

27/2007/017

WRENCON DEVELOPMENTS LTD

ERECTION OF 2 NO SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING, LAND ADJOINING BARON HOUSE, HILLCOMMON

314844/126052

OUTLINE APPLICATION

PROPOSAL

The proposal is an outline application for the erection of a semi-detached pair of 2 bedroom houses with associated parking. The site is currently used as part of a car park serving the applicant's office building. The site is surrounded by existing development in the form of dwellings, a mobile home park, the applicant's office building and a car sales/workshop business. Planning permission was granted in 2003 for a single dwelling on the site. The appearance of the proposed dwellings is to be agreed at the reserved matters stage, but the applicant's agent envisages vernacular dwellings of a cottage style with local materials – second hand clay tiles or natural slate roof and rendered walls.

The applicant company is owned by Cllr J Williams.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER points of connection for the disposal of foul flows and water supply to be agreed. No existing public separate surface water sewers in the vicinity of the site, so alternative methods of disposal, e.g. soakaways, should be investigated. There is a public foul sewer crossing the site, Wessex Water normally require a minimum 3 m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed.

PARISH COUNCIL object on grounds of safety because of the nature of the site and the increase from one to two dwellings this will severely impact on the vehicles using this area. There will be so many vehicles all trying to manoeuvre in this area, all residents from Deane Vale Park have to reverse out of their site on to the front of the proposed properties, there is a great fear that should the emergency services be called to anyone in this area it will make it extremely difficult for them. The access is also being made smaller and thus everything will become more congested. New properties will generate more vehicles. If granted, the Parish Council and local residents be consulted on all reserve matters.

14 LETTERS OF OBJECTION have been received raising the following issues:- over development of a small central piece of land which affects a large amount of residents with access, privacy, emergency and refuse deliveries, etc; new residents will have to reverse onto an access used by others or be forced to reverse out onto the highway; will cut down the area available for occupiers of adjacent properties to enter or reverse, impeding the visibility and safety of all parties that cross this area

either on foot or in vehicles – will cause congestion which will be a hazard to traffic on the main road; reduction in the width of the access onto the main road will be hazardous; problems of delivery vehicles accessing the site; if scheme goes ahead, with the increase in the number of children, there is a risk of an accident or fatality; should not proceed until the Wrencon office building is converted; parking spaces at the mobile home park are already difficult to get in and out of; congestion and health problems from rubbish being put out for refuse lorry; there is currently restricted parking on the mobile home site of 16 parking spaces for 17 homes; reversing in or out of the mobile home park site will be almost impossible as well as being extremely dangerous; will encroach on the light and privacy of property, particularly rear facing windows directly looking into property; will make it impossible to get mobile homes into and out of mobile home park.

DEANE VALE PARK RESIDENTS ASSOCIATION similar points to above. The access manoeuvring area including the application site has been available for 49 years, so question whether Possessory Title comes into effect for adverse use.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains policies related to sustainable development. Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S7 of the same Plan states that outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and provided certain criteria are met. Policy H2 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. Although Hillcommon is not a recognised settlement, it is considered that these criteria are met with the current proposal.

ASSESSMENT

Although Hillcommon was designated a village in the previous West Deane Local Plan, it is no longer classified as a recognised settlement in the Taunton Deane Local Plan. Therefore the site is in open countryside in planning policy terms. The policies for new dwellings in the open countryside indicate strict control over new development in such areas. However this has to be seen against the background that there is an existing permission for a single dwelling on the site and that it is surrounded by other existing development. Therefore residential use of the site is already established. The site also lends itself more to the development of two smaller dwellings rather than a single detached dwelling. The residents of the mobile home park and other adjacent dwellings do not have any right of way over the proposed development site. This is a private matter between the various parties and is not an issue that the Planning Authority is able to have regard to. Two parking spaces for each new dwelling are proposed. The proposed development has no

more of an impact on the various rights of way than the previous permission on the site.

RECOMMENDATION

Subject to the views of the County Highway Authority, the Development Manager consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED be subject to conditions of submission of details, time limits, materials, landscaping, boundary treatment, parking, turning, meter boxes, contaminated land remediation and removal of GPDO rights for extensions and garages. Notes re disabled access, energy/water conservation, meter boxes, compliance, encroachment, CDM Regulations, design, contaminated land, no public water sewers in area and contact Wessex Water.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be in compliance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR6 and Taunton Deane Local Plan Policies S1 and S7. Although the proposal is not strictly in accordance with Taunton Deane Local Plan Policy S7, the site is surrounded by other development, including the mobile home park to the south, and otherwise the proposal is considered to be in line with 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.

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NOTES: