

GADD HOMES LTD

ERECTION OF THREE STOREY BUILDING CONTAINING THREE SELF-CONTAINED OFFICE UNITS AT DELLARS MEWS, BRIDGE STREET, TAUNTON.

22680/24880

FULL PERMISSION

PROPOSAL

Planning permission was granted on 9th December, 1999 and 30th January, 2001 for the redevelopment of the site for residential purposes. An acoustic survey was required to ensure that acceptable noise levels could be achieved. Unfortunately it was not possible to achieve acceptable noise levels for a residential use so the current application is for the redevelopment of the site to provide 222 sq m of office floor space. The access to the site would be via Goodlands Lane with cycle parking to the rear of the site. The design and materials are as agreed for the earlier application and generally seek to replicate those of the former building (brick and slate with terracotta ridge tiles and finial).

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to amended details showing cycle parking, loading and turning areas. COUNTY ARCHAEOLOGIST raises no objection to the principal of redevelopment. ENVIRONMENT AGENCY no objection subject to relevant conditions. WESSEX WATER there are foul and mains water in the vicinity of the proposal

ENVIRONMENTAL HEALTH OFFICER no objection provided the recommendations of the acoustic report are implemented.

5 LETTERS OF OBJECTION, including 1 from the Hammets Wharf leaseholders association, raising the following concerns:- whilst the residents welcomed the provision of more residential units the office use would interfere with the quiet enjoyment of Hammets Wharf residents gardens and would compromise the existing security of the building as too many strangers would need to know the codes; the nightclub use should cease to remove any noise problems allowing more people to live in the town centre; there could be a problem of access during the evenings when the nightclub is open as fire escapes use the alley adjacent to the proposed building and these need to be kept clear in case of emergency or day time deliveries; if permission is granted the southern boundary must be sealed off and a separate access established for the office staff; access through the flats garden or land would be unacceptable; pedestrian access through the residential complex should not be allowed.

POLICY CONTEXT

Taunton Deane Local Plan (revised deposit) the following policies apply:- EC1 this policy allows business development within the defined limits of settlements. M1 this policy requires non residential development to cater for expected trips associated with them subject to 3 criteria M2 this policy sets out the maximum parking provision required for the development.

ASSESSMENT

The principal of the design and location of the proposed building was established in the planning permission granted in January 2001. I am awaiting further details on the access arrangements and cycle storage provision and I expect these to overcome concerns about access through the residential complex via the path adjacent to the River Tone. The site is located in the town centre where the provision of office development is allowed. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, details of guttering/downpipes, materials for the courtyard, landscaping, cycle parking, no new windows to be inserted, no external lighting, sound insulation measures identified in the acoustic report shall be implemented and maintained, oil/petrol storage; foul and surface water arrangements to be submitted, continuous flood defence, no opening along riverside elevation below 15.0 AOD. Notes re land drainage consent, riverside elevation should be built as a water retention wall, site is adjacent to the River Tone where the Environment Agency are the controlling authority, site liable to flood, noise emissions during construction, measures to limit noise and dust nuisance from the development.

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: