

48/12/0022

PERSIMMON HOMES (SOUTH WEST)

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

Grid Reference: 325795.126346

Removal or Variation of Condition(s)

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered to be in accordance with the outline planning permission 48/05/0072 and reserved matters permission 48/10/0036 and not to have a detrimental impact upon the overall design of the development nor on visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with National Planning Policy Framework Core principles and specifically paragraphs 17 and 125, Taunton Deane Core Strategy Policy CP1 and DM1, Taunton Deane Local Plan Policies T9 East of Monkton Heathfield, S1 (General Requirements) and S2 (Design) .

RECOMMENDED CONDITION(S) (if applicable)

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

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/DRJ10 Rev B Development runoff outfall/rates

DrNo 1348/DR/il Rev C Overflow flood routing plan

DrNo 10059/CD/01 Rev B Surface water/sewer construction details

DrNo 10059/EW/101 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 1 0059/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 & Refuse Vehicle Tracking Sheet 3
DrNo 4003 Rev A Bus & 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 J Engineering Layout parcel sheet 1 of 2
DrNo 4010-2 Rev J Engineering Layout parcel sheet 2 of 2
DrNo 4013-i Rev A Engineering Layout parcel sheet 1 of 2
DrNo 4013-2 Rev A 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 B road and sewer long sections sheet 1 of 2
DrNo 4021 Rev A 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 A Road and sewer long sections road 8, 81 and 82
DrNo 4024 Rev B Road and sewer long sections road 3 and 5
DrNo 4025 Rev A 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 Road and sewer long sections road 41 and 42
DrNo 4030 Road and sewer long sections road 9, 10 and 91
DrNo 4031 Rev G Section 38 Agreement Plan
DrNo 4050 Rev A Highway detail, proposed turning head and Hyde lane
crossing
DrNo 4051 Road construction details sheet 1 of 2
DrNo 4051-1 Rev C 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 ACH-5691/4038 Rev H Proposed Adoptable Highway
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 hedge retention and removal plan 2 of 3
DrNo 2309-06 Rev E Tree and hedge 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 F Landscape Proposals Parcel P1
DrNo P301 Rev F Landscape Proposals Parcel P1
DrNo P302 Rev B Landscape Proposals Parcel P2
DrNo P303 Rev C Landscape Proposals Parcel P2
DrNo P304 Rev B Landscape Proposals Parcel P2
DrNo P305 Rev C Landscape Proposals Parcel P2
DrNo P306 Rev B Landscape Proposals Parcel P3
DrNo P307 Rev B Landscape Proposals Parcel P3
DrNo P308 Rev B Landscape Proposals Parcel P3
DrNo R309 Rev E Landscape Proposals Parcel R1
DrNo R310 Rev E Landscape Proposals Parcel R2
DrNo R3I I Rev D Landscape Proposals Parcel R3
DrNo R312 Rev D Landscape Proposals Parcel R4
OrNo ACH 5691/100-I Rev M Planning Layout Sheet I of 2
DrNo ACH 5691/100-2 Rev J Planning Layout Sheet 2 of 2
DrNo ACH 5691/700 rev A Planning layout
DrNo ACH 5691/101 Rev C Location Plan
DrNo ACH 5691/701 layout 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 I
DrNo ACH 5691/706 rev B Materials
DrNo ACH 5691/106-2 Rev C Materials sheet 2
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 5691/108-2 Rev B Affordable Housing Location plan
DrNo ACH 5691/109-1 Rev A Storey height plan sheet 1
DrNo ACH 5691/709 Storey heights Plan
DrNo ACH 5691/109-2 Rev A Storey height plan sheet 2
DrNo ACH 5691/109-3 Rev A Storey height plan sheet 3
DrNo ACH 5691/110-1 Rev E Fences and enclosures location plan sheet
1superseded in part by ACH5691 P160-1 Rev D.
DrNo ACH 5691/710 Fences and enclosures location plan
DrNo ACH 5691/110-2 Rev D Fences and enclosures location plan sheet 2

DrNo ACH 5691/110-3 Rev D Fences and enclosures location plan sheet 3
DrNo ACH 5691/111-1 Rev C Fences and enclosures detail sheet
DrNo ACH 5691/711 Fences and enclosures
DrNo ACH 5691/111-2 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 5691/15-3 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
DrNo ACH 5691/P-1 20-2 Rev B
DrNo ACH 5691/P-121 Rev C
DrNo ACH 5691/P-121-2 Rev C
DrNo ACH 5691/P-122-1 Rev B
DrNo ACH 5691/P-122-2 Rev B
OrNo ACH 5691/P-123-1 Rev a
DrNo ACH 5691/P-123-2 Rev B
DrNo ACH 5691/P-1 24 Rev B
DrNo ACH 5691/P-125-1 Rev B
DrNo ACH 5691/P-125-2 Rev B
DrNo ACH 5691/P-126 Rev A
DrNo ACH 5691/P-127 Rev B
DrNo ACH 5691/P-128-1 Rev B
DrNo ACH 5691/P-1 28-2 Rev B
DrNo ACH 5691/P-129-1 Rev C
DrNo ACH 5691/P-129-2 Rev C
DrNo ACH 5691/P-I 29-3 Rev A
DrNo ACH 5691/P-129-4 Rev A
DrNo ACH 5691/P-130 Rev B
DrNo ACH 5691/P-131 Rev A
DrNo ACH 5691/P-132 Rev B
DrNo ACH 5691/P-133-I Rev A
DrNo ACH 5691/P-I 33-2 Rev A
DrNo ACH 5691/P-134-1 Rev A
DrNo ACH 5691/P-134-2 Rev A
DrNo ACH 5691/P-134-3 Rev A
DrNo ACH 5691/P-I 38-I to 138-5 Rev B
DrNo ACH 5691/P-139-1 Rev B
DrNo ACH 5691/P-140-1 Rev B
DrNo ACH 5691/P-141-1 Rev C
OrNo ACH 5691/P-141-2 Rev B
OrNo ACH 5691/P-142-I Rev B
DrNo ACH 5691/P-1 42-2 Rev B
DrNo ACH 5691/P-143 Rev B
DrNo ACH 5691/P-145-I
DrNo ACH 5691/P-145-2 Rev A
DrNo ACH 5691/P-I45-3
DrNo ACH 5691/P-I46-1 Rev A
DrNo ACH 5691/P-146-2 Rev A

DrNo ACH 5691 720 – 1 Rev A house type 621v1
DrNo ACH 5691 720 – 2 Rev B house type 621v2
DrNo ACH 5691 721 – 1 Rev A house type 641v1
DrNo ACH 5691 722 – 1 Rev A house type 753 v1
DrNo ACH 5691 723 – 1 Rev A house type 814v1
DrNo ACH 5691 723 – 2 Rev A house type 814v2
DrNo ACH 5691 723 – 3 Rev A house type 814v3
DrNo ACH 5691 723 – 4 house type 814v4
DrNo ACH 5691 723 – 5 Rev C house type 814v5
DrNo ACH 5691 724 Rev B house type 882
DrNo ACH 5691 725 – 1 Rev B house type 950v1
DrNo ACH 5691 725 – 2 Rev B house type 950v2
DrNo ACH 5691 725 – 3 Rev A house type 950v3
DrNo ACH 5691 726 – 1 Rev B house type 969v1
DrNo ACH 5691 727 Rev A house type 1180
DrNo ACH 5691 728 – 1 Rev A house type 1187v1
DrNo ACH 5691 728 – 2 Rev B house type 1187v2
DrNo ACH 5691 728 – 3 house type 1187v3
DrNo ACH 5691 728 – 4 Rev A house type 1187v4
DrNo ACH 5691 731 – 1 house type 1264v1
DrNo ACH 5691 731 – 2 Rev A house type 1264v2
DrNo ACH 5691 733 – 1 Rev B house type 1475v1
DrNo ACH 5691 733 – 2 Rev A house type 1475v2
DrNo ACH 5691 734 – 1 Rev A house type 1710v1
DrNo ACH 5691 745 – 1, 2,3,5 and 6 garages

Redrow House types

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
OrNo ACH 5691/R-143 Rev B
DrNo ACH 5691/R-144 Rev B
DrNo ACH 5691/R-745-1 Garages - Plans and Elevations
DrNo ACH 5691/R-745-2 Garages- Plans and Elevations
DrNo ACH 5691/R-745-3 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-745-5 Garages - Plans and Elevations
DrNo ACH 5691/R-745-6 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

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

2. 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.

3. 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.

4. 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.

5. 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 accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

6. 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 accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

7. 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 48/11/009 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 accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

8. All on site car parking spaces shall be a minimum of 2.4m x 4.8m and where those spaces are backing onto pedestrian pavements a minimum of 2.4m x 6m.

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 in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

9. 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.

10. 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.

11. 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.

12. 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.

13. The children's play areas shall be equipped / 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.

14. 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 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.

15. (i) The landscaping/planting scheme for parcel P1, including the new hedge along the A38, shown on the submitted plans ACH5691/P300 Rev F and ACH5691/P301 Rev F shall be completely carried out within the first available planting season from the date of commencement of the development of Parcel P1.

(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.

16. 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).

Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

The proposal is for the re-plan Persimmon plots 1- 40 of the first phase of residential development at Monkton Heathfield. Plots 1 – 6 front onto the A38 with the remainder of the units running from the A38 eastwards into the existing agricultural fields. The proposals amend the house types to be used in the development and amend the materials palette to include the use of local stone on 3 house types within the site.

SITE DESCRIPTION AND HISTORY

The site fronts onto the A38 to the southwest of the proposed entrance to the estate. The land is currently grassland and slopes gently to the south.

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 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. Conditional approval granted 20/05/2011

48/11/0022 - Application for the approval of reserved matters for the erection of the

first 9 no dwellings, following application 48/10/0036, at land off Bridgwater Road, Monkton Heathfield conditional approval 14th Dec 2011

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - no objection in principle but matters of detail need revision. There will be a private road in the scheme where the Advance Payment Code will be required.

Further comments after reconsultation

The scheme has now been revised to accord with our requirements.

WEST MONKTON PARISH COUNCIL - Objects strongly -

The originality of the application is steadily being eroded by applications for variations to produce cheaper boxes, rather than interesting and varied houses. Guidance for the site states that a standard layout, 'one style fits all' philosophy is unacceptable and stresses the opportunity to create a unique and local sense of place. The Council will find totally unacceptable the 'one style fits all' type approach adopted in many parts of the country and even in some past developments within the Borough. The following principles shall be adopted: the avoidance of standardised house types (i.e. the house style should reflect the architectural traditions of this part of Somerset rather than Milton Keynes or Swindon for example'

Variation of dwelling 753 v1: this would mean a dwelling sitting on top of a block of garages that would not all belong to the dwelling. The opportunities for disturbance are therefore significant. With reference to the FOG type houses, and flying freehold style houses, the Parish Council would respectfully remind the Borough Council of the policing difficulties experienced in Nerrols and Maidenbrook in regard to antisocial behaviour.

Variation of dwelling to1180: it looks as if the elevation facing the street scene will be three storeys of unrelieved brick – no windows, no patterns, no doors. This would be an area of about 75 sq mtrs. The SPG states in para 11.3 ...'general landscape design should seek to minimise opportunities for crime...' and in para 9.3 ...'ensure that buildings ...provide passive surveillance to the public realm' . Additionally, the SPG states also in para 9.3 that the landmark buildings – the block of flats being categorised as such, should be of ...'exceptional visual quality and strength'.

Further comments after reconsultation

The Parish Council have been re-consulted on the revised details the Parish Council is grateful for the responses to their comments received from J Moore and especially welcomes the relief of the vast areas of blank brick wall. The Parish Council would wish their earlier comments to be kept for the record on the file, but

otherwise has no further comment to add at this time.

LANDSCAPE - the amendments are considered acceptable

Representations

none received

PLANNING POLICIES

T1 - TDBCLP - Extent of Taunton,
T8 - TDBCLP - Monkton Heathfield Major Development Site,
T9 - TDBCLP Mixed-use Development Allocation (Monkton Heathfield),
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
NPPF - National Planning Policy Framework,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed layout is generally in accordance with the approved scheme. The original alterations to the house designs and materials were unacceptable as they introduced features that did not reflect the local area. During the Planning Committee's consideration of the original reserved matters details (48/10/0036) the Persimmon Homes house types were criticized by the Parish Council for being too simple and uniform. Part of the reason given by the applicant for altering the house types in this application is for marketing reasons but also in recognition of the parish's concerns. The Parish Council raised objections to the revised details and considered them even more out of keeping than previously.

Amended plans have now been submitted which address many of the objections to the proposed designs. The new designs are similar to those already approved for use on the site but include a greater variety of materials and additional features such as porches and bay windows (which can be found in the local area albeit not necessarily on the older vernacular buildings) which should help to introduce a more interesting street scene.

The FOG (Flat Over Garage) house type, where there is accommodation over garages, which the Parish Council object to, was accepted by the committee for the existing planning permission and remains within the current revised proposal. It would not be reasonable to refuse their continued inclusion in the revised scheme.

There would be 4 x 3-storey dwellings within this scheme, 2 more than in the previous layout. These have been arranged on two sides of a "square" feature and have been used to accentuate the sense of place at that point. Two of the dwellings, which form a focal point when entering the site from the A38, would be mid terrace with two storey houses on either side so that their height will seem reduced and in those circumstances I do not consider that the Parish Council initial concerns regarding the height would be justified. The two new semi detached plots (8 and 9) would have a projecting string course between the first and second storey and two side windows so that the brick side walls would be broken to a lesser degree. In addition there are two storey properties on either side which will help to reduce the overall impact of the taller buildings and I consider them to be acceptable in that context.

Overall, the amended proposal is considered to be 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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