

23/2006/029CA

MR R WYNNE

DEMOLITION OF GARAGES AT QUEENSMEAD, SILVER STREET, MILVERTON

312442/125805 C.A. CONSENT - DEMOLITION OF UNLISTED BUILDING IN C.A.

PROPOSAL

Conservation Area Consent is sought for the demolition of a block of garages (blockwork and timber with a corrugated iron roof) within the settlement of Milverton. Only part of the garage block lies within the conservation area. The site is set back from the highway served from a drive serving one dwelling.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations received.

CONSERVATION OFFICER no objection. Good practice would suggest demolition should not occur until an approved scheme for replacement buildings is in place and a contract signed for their construction.

PARISH COUNCIL no observations received.

SIX LETTERS OF OBJECTION have been received raising the following issues:- recognised traffic problem; space for parking vehicles scarce; removing of garages would force 6 more cars to park on already overcrowded street; increased vehicles parking in Turnpike already narrows road, and vehicles scrape along out front wall causing damage; bus service having problems negotiating parked vehicles and another 6 cars would make problem worse; I would have no where to park our vehicles; Local Plan recognises that on-street parking within Milverton is a problem, paragraph 19.47 acknowledges that "The village streets are narrow and poorly aligned with sub-standard junctions, and there are acknowledged problems arising from on-street parking and HGV traffic"; Policy EN14 notes a reduction in on street parking within conservation areas would enhance, it can be assumed that any increase will harm character of conservation area; recent refurbishment of The Glove has attracted more custom from outside the village and has exacerbated on-street parking problems in the area.

POLICY CONTEXT

PPG15 Planning and the Historic Environment. PPG15 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area; and...this should be the prime consideration in determining a consent application. In essence account should be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 (The Built Historic Environment).

Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design), and EN14 (Conservation Areas) and EN15 (Demolition in Conservation Areas).

Policy EN14 states Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.

Policy EN15 states there is a strong presumption against the demolition of buildings which make a positive contribution to the character or appearance of a conservation area. Proposals involving the demolition of other buildings within or affecting a conservation area will not be permitted unless acceptable proposals for any redevelopment or new use for the site have been approved. This requirement will also apply in the very rare circumstances where proposals involving demolition of buildings which make a positive contribution are allowed.

ASSESSMENT

The pertinent issues in the determination of this application concern whether the building to be demolished makes a positive contribution to the character or appearance of the Milverton Conservation Area.

It is considered that the building to be demolished is of no architectural or historic merit and makes no positive contribution to the wider conservation area. As such there is no objection to its removal, and a replacement scheme is not considered to be required for its replacement

RECOMMENDATION

Consent be GRANTED subject to time limit.

REASON(S) FOR RECOMMENDATION:- It is considered that the part demolition of the building and its replacement building would preserve or enhance the wider Conservation Area and as such the proposal complies with Taunton Deane Local Plan Policies S1, S2, EN14 and EN15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 and guidance within PPG15 – Planning and the historic environment in respect of works relating to the demolition of buildings within a Conservation Area.

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:

