

38/2004/052

TAYLOR WOODROW DEVELOPMENTS LTD

**ERECTION OF 41 DWELLINGS AND FORMATION OF ACCESS (TOGETHER WITH ACCESS TO ADJACENT DAY NURSERY) ON SITE OF FORMER HIGHWAYS DEPOT, SOUTH STREET, TAUNTON, AS AMENDED BY DRAWINGS ATTACHED TO AGENT'S LETTERS DATED 5TH MARCH 2004 AND 9TH MARCH 2004 AND FURTHER AMENDED BY AGENTS LETTER DATED 2ND APRIL, 2004 WITH ATTACHED DRAWINGS**

23655/24238

RESERVED MATTERS

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**PROPOSAL**

The site was formerly the South Street Highways Depot and Trading Standards Office. A small amount of the site is to be conveyed to the childrens day nursery adjoining (a new access to which is also shown). Residential use of the remainder of the site is already established by the granting of outline permission in July 2003. This permission was accompanied by a S.106 Agreement which requires contribution towards off-site recreation provision and 30% on site affordable housing provision.

The scheme submitted provides 41 dwellings on this 0.73 ha site, eighteen of which will be flats, the remainder being a mix of detached, semi-detached and terrace dwellings.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY raised detailed concerns on initial proposal. Comments in respect of revised proposal awaited. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER no objection. POLICE ARCHITECTURAL LIAISON OFFICER the car parking spaces of plots 1 & 2 situated behind the garages an have limited natural surveillance. I feel that this would make the vehicles parked there, the rear gates of these plots and persons using this area more vulnerable to crime. I would recommend that the garages and these spaces are reversed so that the car parking spaces are more open to surveillance from passers by and adjoining plots. I would recommend that the gate to the footpath to the rear garden of plot 15 should be moved to the end of the fence line. This would remove the potential hiding place along the rear fence of plot 16. The height and the specification of the chain link fence to the eastern boundary are not shown. I have particular interest in this boundary, as there have been a considerable number of dwelling burglaries in Eastleigh Road properties that back onto this footpath. These have, in the main, been directly attributed to the footpath between these two sites. Therefore I am keen to see that all necessary precautions are taken to address this security issue, and that this boundary receives adequate protection.. Would you please ascertain these details for me?

LANDSCAPE OFFICER the tree survey is accurate and the management proposals reasonable. Where choices are proposed I recommend:- T578 crown lift to provide visibility; T582 fell - although retainable, subject to work, I would prefer felling with replacement to avoid future expansive tree management works. My conclusions are: (1)

the road frontage houses are very close to the existing trees and do not meet Council guidance on distance from trees e.g. properties 1 and 2 are only 9 m from the oak and to meet guidance should be no closer than 15 m. (2) there are no landscape features to note within the site. Couldn't space be provided outside plot 5 or 6 for a reasonable size specimen tree. (3) the ash off site near to plots 9 and 10 are poor quality specimens but they do have the potential to grow considerably to the extent they could pose a serious nuisance factor. I would prefer to have the trees felled but as they are outside the developers ownership I would recommend no dwelling closer than 10 ms. (4) the proposed pedestrian park near South Street should not fall within the canopy spread of the trees or if they do details of surfacing should be carefully considered and agreed before hand. - Revised proposal submitted which subject to minor amendment to species are now acceptable. DRAINAGE OFFICER no observations. HOUSING OFFICER have negotiated 12 social houses on the site. ENVIRONMENTAL HEALTH OFFICER suggests contamination conditions (already included on outline consent).

12 LETTERS OF OBJECTION received raising the following issues:- new dwellings are out of character with older dwellings surrounding; cheap social housing will detract from the area; object to removal of any trees; loss of on-street parking; disruption during building works; increase in traffic; noise from new dwellings; number of dwellings should be halved; loss of privacy; design not as good as Hillyfields; need for residents parking; impact from rooflights; bin stores will attract vermin; boundary fencing is inadequate as secure boundary (walls should be incorporated).

## **POLICY CONTEXT**

Policy H1 of the Taunton Deane Local Plan Revised Deposit provides the criteria against which new residential schemes should be considered as follows:- Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their

surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

## **ASSESSMENT**

The scale of development proposed is acceptable. Whilst further comments from the County Highway Authority area awaited the principle of the access arrangements have been accepted. The scale of new properties facing South Road is compatible with the established character of the area. A new street is then created leading to the main public space in the form a square. Whilst a number of residents have suggested that the boundary treatment (predominately 1.8 m fencing) is not secure, this is generally acceptable as a garden to garden boundary. The concerns of the Police Architectural Liaison Officer have been addressed through the submission of revised drawings. The only outstanding issue is the relationship of apartment A to the rear gardens of existing houses. Further revised proposals to address this have been requested.

## **RECOMMENDATION**

Subject to revised proposals for apartment block A the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine permission be GRANTED subject to conditions of materials, tree protection, service trenches, meter boxes, and removal of buildings. Note re outline consent, compliance, S.106 agreement and construction noise.

REASON(S) FOR RECOMMENDATION:- The principle of development is already established. The details submitted show a layout acceptable in terms of highway safety, amenity and design. The proposal will not result in demonstrable harm to the amenities of existing residents and therefore accords with the requirements of Taunton Deane Local Plan Revised Deposit Policy H1.

**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: