

38/2005/390

REDLAND HOUSING ASSOCIATION LTD

ERECTION OF 5 NO. 2 BED FLATS AND 1 NO. 1 BED FLAT WITH 8 NO. ON SITE PARKING SPACES AT FORMER SERVICE STATION, PRIORSWOOD PLACE, DORCHESTER ROAD, TAUNTON, AS AMENDED BY AGENTS LETTER DATED 22ND SEPTEMBER, 2005 AND PLAN NOS. 04012/101A, 102A, 103A AND 104B

23325/26527

FULL

PROPOSAL

The proposal is for the redevelopment of the former Murco Petrol station to the north of Priorswood Place. The proposed building would be attached to Priorswood Place and utilise the same materials. Using differences in ground levels and introducing a roof top level the development would be 4 storeys in height and provide 6 No. 2 bed flats and 2 No. 1 bed flats. The proposal would provide 8 parking spaces to the front of the property softened by landscaping adjacent to the highway.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to the provision of secure cycle parking and appropriate conditions.

LANDSCAPE OFFICER the proposed landscaping should help to soften the impact of the development and help integrate it into the street scene. ENVIRONMENT HEALTH OFFICER no objection subject to a contaminated land condition DRAINAGE OFFICER no observations. HOUSING OFFICER fully support this proposal. The Housing Service is anxious to see this site developed with flats that are much needed. They will not only satisfy a need but also will improve and enhance the area. LEISURE AND RECREATION OFFICER in accordance with Council Policy a contribution will be required towards the provision of recreation facilities.

27 LETTERS OF OBJECTION have been received raising the following issues:- it has become increasingly difficult for residents of Leonard Holden Court to cross Dorchester Road to go to Priorswood Place; the proposed development will result in a loss of off street parking spaces (people currently park on the garage forecourt) and additional cars/vans parking on the road side; due to additional parking residents of the flats will have reduced visibility when entering and leaving the site and this will be dangerous; a crossing should be included within the proposal across Dorchester Road; if a new crossing was situated between the entrance to Leonard Holden Court and Eastwick road the zigzag lines would prohibit parking adjacent to the entrance to Leonard Holden Court; double yellow lines are needed in the vicinity of Leonard Holden Court and should be in place before contractors start on site.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 - Transport Requirements for new developments, STR1 - Sustainable Development, STR 2 & 3 Development in Towns.

Taunton Deane Local Plan Policies S1 - General requirements, S2 - Design, H2 - Housing, C4 - Open Space Requirements, M4 - Residential parking.

ASSESSMENT

The proposed flats have been designed in keeping with the surrounding Local Centre. The monopitch element to the north will lift the design of the building creating a suitable end stop to the development and local centre as a whole. Amended plans have been received that re-site the bin store to the rear and provide for cycle parking spaces. Policy M4 requires 1.5 parking spaces to be provided but an appeal decision at Eastwick Farm accepted that the presence of the local centre and regular bus service lessened the need for that level of parking in this location. In consideration of this, and the one-bedroom flats I consider that 8 parking spaces are appropriate. The flats are sited in an area known for vandalism and amended plans have been received that replace the rear fencing with a wall. The County Highway Authority raised no objection to the proposal and it would be difficult to argue that 8 flats would make a significant difference to the volume of traffic in the area and I do not consider it reasonable to require a traffic crossing as part of the application. Proposal considered acceptable.

RECOMMENDATION

Subject to the completion of a Section 106 agreement for leisure and recreation contributions 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, landscaping, land contamination, access, parking, cycle parking for 8 cycles, cycle parking to be maintained in perpetuity, temporary car park to be laid out for construction vehicles/operatives, parking, parking kept clear from obstruction, access in accordance with submitted plan, surface water drainage, existing access stopped up, windows on the north-west elevation to be obscure glazed. Notes re disabled persons, energy conservation, meter boxes, lifetime homes, secure by design, encroachment, section 184 permit may be required, remediation strategy required

REASON(S) FOR RECOMMENDATION:- The proposed residential development would be located within the settlement limits of Taunton where such development is considered appropriate, and is considered to comply with the requirements of Taunton Deane Local Plan policies S1, S2 and H2

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: