

MR D M R PURCHASE

REDEVELOPMENT OF 7 - 11A (INCLUSIVE) STAPLEGROVE ROAD, TO FORM RESIDENTIAL/COMMERCIAL UNITS AT GROUND FLOOR LEVEL FRONTING STAPLEGROVE ROAD, WITH FLATS ABOVE, AND THE RESIDENTIAL DEVELOPMENT OF THE REMAINDER OF THE SITE, LAND AT STAPLEGROVE ROAD, TAUNTON AS AMENDED AND AMPLIFIED BY AGENTS LETTER AND PLANS RECEIVED 19TH AUGUST, 2002

22470/25020

OUTLINE APPLICATION

PROPOSAL

An outline proposal for the demolition of 5 existing buildings along Staplegrove Road and redevelopment of the land for flats(residential) was deferred by committee on December, 2001 to enable the retention of retail shops on the Staplegrove Road frontage. The application has now been amended and a sketch scheme submitted for the provision of retail shops on the ground floor fronting Staplegrove Road with residential above and to the rear. A vehicular access would be provided at the rear and 16 parking spaces would be provided within a courtyard area. The site is located outside but immediately adjacent to the Staplegrove Conservation Area. The area lies outside of the Primary but within the Secondary shopping frontage areas as defined in the Taunton Deane Local Plan Revised Deposit.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views on amended plans awaited. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER fouds and mains water services are available. The site is not within an area served by public surface water sewers and alternative methods of disposal will need to be explored. Connection to Wessex Water infrastructure will need to be agreed. There may be a sewer crossing the site that is not shown on our maps and this is being investigated.

CONSERVATION OFFICER views on amended plans awaited. TECHNICAL SERVICES OFFICER (DRAINAGE) no comment. ENVIRONMENTAL HEALTH no objection subject to contaminated land and noise conditions and a note on noise and dust during construction.

2 LETTERS OF REPRESENTATION have been received one raising the following objections:- It would appear that residential is still proposed adjacent to Molly's Cafe, the outline scheme may not be implemented at detailed stage, there should be no windows along the wall of the junction between the site and 19 Staplegrove Road and North Town Mews as this would create a loss of privacy for existing occupiers, and one letter requesting that the boundary wall should stay at the same height with some deterrent on top to stop entry to the existing property and that the adjacent properties should not be damaged during building.

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan policies STR1, requiring proposals to be a sustainable development; and develop a transport pattern that minimises the need for travel and maximises the use of public transport, cycling and walking. STR2 identifies Taunton as a town. STR4 requires new development to be focused in towns with a priority for the re-use of previously developed land and for mixed use development. Policy 9 this policy seeks the retention, maintenance and enhancement of historic buildings and their settings and the preservation/maintenance of the appearance of Conservation Areas. Policies 11-13 seek to protect/investigate and record the archaeological potential of sites. Taunton Deane Local Plan Revised Deposit the following policies apply :- S1, governing the general requirements of all development, S2 requires development to be of good design, reinforcing local character and making full use of the site. S4 allows for mixed use developments as long as they are compatible with the surrounding area. H1 governs development within settlement boundaries criteria (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight. EN15 requires development within or effecting Conservation Areas to either preserve or enhance the appearance or character of the area. T32 requires the ground floor retail frontages in secondary shopping areas to be enhanced and compliment the town centre uses. I consider that this mixed use development will be in keeping with the retail and residential character of this secondary shopping area. The sketch scheme illustrates that a design can be achieved that respects the area and enhances the adjacent Conservation Area.

ASSESSMENT

The amended scheme re-establishes retail on the ground floor fronting Staplegrove Road. It is envisaged that will be one floor of residential units above with further residential units incorporated in the roof space. I consider that it is important in design terms that the roof accommodation does not include any dormers on the front roof slope as this is likely to detract from the simple form of the roofs as they go along the street scene into the Conservation Area. The proposal is now considered to be in line with the policies of the Taunton Deane Local Plan and is considered acceptable.

RECOMMENDATION

Permission be granted subject to the following conditions:- time limit, reserved matters, materials, details of guttering and mortar, details of boundary treatment, submission of site levels, development brief prior to reserved matters, two storey only (rooms in roof but no dormers fronting Staplegrove Road), there should be no windows along the western boundary of the development site, no demolition before a detailed permission is granted, surface water details, hard landscaping, cycle/car parking, access and notes on :- a sewer may cross the site, noise transmission, good standard of layout, design and materials to respect adjacent Conservation Area, illustrative scheme only, windows on the front and rear, neighbouring amenities, access for the disabled, energy conservation, secure by design, meter boxes, Wessex Water infrastructure charges, encroachment, adjoining hot food use.

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: