

38/2004/324

GADD HOMES LTD

ERECTION OF 8 HOUSES AND 53 FLATS AND FORMATION OF ACCESS AT POLLARDS WAY, WOOD STREET, TAUNTON AS AMENDED BY DRAWINGS ATTACHED TO APPLICANTS LETTER DATED 16TH SEPTEMBER, 2004

22360/24795

FULL PERMISSION

PROPOSAL

The site lies on the western side of Pollards Way, which is a cul-de-sac leading from Wood Street to the Telephone Exchange building adjacent to the River Tone. The site currently comprises a number of buildings, some of which are used for relatively low-key commercial uses. The remainder of the site comprises lock-up garages. To the west and south the site is bounded by terraced houses many of which have pedestrian gates on to the application site. The proposed layout shows a high density residential scheme with a mix of houses and flats in predominantly two and three storey buildings. The Environment Agency has suggested that the site be raised above existing levels by approximately 1 m for flood risk reasons. In light of the sites town centre location off street parking provision less than the normal one space per dwelling requirement is shown.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the developer has ignored the comments that were made at the pre-application stage and the details on the submitted plan are unacceptable. I enclose a list of comments by the Estate Roads Section and a copy of the Drawing No PL01 on which comments have been made. I therefore recommend that this application be refused. COUNTY ARCHAEOLOGIST no archaeological implications. ENVIRONMENT AGENCY from the information that has been provided, the Agency are now in a position to withdraw the objection contained within our letter dated 4 August 2004, subject to the inclusion of the following condition:- Floor levels should be set at a minimum of 16.45 metres AOD and normal ground levels of the site should be raised to a minimum of 16.15 metres AOD. Reason: To protect the development from flooding. If you have any problems, or would like to discuss the above matter further, you are advised to contact Dave Hughes, Development Control Engineer on (01278) 484727. I can confirm that the informatives and recommendations contained within page 2 of our letter dated 4 August 2004 remains applicable. WESSEX WATER the development is located within a sewered area, with combined sewers available. The developer has proposed to dispose of surface water to the 300mm public combined sewer. The points of adequacy for connection will be determined at the detail design stage. It will be necessary, if required, for the developer to agree points of connection onto our systems, for the satisfactory disposal of foul flows and surface water flows generated by the proposal. The connection point can be agreed at the detailed design stage. Attenuation of surface water flows may be required subject to flow calculations. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is

recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a point of connection onto Wessex systems. POLICE ARCHITECTURAL LIAISON OFFICER I have some concerns, regarding various security issues, over the amount of permeability to the site for both pedestrians and vehicular traffic. I would therefore recommend that access routes through the site should be reduced if possible. FIRE BRIGADE means of escape in case of fire should comply with Approved Document B1, of the Building Regulations 2000. Detailed recommendations concerning other fire safety matters will be made at Building Regulations stage. Access for fire appliances should comply with Approved Document B5, of the Building Regulations 2000. All new water mains installed within the development should be of sufficient size to permit the installation of fire hydrants conforming to British Standards.

LANDSCAPE OFFICER the proposals provided little or no opportunity for open space provision - is this proposed off site? Boundary treatment including landscaping within gardens is going to be important to provide softening of development but it appears this has not been possible because of the number of dwellings proposed or not considered important. Highways are unlikely to adopt trees within the highway because of problems of maintenance and cost. Many of the proposed trees are planted too close to proposed dwellings. Landscape details are not proposed in sufficient detail to properly assess. PLANNING POLICY the principle of residential development of this site is acceptable. It was one of the sites identified specifically within the Urban Housing Capacity Study. The usual issues of affordable housing, recreational open space and education provision will need to be addressed. Flood risk may also be an issue in this location. PROMOTION/TOURISM OFFICER no observations. ENVIRONMENTAL HEALTH OFFICER noise emissions from the site during the construction phase should be limited to the following hours if nuisance is likely at neighbouring premises:- Monday - Friday 0800-1800, Saturdays 0800-1300 All other times, including Public Holidays No noisy working. HOUSING OFFICER this is a very valuable site situated close to the town centre. The Housing Service would be looking for a total of 15 units - 2 houses and 13 flats to assist demand in this central location. LEISURE DEVELOPMENT OFFICER this development should make a contribution of £2,056 per dwelling, giving a total off site contribution towards improving local recreational facilities of £124,416 in line with local plan policy.

43 LETTER OF OBJECTION have been received on the following grounds:- proposal will exacerbate existing parking problems in area; access danger to school children; noise and disturbance during construction; loss of privacy from 3 storey buildings; overlooking due to raised ground levels; loss of views across town; out of scale with surrounding development; security risk; drainage issues; increased levels will increase flood risk to surrounding properties; increased congestion; bat colony in area; out of scale; overdevelopment; devalue surrounding properties; primary school and large number of elderly in area will be prejudiced by increased traffic where will those who currently use garages park?; should be mixed use development.

ONE LETTER OF SUPPORT has been received supporting the redevelopment of this brownfield site.

POLICY CONTEXT

The following Taunton Deane Local Plan Revised Deposit Policies are relevant:- H1 Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. (J) on housing developments and conversions of a substantial scale a reasonable mix and balance of housing types and sizes be incorporated to cater for a range of housing needs particularly those low cost housing types which are under represented in the current stock.

H12 On suitable housing sites the provision of affordable dwellings will be sought where: (A) within Taunton and Wellington, the site is at least 1.0 hectares in size or is proposed for at least 25 dwellings; (B) outside Taunton or Wellington, the site is of a sufficient size and land value for the incorporation of affordable housing to be feasible and there is a need for affordable housing in the parish or adjoining parishes; and (C) occupants without the use of a car will have safe and convenient access to shopping, employment and education provision. The provision of affordable dwellings sought on a site will be based on the overall need to provide for the identified affordable housing need. In assessing the level of provision on individual sites regard will be paid to the need to balance other important planning requirements and to any abnormal costs associated with the development of the site which would threaten its financial viability. Indicative targets for the allocated sites are set out in paragraph 3.44b.

M3a In order to promote sustainable travel, and to reduce the amount of land taken for development, the Borough Council will consider the need for residential car parking against the following criteria: - Impact upon urban design; The location of the development, and its accessibility to employment opportunities and services; The type and mix of proposed dwellings.

C4 Developers of new housing will provide landscaped and appropriately equipped recreational open space in accordance with the following standards:- (A) Children's play space: 20 square metres per family dwelling to comprise casual play space and LEAPS and NEAPS to the required standard, as appropriate. This standard excludes space required for noise buffer zones; (B) adequately constructed and equipped public playing fields: 45 square metres per dwelling. This standard excludes space required for noise buffer zones; (C) Formal parks, gardens and linear open spaces as required by particular Local Plan allocations; (D) In the case of small groups of housing where the site is too small for provision of playing fields or children's play space on site, or where it is physically unsuitable, off site provision will be sought; (E) Developers will be required to arrange for maintenance of the recreational open space.

EN30 On land liable to flood development proposals will not be permitted unless, having regard to any flood defence or other mitigation measures incorporated within the development:- (A) The development would not be affected by intrusion of flood water for the appropriate design flood event; (B) the capacity of available flood storage would not be reduced; (C) flood water and flows would not be impeded; (D) flooding risks elsewhere would not be increased; and (E) the maintenance and integrity of existing flood defences would not be impeded.

ASSESSMENT

This is a brownfield site in a sustainable location within the urban area and the principle of its redevelopment for residential purposes is therefore not in doubt. The main issues that need to be considered however are scale and density, impact upon surrounding properties, traffic generation and parking.

Whilst the majority of other buildings in the area are two storey, PPG3 encourages development at higher densities than previously accepted. The layout has been developed in a way to maximise distances from boundaries and minimise overlooking. Whilst the raising of the ground levels for flood risk reasons does increase potential overlooking of existing gardens compared to what would otherwise be the case, it is concluded that loss of amenity would not be such as to warrant refusal.

Although the Highway Authority's comments upon the revised layout are awaited, they have not objected to the proposal on the grounds of traffic generation and impact upon the surrounding streets.

The site is located close to the town centre, where in accordance with Government guidance, reduced levels of on site car parking will be appropriate. In this instance 34 spaces are shown for 61 dwellings. Whilst local residents concerns in this respect are understood, to refuse permission on such grounds would be difficult to defend, particularly in light of the close proximity of public car parking. Revised proposals have been received in an attempt to overcome concerns raised by the Highway Authority in respect of the layout and those expressed by the Landscape Officer.

RECOMMENDATION

Subject to the observations of the Education Officer and English Nature together with further observations of the Landscape Officer and the County Highway Authority and the completion of a Section 106 Agreement relating to affordable housing and sport and recreation provision, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, mortar, landscaping, walls and fences, garages, meter boxes, removal of buildings, contamination, floor levels. Notes re compliance, S.106 agreement, Wessex Water, bats, Part M, CDM Regs, construction noise.

REASON(S) FOR RECOMMENDATION:- The site is in a highly sustainable location within the urban area and comprises previously developed land. The layout and design is acceptable and will not cause demonstrable harm to the amenities of nearby residents. The proposal therefore complies with Taunton Deane Local Plan Revised Deposit Policy H1.

Should the Section 106 Agreement not be completed by 1st October, 2004 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to REFUSE.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: