

38/2004/384

TAUNTON DEANE BOROUGH COUNCIL

**RESIDENTIAL DEVELOPMENT TO THE NORTH END OF POPLAR ROAD,
TAUNTON AS AMENDED BY AGENTS MEMO DATED 4TH OCTOBER, 2004 AND
AMPLIFIED BY DRAWING NO. HC/1431:04/28 REV. B**

24710/23827

FULL PERMISSION

PROPOSAL

The site is located to the south west of Blackbrook Pavilion on land at the head of the cul-de-sac Poplar Road. Between the site and Chestnut Drive lies modern residential development.

The site is somewhat overgrown, but does include a number of trees which are subject to a Tree Preservation Order. The eastern part of the site comprises an earth bank which was constructed as part of the legal agreement for the whole of the Holway Estate and forms one of the noise protection barriers.

An illustrative layout has been submitted which shows two dwellings located towards the western side of the site enabling an element of the bound to be retained.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER the development is located within a sewered area, with foul and surface water sewers available. The developer has proposed to dispose of surface water to mains or soakaways. 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. 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.

LANDSCAPE OFFICER (initial comments) I would be concerned with the development of the western half of the site as it contains a copse of hazel close to an area known to be a habitat for Dormice. There are also several TPO trees to the north of the site which may restrict any proposals. However, given the above, there should still be scope for at least one dwelling on the site. Further comments have been received following submission of the illustrative layout as follows:- ,The pollarded willows (TPO'd TD853) bounding the western part of the site will need repollarding on a regular basis and therefore will not have the potential to grow very large. I therefore recommend no building works within 3 m of the trunks of the trees and no dwelling within 5 m. The earth mounding and hazel coppice to the eastern half of the site should be left in situ and also coppice on a regular basis, i.e. every 7 to 8 years. No works should go beyond the existing boundary fence. The northern hedgerow and bank contains several ash trees worthy of retention. I suggest no building works within 10 m of them or the

hedgerow. ENVIRONMENTAL HEALTH OFFICER suggest noise condition. 1. Effectiveness of the Bund - Noise from motorway traffic is clearly audible at the site in question. The earth bund would have little noise mitigating effect on the residential property to the north and west of the site. For a bund to be effective it should be either close to the noise source or the noise receiver, this bund is neither. Furthermore, in this case the noise arises from a line source i.e.. the motorway. For a bund to be effective it would have to be a continuous bund between the entire length of the noise source and noise receiver. 2. Impact of its removal - Should the bund be removed it would have little or no impact on the noise levels received by properties to the north and west of the bund.

14 LETTERS OF OBJECTION have been received raising the following issues:- impact on flora and fauna; increase in traffic; loss of privacy; loss of parking; removal of TPO trees; impact on drainage; increased motorway noise; impact of construction traffic on pedestrian traffic; development could comprise flats housing drug addicts, thieves, paedophiles;ruin look of area.

POLICY CONTEXT

The proposal needs to be assessed against the criteria of Policy H1 of the Taunton Deane Local Plan Revised Deposit - 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.

ASSESSMENT

The application site extends to 0.16 hectares. To develop the whole of the site would inevitably have an adverse impact of the protected trees. It would appear that some of the objections received have been based upon an assumption that the whole site will be developed at a high density. Clearly this would be unacceptable.

However, it is considered that part of the site towards the western boundary could be developed for one or possibly two houses without adverse impact upon the protected trees and retaining at least part of the bund, which according to the Environmental Health Officer has little effectiveness in terms of noise reduction terms, does have some ecological value.

RECOMMENDATION

Permission be GRANTED subject to conditions of outline, materials, landscaping, levels, tree protection, walls and fences, service trenches, access gradient, meter boxes. Notes re surface water, building over sewer, CDM Regs, S52 agreement, construction noise, low density.

REASON(S) FOR THE RECOMMENDATION:- The site could satisfactorily accommodate additional development in accordance with Taunton Deane Local Plan Revised Deposit Policy H1 without adverse impact upon neighbouring properties and maintaining a significant element of the landscape bund.

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: