

38/2005/520

GADD HOMES LTD

ERECTION OF 9 APARTMENTS, CYCLE AND REFUSE STORES AND ASSOCIATED CAR PARKING AT FORMER DRAINRAFT WORKS, 22A SOUTH STREET, TAUNTON AS AMENDED BY LETTER AND PLAN A2004/120/PL002A RECEIVED 6TH FEBRUARY, 2006

23346/24424

FULL

PROPOSAL

The proposal is for the erection of a three storey block of nine flats with associated refuse and cycle stores and car parking at the Draincraft Works site at 22A South Street, Taunton. The scheme provides eight two bedroomed and 1 one bedroom apartment within a part three storey and part two and a half storey building designed to reflect the character, scale and massing of buildings in the area. Care has been taken to respect the privacy and proximity to the terraced houses in Alma Street and South Street.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal is likely to generate an increase in traffic with a different travel pattern. The visibility is sub-standard but the local highway authority are proposing a traffic calming scheme that includes speed cushions, raised tables, works to the layby at the site access and a 20 mph speed limit. Once these works are carried out speeds should lower with the result that the access could be considered acceptable to cater for the proposed development. In order to bring the scheme forward and ensure its construction and therefore make the development acceptable the applicant is asked to fund the construction works at a cost of £25,000 to be secured through a legal agreement. The layout does not cater for easy access and turning by large vehicles and bins would need to be transported a considerable distance to refuse collection vehicles in South Street. The location of the bin store needs to be nearer the entrance. The maximum collection distance is 25 m. The existing access appears to be different to the red line. The existing access appears to be 4.5 m for the whole length. The width of the access needs to be a minimum 4 m for a distance of 9 m to allow for vehicles to pass and reduce the need for vehicles to reverse out onto the highway. In the event of permission being granted I recommend conditions re no occupation until traffic calming scheme completed, temporary parking for construction vehicles, parking and turning before units are occupied, parking, access width 4 m for length of 9 m, any entrances gates et 9m back, turning space surfaced and kept free from obstruction. ENVIRONMENT AGENCY no objections in principle but recommend conditions re floor levels at 17.55 m, surface water drainage and contamination. WESSEX WATER the development is in a foul sewerred area and the developer will need to agree a point of connection at detail design stage. Surface water is proposed to be to the main sewer . There are no public/separate surface water sewers in the vicinity and the developer should investigate alternative methods of disposal (e.g. soakaways). Surface water should not be discharge to the foul sewer. There may be a sewer

crossing the site and an easement may be necessary. There is a water main crossing the site entrance and diversion or protection works may need to be agreed. A condition or informative should be placed on any consent to protect the integrity of Wessex systems

LANDSCAPE OFFICER there are two opportunities for tree planting. I support either *Betula luten* or *Betula papyrifera* and landscape details in due course. DRAINAGE OFFICER I note the proposal is within the 1000 year flood risk area and that a Flood Risk Assessment has been carried out and note the actions proposed. I suggest those actions are made conditions if any approval is given. LEISURE DEVELOPMENT MANAGER in accordance with policy C4 provision for play and active recreation must be made. The site is within easy walking distance of several public open spaces which could be improved for the benefit of new residents to provide for play and outdoor recreation. I would therefore request a contribution of £777 for the 1 bed flat for sport and £2,562 per each of the two bed flats for sport and play. A total off site contribution of £21,273.

1 LETTER OF OBJECTION has been received from the Local Education Authority raising the following issues:- overlooking the school grounds and over dominance and overdevelopment of the site with a lack of amenity space.

3 LETTERS OF OBJECTION have been received raising the following issues:- loss of privacy and overlooking of the rear of the terrace and Salvation Army Hall; attention to sound transmission; access and parking will be restricted during construction; disturbance during construction; use of store area by teenagers; smell from bin stores and loss of security to the rear with gate removal.

1 LETTER OF SUPPORT provided the plans are adhered to and rear wall repaired.

POLICY CONTEXT

RPG10 - Regional Planning Guidance for the South West Policy HO 5: Previously Developed Land

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR4 - Development in Towns, POLICY 33 - Provision for Housing, POLICY 48 - Access and Parking.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H2 - Housing in Classified Settlements, H4 - Self-Contained Accommodation, C4 - Open Space Requirements, M4 - Parking Requirements, EN28 - Flood Risk, EN32 - Contaminated Land.

ASSESSMENT

The proposal is to re-use an existing brownfield site within an existing residential area to provide 9 flats. The main issues for consideration are the design, impact on the amenity of the area and adequacy of the access.

The scheme provides for a two and a half and three storey height development set towards the rear of the site. The building is proposed to be constructed in brick and slate and is of a design considered to be in keeping with the existing two and three storey brick built development in the surrounding area.

The building is, at its closest, 7.6 m from the rear boundaries of South Street and 5.5 m from the rear boundary with the school. The lower section of the building is 6.5 m to the eaves and 9.4 m to the ridge. The windows facing towards South Street are designed as high level windows serving showers or kitchens. There are no windows in the side elevations closest to Alma Street and the windows that do exist in this direction are almost 13 m off the boundary. In terms of the Salvation Army Hall this figure is 7 m. There are windows at the rear facing towards the school boundary. The relationship between the new building and the terraced properties is akin to that of the Pollards Way development which was recently allowed on appeal and the relationship in this instance is not considered as severe. The Inspector allowed overlooking windows at Pollards Way. While there will be a degree of overlooking both of the terraces and the school grounds this is considered not to be such as to warrant a refusal of the application.

The access to serve the site is via the existing route into the site. The Highway Authority is requesting a defined width of 4 m for the access which is achievable within the site area. The bin store position is to be moved from the original location which was too far from the highway in order to address the concern raised. The applicant has provided traffic data in relation to the existing use of the site and it is considered unreasonable for the developer to fund the whole of the traffic calming scheme for South Street which was already proposed prior to the submission of this application. The access and visibility from the site is considered adequate and subject to parking, turning, access width, gates and construction traffic conditions the scheme is considered acceptable.

A requirement for sport and play provision is identified and a section 106 will be required to address this point. The site is one that is in an identified in a flood risk area and a floor levels condition is proposed by the Environment Agency as is a condition to address any potential site contamination.

In summary the development of the site is considered a suitable re-use of a brownfield site to an appropriate density in compliance with policies S1, S2, H2, H4 and C4 of the Local Plan.

RECOMMENDATION

Subject to a Section 106 Agreement concerning a contribution towards sport and play provision the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and if permission be GRANTED subject to conditions of time

limit, materials, landscaping, boundary treatment, surface water drainage, site floor levels, contamination, entrance gates, parking, access width, turning space, bin and cycle store, obscure glazing of stairwell, construction work hours. Note re contamination.

REASON(S) FOR RECOMMENDATION:- The proposal is an acceptable use of a brownfield site and is considered in compliance with Taunton Deane Local Plan Policies S1, S2, H2 H4 and C4.

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

CONTACT OFFICER: 2456 MR G CLIFFORD

NOTES: