

14/2002/013

MR K MATTHEWS

CONVERSION OF FORMER PUMPING STATION TO FORM DWELLING AT CHARLTON ENGINE HOUSE, CREECH ST MICHAEL AS AMENDED BY AGENTS LETTER DATED 20TH JULY, 2002 AND ATTACHED PLAN NOS. 01/111/04A AND 01/111/03A AND ATTACHED PHOTOGRAPH

28740/26080

FULL PERMISSION

PROPOSAL

Planning permissions have been granted since 1997 for the conversion of this canal side pumping house. Two different schemes have been approved in the past. The current scheme represents a third approach to the conversion of the building and incorporates an extension to the rear that emulates the original footprint and design of the pumping house. The earlier permissions provided access from the towpath to the rear of the site with a new garage for parking cars. The current proposal provides a parking area to the front of the site with the provision of a low wall and metal railings along the front and side boundary.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. COUNTY ARCHAEOLOGIST the building is of industrial archaeological importance and I consider it should have a written record, photographic and measured survey prior to the conversion works taking place on site and suggest the incorporation of a suitable condition (as recommended). ENVIRONMENT AGENCY no objection subject to conditions and notes (as recommended). BRITISH WATERWAYS BOARD no objection in principal but the conversion should be sympathetic to the character of the pumping house; the soakaways should be located to the rear of the site. RAILTRACK no objection to the principal but the rail side fencing cannot be altered without the prior agreement of Railtrack; surface water should not be discharged onto Railtrack property and any soakaways should be 10 m from the boundary; works should not endanger Railtrack safety; there shall be no access to the railtrack line; the ground levels shall not be lowered; any support walls must be reinforced concrete; all buildings should be at least 2m from Railtrack's fence; external or internal lighting should be controlled so as not to conflict with any signalling systems; any landscaping should be at least their mature height distance from Railtrack property; any new hedge adjacent to Railtrack's line should not be sited to prevent maintenance of the boundary.

LANDSCAPE OFFICER views on amended plans awaited CONSERVATION OFFICER amended plans considered acceptable bearing in mind the photographic evidence of the buildings on site. ENVIRONMENTAL HEALTH OFFICER no objection subject to a contaminated land and remediation condition. DRAINAGE OFFICER a standard

soakaway and septic tank condition should be used. RIGHTS OF WAY OFFICER no objection as long as the proposed boundary does not extend onto the towpath

PARISH COUNCIL supports the application.

ONE LETTER OF REPRESENTATION has been received from the Somerset Industrial Archaeological Society:- It is important the a viable conversion is carried out in the near future before the building deteriorates further. The proposals appear to provide a realistic scheme for retaining the essential features and form of the pumping house whilst providing a desirable residence.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Policies STR6 requires that proposals outside of settlements benefit economic activity whilst maintaining the environment without fostering the need to travel; Policy 9 this policy seeks the retention, maintenance and enhancement of historic buildings and their settings and the preservation/maintenance of the appearance of Conservation Areas; Policies 11-13 seek to protect/investigate and record the archaeological potential of sites. Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development; H9 controlling the detail of conversions of rural buildings, EN24 controls development of sites with high archaeological potential requiring an evaluation of the site; Policy H9 limits the extension and alteration of converted buildings. In this case the degree of extension is greater than that normally permitted. As this building is very important to the history of the area and the extensions would re-introduce the traditional form the deviation from the policy is considered acceptable.

ASSESSMENT

The Creech pumping house building is an important industrial building within the Taunton Deane Area. It has not been listed because of its state of disrepair but that does not lessen its historical importance to the area. Photographic evidence from the applicant shows the original form of the pumping house complex and this includes a rear element similar in design, materials and proportion to the proposed scheme. The condition of the building has been deteriorating for some time and the proposed scheme will enable the repair and restoration of the building whilst providing a positive and viable use. The previous permissions established the principle of rear extensions to the building but the form of these was less acceptable than the current proposal. Proposal considered acceptable.

RECOMMENDATION

Permission GRANTED subject to conditions of archaeological recording, contaminated land, materials, salvaged materials, site levels, surface treatment to drives and parking areas, details of guttering, down pipes, details of mortar, schedule of works, doors and

windows timber and recessed, landscaping, details of external lighting, removal permitted development rights for extensions, structures and fences, details of foul and surface water, protection of the footpath, contaminated land, storage of fuels. Notes re conversion letter, meter boxes, water and energy conservation, contact Wessex Water, consent to discharge required, owls and bats, design advice from British Waterways Office, disabled persons, lifetime homes, copies of the letters from British Waterways and Railtrack to be attached for information.

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

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NOTES: