

ROBERT HITCHINS LTD

ERECTION OF 43 NO. DWELLINGS, SHOP WITH 6 NO. FLATS ABOVE AND LICENSED PREMISES, TOGETHER WITH ASSOCIATED PARKING AND SITE WORKS, LAND TO NORTH OF FORMER HOSPITAL BUILDINGS, COTFORD ST LUKE AS AMENDED BY LETTER DATED 13TH JANUARY, 2003 WITH ACCOMPANYING DRAWING NOS. TV.P.4B AND TV.S1A, S4A AND S5A AND LETTER DATED 16TH JANUARY, 2003 WITH ACCOMPANYING DRAWING NO. TV.P6

16850/27320

RESERVED MATTERS

PROPOSAL

The site is located to the north of the former hospital buildings and ballroom and to the east of St Lukes Chapel at Cotford St Luke. The site is within the area which has the benefit of outline planning permission. The Master Plan indicated that the site forms part of the village centre which is to include shops, a public house and open space. The site generally slopes westwards and southwards towards the former ballroom and chapel respectively. The proposal provides for the erection of 43 dwellings together with a shop with 6 flats above and licensed premises. The proposed dwellings are a mixture of 2 and 2 1/2 storeys providing a mix of 1, 2, 3 and 4 bedroom accommodation. Included within the 43 dwellings are 10 shared ownership units and 10 units for rent. These constitute part of the 60 dwellings which were required through the Section 106 Agreement on the outline planning permission. The proposed shop/flats building is 2 1/2 storey. The ground floor provides for two shop units, one of 152 sq m and the other of 132 sq m. The applicants indicate that they have 3 interested parties in the smaller unit. Both units are on the same level and the building will be constructed to enable the two units to be combined into one if there is the demand for one large shop. The proposed licensed premises building is a mix of 1 1/2 and 2 storeys. The materials for the proposed buildings will be a mixture of stone, brick and render to the walls with reconstructed slate and concrete tiles to the roofs. Vehicular access to the site is provided from Graham Way. A car park for 15 spaces is provided adjacent to the shop building. This will also serve the licensed premises.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle but various points of detail. COUNTY ARCHAEOLOGIST earlier applications on this site have had an archaeological condition placed on them and recommend that the same be placed on this current proposal, requiring a programme of archaeological works. ENVIRONMENT AGENCY no objection in principle provided that surface water from the development is discharged via the existing infrastructure in the vicinity and is attenuated before discharge to the Halsewater. WESSEX WATER note that is for reserved matters only. Should this have implications for Wessex Water infrastructure would be happy to comment. CHIEF FIRE OFFICER observations with regard to means of escape, access for appliances and water supplies. AVON AND SOMERSET CONSTABULARY the T-

shape of the shop building creates an area at the front that has very limited natural surveillance. The intention to create a covered area at the main entrance only exacerbates the potential for this area to become a social gathering area for young people out of business hours. This raises concerns regarding security of the building and the anti social/criminal behaviour often associated with the gathering places of young people. If possible the building line should be altered to remove the recessed area completely. If this is not possible, the covered area should be enclosed and secured therefore removing some of its attraction. Rear garden fences should be a minimum of 1.8 m in height and where possible there should be a lockable gate to the front of the building line.

LANDSCAPE OFFICER too little detail has been provided; need further information on landscaping, especially in the vicinity of the chapel, surface and boundary treatment and how any changes in level are addressed on site. There is further scope for additional tree planting. CONSERVATION OFFICER no objection to the principle. Landscape buffer required to protect the setting of the chapel. HOUSING (Private Sector And Development Unit) - it is essential that this application goes to the January Planning Committee. Expecting 10 shared ownership (4 two bedroom and 6 three bedroom) and 10 units for rent (4 two bed flats and 6 three bed houses). ENVIRONMENTAL HEALTH OFFICER due to the possibility of construction noise recommends that noise emissions from the site during the construction phase should be limited to 0800 - 1800 (Monday - Friday), 0800 - 1300 (Saturday) and no noisy working at all other times, including public holidays.

COTFORD ST LUKE COMMUNITY ASSOCIATION support the application with the following concerns:- (i) Note the prospect of a pub being provided by the chapel conversion, but believe it is vital, even once this has happened, that the pub plot is not used for housing, but continues to be designated for commercial or retail use alone; (ii) Regret that the proposal does not provide a traffic free paved area, although there is a small area where shoppers can walk. This should be nicely paved with quality street furniture. The area marked 'village centre' has the potential to form the 'heart' of the village. Consequently it should be attractively landscaped, retaining mature trees with benches and the like, ideally with a through route to the converted chapel; (iii) Note that the developer is prepared to include landscaping land not owned by them to the boundary of the land designated for the chapel conversion. It is essential that this strip is protected from becoming an unsightly piece of undeveloped land; (iv) The mix of private housing and social housing is to be applauded as to how the integration of affordable housing is blended into the village centre. However there is concern at the limited parking in the residential areas and lack of garages. There has been an increase in density since the first application; (v) As the developer is providing approximately 5% of the accommodation in the village, a proportionate sum of money towards social amenities of the village, including the village hall, should be set aside to contribute to the overall development.

13 LETTERS OF OBJECTION the roads in the vicinity are not wide and parking on them already causes some restriction in traffic flow, so adequate off-road short-term parking with a square to encourage people to meet should be provided for any general shop; it is quite likely that we may change shopping patterns in the next decade and start to use local shops more - it would be a shame if there was no room to build more shops in the village centre, or even craft type workshops; query need to not also use the

previously approved access from Dene Road; will result in congestion from parking on Graham Way; shop building should be set back from Graham Way frontage; Graham way is already busy and fast; proposed shop building will block out light to rooms at front of dwellings opposite and will reduce privacy; parking provision for the shop and public house seems inadequate which will result in parking on Graham Way; query why the previously proposed medical centre is not on the current plans; query why another shop and public house are being proposed when permission has already been granted for both in the church; when purchased property, led to believe that road junction would be in different position with more open land opposite property; by building on every area of greenery will destroy any community as people will withdraw into their own premises; the Council should not put greed as its main agenda; will not provide the village setting previously promised; seems can only have amenities at the cost of more houses; land was previously set aside for non residential purposes; quality of life has diminished in the last 3 years; loss of outlook; the increase in private residential development and social housing adjacent to the shop facilities is contrary to the 'village street' concept originally envisaged; the residential development represents overdevelopment of housing and the additional parking congestion and increased traffic congestion will blight the area; the building of new licensed premises adjacent to the chapel will probably mean that the chapel building will not be used for this purpose and in all likelihood fall into disrepair; the scheme for the chapel would offer the best use for the village; Dene Road has become a rat run and any increase in local traffic in the area will undoubtedly exacerbate the problems associated with this; the 20 mph speed limits are rarely observed by through traffic and the traffic calming measures tend to aggravate traffic speed and noise rather than quell them, particularly the considerable heavy lorry and agricultural through traffic; young children play on the roundabouts and try to avoid the traffic; there should be a by-pass provided for Cotford St Luke; one shop is inadequate for the number of dwellings in Cotford St Luke; concern that there may be two licensed premises at Cotford St Luke; appears to be no road access to the licensed premises; the proposed houses will preclude the future possibility of further retail or commercial development; licensed premises likely to be converted into houses in the future; a once in a lifetime opportunity to create a beautiful and adventurous model village has been wasted; there are no examples of modern architecture or eco-friendly houses; various concerns with regard to the existing development at Cotford St Luke; loss of outlook from dwellings proposed on the higher ground in relation to the proposed residential units in the former ballroom; view of the ballroom will be blocked by the houses; given the ballroom has no rear outlook, the proposed houses could jeopardise the viability of converting and therefore preserving the ballroom, which is of significant architectural merit and forms an essential feature of the Cotford St Luke development, otherwise it could fall into disrepair; no need for a shop to have 6 flats above it.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy STR5 of the same plan states that development in rural centres and villages should be such as will sustain

and enhance their role and will be commensurate with their size and accessibility, and appropriate to their character and physical identity. Policy WD/SP/5 states that the development of a new village on the site of Tone Vale Hospital after 1995 is proposed. Policy WD/HO/3 of the same plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met. Policy WD/HO/7 of the same plan sets out guidelines for the design and layout of new housing developments. Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal. Policy S2 of the same plan provides guidelines for the design of new developments.

ASSESSMENT

The proposed development is within the area covered by the outline planning permission. Part of the site was proposed for the village centre and public house on the Master Plan, which was prepared following the grant of outline planning permission. The form and designs for the development follow on from that of previous phases of development at Cotford St Luke. The concerns of the County Highway Authority have been largely incorporated on the amended plans. The canopy entrance to the shop has now been enclosed on the amended plans to seek to overcome the concerns of the Avon and Somerset Constabulary. Also the applicant confirms that all rear garden walling and fencing will be a minimum 1.8 m high. Landscaping is still covered by the outline condition. The developer has offered a Unilateral Undertaking to provide £5,000 to lay out and landscape the small area of land between the application site and the chapel. It is not considered reasonable to request the developer to provide any additional sum towards the proposed village hall. I consider that the proposed parking provision for the shop and licensed premises is adequate given current planning policies which seek to reduce the dependance on car use. Reference to a possible doctor's surgery stems from such a proposal incorporated on an earlier application on part of the current site, which has not been determined and has effectively been superseded by the current application for the larger area. There was no requirement in the outline planning permission or Master Plan specifically for a doctor's surgery. The question of a possible bypass for Dene Road and Cotford St Luke generally has been considered previously and such requests dismissed. I consider that the proposed development is in line with current policies and the provision of a shop and public house on this site is to be welcomed. I am aware that there is the outstanding planning permission to convert the chapel to a public house, function room and shop with 2 flats above and am hopeful that scheme will proceed in order to secure a future use for the building. In that event I would still be looking for the shops and licenced premises buildings on the current application site to remain available for retail/commercial/community use until such time that it can be demonstrated to our satisfaction that there will no longer be the demand for such uses. Planning permission for conversion of the ballroom was granted in the knowledge that there would be development on this site and I consider that the development is acceptable in relation to that development.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans and no further adverse representations raising new issues thereon, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and the details be APPROVED. Notes re disabled access, energy and water conservation, meter boxes, street naming, compliance with outline conditions, CDM Regulations, Section 106 Agreement, noise emissions from the site during the construction phase should be limited to 0800 - 1800 (Monday - Friday), 0800 - 1300 (Saturday) and no noisy working at all other times, including public holidays, means of escape in event of fire, access for fire appliances and water supplies for fire appliances.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

