

25/2004/029

J & B SMALL PARK HOMES

ERECTION OF TWO STOREY ONE AND TWO BEDROOM WARDEN CONTROL RETIREMENT FLATS FOR PERSONS OVER 55 YEARS, LAND AROUND EASTEND COTTAGE AND FITZWARREN HOUSE, NORTON FITZWARREN AS AMENDED BY LETTERS DATED 18TH NOVEMBER, 2004 AND 13TH APRIL, 2005

19884/25791

OUTLINE APPLICATION

PROPOSAL

The proposal provides for the erection of two storey 1 and 2 bedroom warden control retirement flats for persons aged over 55 years. The site extends to 0.27 ha and comprises part of a mobile home site together with two former dwellings which it is proposed to demolish.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection to the principle of development. However the development of a considerable number of residential flats within the development site will generate significant additional traffic movements to and from the B3227. The existing access to the mobile home site is substandard in terms of visibility, particularly to the west. This is restricted by the cottage immediately to the west of the junction, which would need to be demolished in order to improve the access. There is enough frontage for visibility splays of 4.5 x 90 m with no obstructions above 300 mm above carriageway level. Requests a Grampian condition requiring these to be provided before a start of development on site, together with a general estate road condition. COUNTY ARCHAEOLOGIST as far as are aware there are limited or no archaeological implications to this proposal and therefore have no objections on archaeological grounds. COUNTY EDUCATION OFFICER in this particular case the numbers of children likely to be resident in the development will probably be insufficient to necessitate additional education provision. ENVIRONMENT AGENCY do not wish to comment. WESSEX WATER there is sufficient spare foul drainage capacity to serve the site. Connections can be made to either or both sewers that cross the site. There should be no new building within 3 m of the sewer. The applicant is advised to contact Wessex Water with regard to adoption of drainage systems. The sewage treatment works and terminal pumping station has sufficient capacity to accept the extra flows. There is sufficient spare capacity in the water supply distribution system to service this development on the assumption that there will be no more than 100 units. CHIEF FIRE OFFICER observations with regard to means of escape, access for appliances and water supplies. AVON AND SOMERSET CONSTABULARY no adverse comments to make at this stage. SOMERSET ENVIRONMENTAL RECORDS CENTRE no statutory and non statutory sites and species at the application site. One County Wildlife Site, one County Geological Site and one or more legally protected species found within 1 km of the application site. SOMERSET WILDLIFE TRUST no comments to make. TAUNTON AND DISTRICT CIVIC SOCIETY noted the very high number of apartments proposed for this fairly small site. Feel that the implied density is unacceptable. Feel that

applications that are so lacking in detail yet seeking to create such broad approval should be refused on grounds of inadequate evidence for approval, even if they are only outline applications. Glad to know that the application has now been modified to delete all reference to the number of proposed apartments. Approval will not now automatically create a potential density problem and therefore have no objection to outline approval. Given that the proposal is for two storey accommodation, shall look to examine any detailed application for apartment layout (would regard apartments split over two floors as intrinsically undesirable for persons who require to be in warden controlled premises), good provision of lifts, etc, adequate for mobility equipment for those above ground level, and adequate parking for visitors, services, etc and storage of mobility equipment.

LANDSCAPE OFFICER the trees to the south of Fitzwarren House have some local amenity but are not worthy of a TPO. Otherwise the proposals may be acceptable subject to landscape proposals. WILDLIFE SPECIES CO-ORDINATOR the derelict nature of the buildings and their proximity to the brook and river mean that it is likely to be a roost site for bats. A bat/wildlife survey must be carried out at suitable times to include an emergence survey (April - September). Advise that if permission is granted this should be conditioned. ENVIRONMENTAL HEALTH OFFICER recommends conditions regarding noise emissions from site during construction phase and contaminated land investigation and remediation. DRAINAGE OFFICER no observations to make. LEISURE DEVELOPMENT MANAGER a contribution towards community facilities reflecting the size of the development should be sought together with a community open space on site suitable for older users in accordance with Local Plan standards.

PARISH COUNCIL the Council positively support the principle of such accommodation as it provides for a need within the village. However would wish to ensure at this stage that adequate provision is included for public transport, i.e. the installation of a bus stop and shelter as near as possible to the development. The flooding issue should be taken into account, which despite several attempts over a number of years to solve is still a concern in this area. Councillors did express concerns about the number of dwellings as stated within the application, but understand that the number of dwellings is no longer specified. Also understand that there is no intention to demolish existing buildings, which form part of the village, but will convert them. This is also supported.

THREE LETTERS OF OBJECTION have been received raising the following issues:- will block views and most of the natural light from rear of property; windows placed in the rear and side of the flats will overlook adjacent properties; query right to use one of the access points; will result in many more vehicles requiring access to the proposed development and parking; both accesses are situated on bends and although there is a 30 mph speed limit, it is already quite dangerous here with visibility of oncoming cars from both directions being considerably restricted; understood that no development would take place here until a flood prevention scheme had been completed; main road floods to a depth of two feet during storms, on average some five times a year;

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 S1 of the Taunton Deane Local Plan 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 S2 of the same plan provides guidelines for the design of new developments. 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.

ASSESSMENT

One of the amending letters deleted reference to any particular number of flats and the other confirmed acceptance to the demolition of East End Cottage to provide the visibility splays required by the County Highway Authority. There are existing bus stops close to the site. The principle of development as proposed is acceptable and therefore the outline application is considered to be acceptable.

RECOMMENDATION

Subject to the applicants entering into a Section 106 Agreement to provide for a contribution of £846 per flat towards community facilities and provision for affordable housing in the event that the number of dwellings proposed at the reserved matters stage exceeds 25, the Development Control Manager be authorised to determine the application in consultation with the Chair/Vice Chair and permission be GRANTED subject to conditions of details, time limits, materials, landscaping (hard and soft), retention/protection of trees, no service trenches beneath trees, no felling, boundary treatment, visibility splays, estate roads, parking, occupation by persons over 55 years of age, meter boxes, wildlife survey, no demolition prior to contract being let and contaminated land. Notes re contaminated land, disabled access, energy/water conservation, meter boxes, CDM Regulations, Section 106 Agreement, no buildings within 3 m of foul sewer, contact Wessex water, water supply, Chief Fire Officer's advice and noise during construction phase.

REASON(S) FOR RECOMMENDATION:- The proposed development makes effective use of a brownfield site within the urban area and does not adversely impact on the amenity of adjacent residents. The development is therefore in compliance with Taunton Deane Local Plan Policies S1, S2 and H1.

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: