

38/2005/347

TAUNTON SCHOOL

**ERECTION OF DWELLING ON LAND OFF GREENWAY ROAD, TAUNTON  
(RENEWAL 38/1998/423) AS AMENDED BY AGENTS E-MAIL 14TH OCTOBER,  
2005 AND SKETCH PLAN NO. R0133/PC/05**

21789/26018

OUTLINE APPLICATION

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**PROPOSAL**

Outline planning permission was granted on 29th April,1999 for the erection of a dwelling to the south of Greenway Road between the Esso garage and Petra Cottage. A footpath runs along the western boundary of the site linking Greenway to the Private Road and Taunton School playing field. The site itself is a triangular piece of land located at the far east of Private Road, which would be used as for access. A sketch scheme has been included to illustrate how a dwelling could be provided on the site.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views on previous outline permission although this private road has a sub-standard access onto Staplegrove Road; this would appear to be in the final plot upon which development can be secured. In the circumstances I would not raise an objection, subject to there being no vehicular access directly onto Greenway Road. I would not object to a pedestrian gate being constructed in this location. Views on current scheme awaited. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER Foul and surface water sewers are available. A public combined sewer crosses the site. Either an easement has to be retained or diversion/protection works agreed.

LANDSCAPE OFFICER There is little room available to provide landscape mitigation of the site when viewed from the south. FOOTPATHS OFFICER the original width of the footpath must be retained; the footpath must not be obstructed at any time or affected by any drainage from the site any new fence or hedge would remain in the ownership of the occupier.

7 LETTERS OF OBJECTION (including a letter signed by 4 people) have been received raising the following issues:- there are three fruit trees on site that would be felled for the development and this would be a loss to the amenity of the area, there is a public footpath running along the western edge of the site that is not shown on the plans; there is an electricity sub station to the east of the site and maintenance vans/lorries would encroach onto the site when carrying out maintenance; each section of the private road is owned by adjacent dwellings and not by the school; it is not built to a metalled standard and would erode quickly if used by heavy vehicles; none of the owners of the Private Road have been approached directly regarding the development, the Private Road is quite narrow with a private garden on the school side which is not available to provide a turning circle; construction vehicles would erode the Private Road and cause havoc when trying to turn around to leave the site; the College Road entrance could be

used for deliveries; the ownership plans are incorrect as the school do not own the private road; this application varies from the previous permission and cannot be treated as a renewal; a main sewer crosses the site and the new dwelling would interfere with this; applicants should use College Road for the development.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review the following policies are considered relevant:- Policy STR5 (Development in rural centres and villages), Policy 49 (Transport Requirements for New Development).

Taunton Deane Local Plan the following policies are considered especially relevant:- S1 (General Requirements), Policy H2 (Housing within Classified Settlements) Policy M4 (Residential Parking Requirements).

## **ASSESSMENT**

The application has been amended and is no longer a straight renewal. The footpath has been retained on the sketch scheme and the redline boundary of the site now excludes the footpath. In addition the applicants have confirmed that trees on the site will be felled, although the Wellingtonia Tree covered by TPO (TD802) will be retained. The applicants have indicated that construction vehicles would use either Private Road or the school grounds to provide access to the site.

The site lies within the built up limits of Taunton where the principle of new development is acceptable. The site is a small site but illustrative sketches have been included to establish that a small 3 bed roomed bungalow, parking and turning could be accommodated on the site. As an outline application full details would need to be submitted and approved at a later date. The proposed access is off Private Road. Issues over ownership are private matters and not planning considerations but the applicants have confirmed that the school retain access rights across the road. The Highway Authority views are still awaited and will be included within the update sheet. Proposal considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of 3 year time limit, reserved matters, materials landscaping, trees to be retained, protection of trees to be retained, boundary walls and fences, parking, single storey no accommodation in the roof, dwelling no greater than 115 sq m, removal of permitted development rights for extensions, garage, ancillary buildings or fences. Notes re illustrative plans, disabled persons act, energy conservation, meter boxes, lifetime homes, secure by design.

REASON(S) FOR THE RECOMMENDATION:- The proposed dwelling lies within the settlement limits of Monkton Heathfield where the principal of new housing is accepted in accordance with Somerset Structure Plan policy STR5 and Taunton Deane Local

Plan Policy S1 and the proposal is considered to conform to the requirements of Policy H2.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: