R-120-1 to 120-5 Rev C
DrNo ACH 5691/R-1 25-2 Rev C
DrNo ACH 5691/R-126 Rev A
DrNo ACH 5691/R-1 27 Rev C
DrNo ACH 5691/R-128-1 and 4 Rev B

DrNo ACH 5691/R-128-2 Rev C
DrNo ACH 5691/R-128-4
DrNo ACH 5691/R-129-1 Rev B
DrNo ACH 5691/R-1 29-2 Rev C
DrNo ACH 5691/R-129-3
DrNo ACH 5691/R-130 Rev A
DrNo ACH 5691/R-131-1 Rev B
DrNo ACH 5691/R-131-2 Rev A
DrNo ACH 5691/R-131-3 Rev C
DrNo ACH 5691/R-132-1 Rev B
DrNo ACH 5691/R-132-2 Rev A
DrNo ACH 5691/R-133-1 Rev A
DrNo ACH 5691/R-133-2 Rev B
DrNo ACH 5691/R-1 334 Rev C
DrNo ACH 5691/R-1 33-4 Rev D
DrNo ACH 5691/R-134-1 Rev B
DrNo ACH 5691/R-134-2 Rev C
DrNo ACH 5691/R-134-3 Rev B
DrNo ACH 5691/R-134-4
DrNo ACH 5691/R-140-1 Rev A
DrNo ACH 5691/R-140-2 Rev B
DrNo ACH 5691/R-141-1 Rev B
DrNo ACH 5691/R-141-2 Rev C
DrNo ACH 5691/R-141-3 Rev B
DrNo ACH 5691/R-142 Rev B
DrNo ACH 5691/R-143 Rev B
DrNo ACH 5691/R-144 Rev B
The Cambridge D series Rev A - Render
The Cambridge (Cnr) D series Rev A - Render
The Canterbury D series - Brick
The Dart D series - Brick
The Dart D series - Floor Plans
The Letchworth D series Rev A - Brick
The Letchworth D series Rev A - Render
The Letchworth D series - Floor Plans
The Tavy D series - Brick
The Tavy D series - Floor Plans
The Warwick D series - Brick
The Warwick D series Rev A - Render
The Warwick (Cnr) D series Rev A - Render
The York D series - Render
DrNo ACH 5691/R-145-1 garages - Plans and Elevations
DrNo ACH 5691/R-145-2 Rev A garages - Plans and Elevations
DrNo ACH 5691/R-145-3 garages - Plans and Elevations
DrNo ACH 5691/R-145-4 garages - Plans and Elevations
DrNo ACH 5691/R-145-5 Rev A garages - Plans and Elevations
DrNo ACH 5691/R-146-1 Rev A Bin Store detail
DrNo ACH 5691/R-146-2 Rev A Cycle Store detail
DrNo ACH 5691/R-150-1 Garages - Plans and elevations sheet 1 of 2
DrNo ACH 5691/R-150-2 Garages - Plans and elevations sheet 2 of 2
DrNo ACH 5691/R-151 Rev A Bin and Cycle store Detail Sheet
DrNo ACH 5691/R-152 Electricity Sub station

DrNo RHSW.05246.02.EP001 Rev A Enclosures Plan
DrNo RHSW.05246.02.MP001 Rev A Materials Plan
DrNo RHSW.05246.01.PL001 Rev G Site Layout Plan
DrNo RHSW.05246.01.PL002 Rev A Location Plan
DrNo RHSW.05246.02.SH001 Rev A Storey Heights Plan
DrNo RHSW.05246.02.SL001 Rev A Slab Levels
DrNo RHSW.05246.02.AP 001 Rev C Adoption Plan
DrNo RHSW.05246.02.TP 001 Rev Tracking Plan
DrNo 601 Rev B Topographical Survey
Tree Survey schedule D14 132 P1 1 of 2
Tree Survey schedule D14 132 P1 2 of 2
DrNo RED17988-12B Sheet 1 of 2 Landscape Proposals
DrNo RED17988-12B Sheet 2 of 2 Landscape Proposals
DrNo R-4034 Rev G Section 38 Agreement Plan Parcel 'P2'
(A4) DrNo120-1 Elevations and Plan for House Type - Alnwick
(A4) DrNo 120-2 Elevations and Plans for House Type - Alnwick
(A4) DrNo 120-3 Elevations and Plans for House Type - Alnwick
(A4) DrNo 120-4 Elevations and Plans for House Type - Alnwick
(A4) DrNo 120-5 Elevations and Plans for House Type - Alnwick
(A4) DrNo 121-1 Elevations and Plans for House Type - Hanbury
(A4) DrNo 122-1 Elevations and Plans for House Type 804
(A4) DrNo 123-1 Elevations and Plans for House Type 969
(A4) DrNo 124-1 Elevations and Plans for House Type - Clayton
(A4) DrNo 124-2 Elevations and Plans for House Type- Clayton
(A4) DrNo 124-3 Elevations and Plans for House Type - Clayton
(A3) DrNo 125-1 Rev A Garage Elevations and Plans
(A4) DrNo125-2 Garage Elevations and Plans
(A1) DrNo P304 Rev H Landscape Proposals P2
(A1) DrNo P303 Rev L Landscape Proposals P2
(A1) DrNo P305 Rev G Landscape Proposals P2
(A3) DrNo 806-1 Rev J Materials Key Plan Sheet 1
(A3) Dr No 808 Rev E Affordable Housing Location Plan
(A1) DrNo 105 Street Scene
(A2) DrNo 815-3 Street Scene 16-16
(A1) DrNo 800-1 Rev J Planning Layout
(A1) DrNo 201 Rev B Engineering Layout

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

3. Ecological monitoring shall be undertaken in accordance with clause 7.14 of the updated Landscape and Wildlife Strategy prepared by Cooper Partnership dated November 2010 and clause 5.2 of the Wildlife management sub-plan for phase 1 Monkton Heathfield prepared by EAD dated November 2010. In the event that the monitoring identifies that changes/modifications are required to meet the management objectives of the Wildlife Management sub-plan, those changes/modifications shall be undertaken within the next 6 months and thereafter maintained unless a variation is first agreed in writing by the Local Planning Authority.

Reason: To comply with any Natural England license requirement and to ensure that the long term management of the site is informed by up to date

information and to identify where the existing maintenance regime requires modification to ensure adequate protection, mitigation and enhancement for wildlife in accordance with National Planning Framework paragraph 11.

4. Prior to the commencement of works on phase 2 of the development (planning permission no. 48/05/0072) and notwithstanding the submitted drainage details for the whole site, full details of the Pocket Park surface water drainage attenuation feature shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details of Pocket Park provide adequate surface water attenuation and do not compromise an acceptable residential layout with an adequate level of amenity and open space, in accordance with Taunton Deane Core Strategy Policy DM1 and the Monkton Heathfield Design Guide SPD.

5. The surface water drainage feature at Brittons Ash shall be constructed in strict accordance with the details on Cooper plan number 2309 - 1OL unless an alteration is first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the surface water attenuation feature does not pose a threat to public safety and is available for safe use in connection with the adjacent public open space when drainage conditions allow, in accordance with the provision of retained Taunton Deane Local Plan Policy C4.

6. The proposed estate roads, footpaths, footways, tactile paving, cycleways, bus stops/laybys, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhangs margins, multi purpose crossing, embankments, visibility splays, accesses, carriageway gradients, drive gradients and associated furniture and works shall be constructed in accordance with the approved highway details. The roads shall be laid out prior to the occupation of any dwelling, or any dwelling in an agreed phase of the development that may have been agreed by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed estate is laid out in a proper manner with adequate provision for various modes of transport in the interests of highway safety.

7. The development hereby submitted shall not gain vehicular access to the A38 Bridgwater Road from the junction shown with Road 2 (the new estate road junction) on drawing number ACH5691-100-1 M until such time as the new distributor road known as the Eastern Relief Road (ERR) and associated calming and Traffic Regulation Orders to the A38 have been constructed, implemented and are operational for the public in accordance with a design and specification that will have been submitted to and approved in writing by

the Local Planning Authority.

Reason: To ensure that the proposed access from the A38 into the new development is not used until the ERR has been completed and traffic flows are reduced to a level that can safely accommodate the traffic from the development in the interests of highway safety.

8. The access to serve the foul water tanks, to the south west of the site, shall be constructed in accordance with the details approved under planning permission ref 48/11/0009 and shall thereafter be maintained in order to provide access for maintenance purposes to the foul drainage tanks approved by that permission, unless an alternative is first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed road provides an acceptable junction with the highway network and does not gain direct access off a County Route in the interests of highway safety.

9. All on site car parking spaces shall be a minimum of 2.4m x 4.8m, where those spaces are backing onto pedestrian pavements a minimum of 2.4m x 6m and where the spaces are arranged in tandem they shall have a minimum length of 10.5m.

Reason: In order to ensure that adequate on plot provision of parking spaces and to avoid cars overhanging the pedestrian walkway in the interests of highway safety.

10. Prior to the implementation of on site planting around the electricity substation in the urban park, a planting schedule shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be undertaken in compliance with the approved details and thereafter maintained as such unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the impact of the proposed substation is not detrimental to the visual amenity of the street scene in accordance with Taunton Deane Core Strategy policy DM1.

11. Prior to the occupation of Redrow plot numbers R51 - 90 and R92 - 97, the approved landscaping bund shall be constructed on site. The bund shall be landscaped, in accordance with the approved landscaping scheme, during the next available planting season. The landscaped bund shall thereafter be retained in accordance with the approved details and maintained in accordance with approved landscape management strategy unless a variation is first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the new relief road and timber noise barrier where applicable is adequately screened from view in the interests of the

visual amenity of the residents and surrounding area in accordance with Taunton Deane Core Strategy policy DM1.

12. The existing hedge to the north of the A38 boundary with the development site shall be retained (except at the approved points of access) with additional planting where necessary and where any plants die, shall be replaced with similar species and shall thereafter be maintained in accordance with the approved Landscape Management Plan unless a variation is first submitted to and approved in writing by the Local Planning Authority.

Reason: To retain the hedge in the interests of the visual amenity of the area and to avoid potential harm to the root system of any hedge leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan retained Policy EN6.

13. The approved noise barriers shall be completed prior to the occupation of any adjacent dwellings hereby approved and shall thereafter be maintained in accordance with those approved details.

Reason: In order to avoid unacceptable levels of noise pollution for future residents of the site in accordance with the World Health Organisation guidance and the requirements of Taunton Deane Core Strategy policy DM1.

14. The children's play areas shall be equipped and constructed in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. Those details shall be in accordance with the submitted details and shall thereafter be maintained as such unless a variation is first agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate and equipped children's play areas are provided on the site in accordance with Taunton Deane Local Plan Policy C4 and Taunton Deane Borough Councils standards for children's play areas as incorporated in to the Section 106 agreement for the site.

15. Other than the Capland stone or similar materials to be used on plots 5, 7 and 33 and the proposed mortar for the site, only those materials specified in the materials key plan ACH5691 - 706 rev B and 806 - 1 rev B shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority. In respect of the Capland stone or similar materials no development, shall begin on the external walls of plots 5, 7 and 33 until a panel of the proposed stone measuring at least 1m x 1m has been built on the site and both the materials, the coursing detail and the colour and type of mortar for pointing used within the panel have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the building in

accordance with National Planning Policy Framework Paragraph 56 and Policy DM1 of the Taunton Deane Core Strategy.

16. (i) The approved landscaping/planting schemes for phase 1, including the new hedge along the A38, shown on the submitted plans ACH5691/P300 Rev F, ACH5691/P301 Rev F, JBR2191/300G, ACH5691/P302 Rev C, ACH5691/P303 Rev L and ACH5691/P305 Rev G, ACH5691/P304 Rev H, shall be completely carried out within the first available planting season from the date of commencement of the development of the relevant parcel.

(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority and shall thereafter be maintained in accordance with the approved Landscape Management Plan

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with National Planning Policy Framework Paragraph 109 and Taunton Deane Core Strategy Policy DM1.

17. Prior to the occupation of plots 1 to 4, 7 to 12 and 26 to 30 and their respective parking areas/garages, the agreed boundary wall between those areas and the employment allocated land to the south of the application site, shall be completed in accordance with plan number ACH5691 rev D and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy and National Policy Framework Core planning principles (Para 17).

18. No structure or erection exceeding 600 mm in height shall be placed within the visibility play shown on plan number JBR2191/100F.

Reason: To preserve sight lines at a junction and in the interests of highway safety.

19. Prior to any works being undertaken to move/breach the existing hedge along Hyde Lane, to provide a footpath/cycle link, a method statement shall be submitted to and approved in writing by the Local Planning Authority. All works to move/breach the hedge shall be carried out in complete compliance with the agreed method statement.

Reason: To ensure that the proposed development does not result in unnecessary damage to the hedge and does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

20. The proposed porches for the dwellings hereby permitted and the garages serving plots 89, 90, 93, 122, 264 and 266 shall be constructed prior to the occupation of the dwellings which they serve.

Reason: in the interests of the visual amenity of the area.

Notes to Applicant

PROPOSAL

The proposal is for the re-plan of a small area within parcel P2 of the reserved matters permission 48/10/0036. The proposal replaces 9 detached dwellings and a terrace of 5 dwellings (14) with 3 detached dwellings, 6 pairs of semi detached dwellings and a terrace of 5 dwellings (20)

SITE DESCRIPTION AND HISTORY

The site P2 is currently under construction. This site is located approximately mid way up the P2 parcel and extends from the middle of the site east to Hyde Lane and, running parallel, to Hyde Lane, extending down to the new estate through road.

48/05/0072 Outline Application for the proposed mixed use urban extension development comprising residential, employment, local centre, new primary school, A38 relief road, green spaces and playing fields at Monkton Heathfield. Permission granted 22/10/2008

48/10/0036 Application for approval of reserved matters of application 48/05/0072 for details of phase 1, to include 326 no. dwellings and associated highways, landscaping including public open space, and the first section of the Eastern Relief Road and roundabout on A38 Bridgwater Road, at Land off Bridgwater Road, Monkton Heathfield. Conditional approval granted 20/05/2011

48/11/0027 Application for reserved matters for the re-plan of 8 no. plots, 17-20 and 36-39, following planning application 48/10/0036 at land off Bridgwater Road, Monkton Heathfield conditional approval 16th Dec 2011 (parcel fronting the A38)

48/11/0031 Application for reserved matters for the re-plan of parcel P2 following planning application 48/10/0036 at land off Bridgwater Road, Monkton Heathfield application awaiting withdrawal following the determination of this proposal.

48/12/0022 Variation of condition nos 1 and 5 of application 48/10/0036 for

amendments to the layout and house detailing/design (in regards to parcel P1 plots 1 - 40) at land off Bridgwater Road, Monkton Heathfield under consideration (parcel fronting the A38).

48/13/0004 Variation of condition number 1 (approved plans) and condition number 5 (approved layout) of application number 48/10/0036, (phase 1 residential development of 327 dwellings, associated highways, landscaping, relief road and roundabout) at land off Bridgwater Road, West Monkton.

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No objection -

Having assessed the submitted plans the proposed amendments will not have a detrimental impact on the proposed highway layout. However it is noted that the amended plan has proposed tandem parking for each residential unit. The applicant should note that these will need to be a minimum length 10.5m.

WEST MONKTON PARISH COUNCIL - The floor plans show that these properties will be very small, and the Parish Council wants to ensure that there is no clustering of social and affordable housing in this area. The principles established with TD Housing should continue to be observed, namely small clusters of no more than 12 social and affordable houses in any one area. Otherwise there is potential for ghetto areas to develop.

DRAINAGE ENGINEER - no response

LEISURE DEVELOPMENT MANAGER - The public open space provision should not be reduced by this application. Any increase in dwelling numbers should have additional children's play and public open space provision within the development proposal.

SCC - CHIEF EDUCATION OFFICER - no response

WOODLAND TRUST - no response

ENVIRONMENT AGENCY - no response

SOMERSET DRAINAGE BOARDS CONSORTIUM - no response

RUISHTON & THORNFALCON PARISH COUNCIL - no response

HOUSING ENABLING - The affordable housing provision should remain as 35% of the total dwellings as affordable housing for each phase. The affordable housing tenure split should remain 50% social rent and 50% shared ownership. Notice should be taken to ensure there are clusters of no more than 16 social rented unit together in line with the unilateral undertaking.

The affordable housing scheme must be submitted to and approved in writing by the Housing Enabling Lead at Taunton Deane Borough Council.

The developer should seek to provide the Housing Association tied units from Taunton Deane's preferred affordable housing development partners list

Representations

2 petitions have been received from local residents in Brittons Ash and Bridgwater Road with a total of 32 signatures and 5 letters of objection have been received raising the following issues:

- The original permission was considerate to existing residents but the proposed changes going from 29 to 46 dwellings in a small area will be overbearing and out of character with the area
- The approved design code allocates this area for low density but the various re-plans have led to an incremental increase in density
- The proposed dwellings are of a uniform and poor design
- No open space is provided in parcel P2 and there is a general lack of landscaping
- The proposed increase in numbers will result in an overdevelopment of the area
- We have accepted the loss of our rural surroundings and the permitted development (even though it reduces the value of our house) due to the need for homes to be built however, the increased number of dwellings now proposed will have a detrimental impact on our view and the character of the area
- The original plans were sensitive to the local residents but these proposals fly in the face of the previous scheme
- What is the point of consultation if approved plans are altered so frequently and in this case at such a late stage
- The 2 bed-roomed terrace dwellings will stick out like a sore thumb and there is a danger that such properties will be used for buy to let often without the degree of maintenance and care for the upkeep of the property usually associated with larger dwellings
- Brittons Ash is a rural area with lovely hedges and wildlife but this has not been considered in these proposals as they result in a loss of open space and gardens
- Currently Brittons Ash floods in heavy rain and placing more dwellings so close will make matters worse
- The application does not include a design and access statement
- The proposal represents overdevelopment as it results in a material increase in the number of dwellings on the site
- The proposal does not reflect the existing local street pattern and in particular the scale and proportions of the surrounding buildings and dwellings
- The proposed dwellings will be visually overbearing in the street scene
- The blocks of 2 bed roomed houses will look out of character with the area and the long rows of parking areas will look unsightly
- The parking bays look too small making them difficult to use and some of them are in tandem which is inconvenient for users
- The density of the proposed development is likely to result in unacceptable

- levels of noise, disturbance and nuisance to existing residents of Brittons Ash
- Brittons Ash properties are characterised by larger dwellings, predominantly bungalows on substantial plots with space between them, none of the proposed dwellings reflect that character and the proposed layout would be cramming
- Materials should blend in with the local character of the area
- The developer would appear to provide the larger dwellings with more space on the edges of their development and on this type they should be reminded that Brittons Ash is on the edge and development should be treated accordingly.
- Due to the cramming of dwellings on the site there is little space left for landscaping and results in a loss of valuable green open space.
- No space has been left for planting along the boundary with Brittons Ash
- Does the layout allow for minimum distances to existing hedgerows?
- Space should be left, adjacent to Brittons Ash garage to allow for access to maintain the roadside ditch(plot 270) which has not been maintained for some time
- Normally the boundaries of development would allow for wildlife corridors for nature conservation purposes
- A maintenance strip should be provided to the south of the existing hedge to allow for its maintenance
- Landscaping plans are poor with a general lack of planting
- The re-plan results in a high density development which is not integrated properly with the existing low density bungalows and houses
- The new development will result in increased use “footfall” in the area and greater attention should be paid to the street scene
- This area of the development has a high number of affordable homes permitted, further increases in density could result in a problem area due to the lack of space
- The permitted development already results in a loss of privacy for existing residents in the area and we require a good standard of layout and design to ensure that adequate privacy is maintained for both the existing and future residents the proposals would have a dominant impact on existing residents and dwellings should be orientated away from existing dwellings with obscure glazed windows used to protect that privacy
- The level of development and parking arrangements are likely to result in residents parking in Brittons Ash and measures are required to ensure improved pedestrian and cyclist safety
- The developers have already released for sale some of these proposed dwellings WITHOUT PLANNING PERMISSION and hope that this is not used to pressure the Council to let them proceed

The above representations have been made in regard to 2 applications that were submitted at the same time 48/13/0057 current application.

48/13/0072 proposal for the replacement of 18 dwellings by 29 dwellings, including a change in house types from 14 detached dwellings and a terrace of 4 in the previous permission to 5 detached dwellings, 5 pairs of semi detached dwellings and 4 terraces of three dwellings for the amended plan on land located to the north of parcel P2 immediately adjacent to Brittons Ash and opposite to the existing dwellings lying to the north of that road. Following representations made by the Parish Council and Local residents and negotiations by the LPA the developer has agreed to withdraw the later application 48/13/0072 and has amended the current

proposal to include some garages and gates to improve the street scene at the junction with the main N-S estate road and fronting onto Hyde Lane.

PLANNING POLICIES

SS1 - TD CORE STRATEGY MONKTON HEATHFIELD,
T1 - TDBCLP - Extent of Taunton (HISTORIC),
T8 - TDBCLP - Monkton Heathfield (HISTORIC),
T9 - TDBCLP Mixed-use Dev (HISTORIC),

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£21,581
Somerset County Council (Upper Tier Authority)	£5,395

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£129,488
Somerset County Council (Upper Tier Authority)	£32,372

The Council note the new homes bonus payable for this development but it is considered of little material weight in this case.

DETERMINING ISSUES AND CONSIDERATIONS

Density

Reserved matters approval for phase 1 of the allocated site (325 dwellings) was granted permission in May 2011. Since that permission there have been 15 applications submitted for amendments 6 of which have resulted in alterations to the number of dwellings. Currently these amendments have resulted in an increase in the total number of dwellings from 325 to 340 (plus an additional 5 if this application is approved). As the affordable housing, education and open space contributions are all based on the number of dwellings built on the site, changes to the number does not have a detrimental impact on the provision of facilities. The main consideration for such proposals is to insure that they continue to create a quality urban environment which does not have a detrimental impact on the amenity of local residents or the character of the area. Development proposals are assessed against the character of the existing development in the area, guidance contained within the Borough produced Design Guide and the Design Code approved in association with the reserved matters approval. The Design Code identifies this area for development as a low density area with increasing density to the north in later phases. There has been increasing concern regarding the rise in the number of dwellings in this area given that it is identified as a low density area. As a result the developer has

withdrawn the application for a further increase in the number of dwellings to the north of this parcel of land (P2) and has been advised that future applications for increased numbers were likely to be contrary to the approved Design Guide. Discussions have commenced regarding the submission of reserved matters for the remainder of the allocated site and this should enable the delivery of a higher density of dwellings as originally outlined in that Design Code

Design

This application proposes a change to the mix of house types and results in an increase in the number of dwellings in this part of the site. Initial concerns over the impact of the alterations to the street scene, in particular as a result of the larger parking areas, have been reduced by the provision of a garage and gates to the side 263 and 264 which are located in a visually prominent location on the corner of the main estate road running N-S through this parcel (P2).

Whilst the proposed dwellings are standard house types used by the house builders the materials and designs have been chosen (or altered if necessary) to fit into the traditional vernacular design of the area wherever possible. In this case the proposed dwellings have a simple design and form in keeping with existing vernacular dwellings of a similar size. Generally the materials, brick or render for the walls with reconstituted slate or tiled roofing materials, are in keeping with the local area except for the proposed use of reconstituted stone which is not considered to be of an appropriate character to reflect the local stone. In this case an amended material schedule is awaited deleting that material from the proposal. The local stone is available and has been suggested as an alternative to the developer albeit a relatively more expensive material to use.

Parking

The proposal includes 2 car parking spaces (in some cases this includes a garage) for each of the dwellings. These spaces are provided one behind the other and are located at the side or rear of the dwelling which they serve. This does result in the formation of 2 parking areas which are three parking spaces wide. This results in a wider gap between dwellings and can lead to an over dominance of cars in the street scene. In this case, I consider that the incorporation of a garage for plot 264, on the corner of the two estate roads, and gates to the front of the parking area serving plots 262 and 263 reduces the impact of the larger parking area to an acceptable degree and provided there is a suitable finished treatment for the parking and side garden area for plot 265 I consider that the proposed parking is acceptable in the circumstances.

Landscaping

In order to create a semi-rural character for this part of the development hedging is proposed for the front boundary treatment for the dwellings and that theme has been continued for this scheme. The dwellings fronting onto Hyde Lane continue to be set well back from the boundary hedge with an access road constructed between the two. In order to retain the soft street appearance along Hyde Lane additional planting, including trees, is to be undertaken between the access road and the existing hedge.

West Monkton Parish Council and Local residents have raised a number of concerns regarding the two latest proposals for changes to the numbers, mix of house types and layout of dwellings in phase 2. In particular they are concerned about the nature of the development fronting existing residential properties and the impact that has on the amenity of residents and character of the scheme. In response the developer has withdrawn the proposed amendment affecting the northern part of the parcel (introducing the larger number of new dwellings) and made amendments to the current proposals to overcome the more serious concerns. I now consider that this proposal is acceptable.

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

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