

38/2004/574

MR J LEYTON

REDEVELOPMENT OF SKITTLE ALLEY TO ERECT 5 FLATS WITH CYCLE STORAGE, REFUSE AREA AND CHANGE OF USE OF PUBLIC HOUSE TO RETAIL/OFFICE USE AT THE MASONS ARMS, MAGDALENE STREET, TAUNTON.

22949/24583

FULL PERMISSION

PROPOSAL

The proposal is for the change of use of the Masons Arm public House to A1 (retail) or A2 (offices), the retention of the 2 existing flats and the erection of a three storey extension to the rear of the building to form 3 x 2 bedroomed flats and 2 studio flats with bin storage and 12 cycle parking racks. Immediately to the west and east of the site lie two accesses to the service yard and rear of the Primark Store with the Perkin Warbeck Public House further to the west and a retail furniture store to the east. The pedestrian access to the site would be via the access way to the east of the building. This access is an emergency access for the Primark Store and is not in general use. Planning permission was granted, in December 1990, for the erection of a two storey extension, covering a similar footprint, for the provision of a dining and function area for the public house.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection, the flats and office accommodation are located within the town centre of Taunton where it is policy to provide cycle storage facilities rather than off street car parking. COUNTY ARCHAEOLOGIST views awaited. WESSEX WATER there is foul water sewers and mains water supply to the site. There are no separate surface water sewers adjacent to the site and alternative measures should be investigated for this.

CONSERVATION OFFICER no objection subject to conditions. ENVIRONMENTAL HEALTH OFFICER no objection subject to suitable double glazing to avoid noise problems.

4 LETTERS OF OBJECTION raising the following issues:- the loss of this traditional, high quality, violence free pub should be resisted as it represents an ocean of calm amongst the new drinking "warehouses" with their loutish behaviour due to cheap drink prices; a pub such as this serves a community role, ensuring a balanced provision within Taunton town centre and should be retained as it is as important to local people as a pub in a village which have been retained so successfully; the proposed extension will overshadow the existing property reducing the light to the property to an unacceptable degree; the emergency access gates should remain available for use and must not be locked or Primark may lose its right of way for emergency access; the construction phase may affect the Primark delivery vehicles for using the access and this has not been addressed in the application; the development has no parking and would lead to vehicles parking and blocking the Primark Accesses.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR2 (Development should be focuses within towns) and Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H1, Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; H1 Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; a reasonable mix and balance of housing types and sizes be incorporated to cater for a range of housing needs particularly those low cost housing types which are under represented in the current stock. M3a (Parking Requirements)

ASSESSMENT

The proposed development lies within Taunton town centre where such development is acceptable in principal. There are good transportation links and the proposal offers 12 cycle parking spaces in line with the policy requirements. On either side of the new units are access ways to Primark service yard. The western route is used on a regular basis by heavy goods vehicles etc and it is important to ensure adequate soundproofing is incorporated to avoid potential nuisance in the future. The existing pub is three storeys in height and the extension to the rear will be designed in keeping with that front building. It will be set back off the eastern boundary by between 1 m and 3.5 m in distance rather than hugging the boundary like the existing skittle alley. This will allow for more privacy for the occupants and the provision of 7 - 9.5 m between the extension and the existing furniture store shop. Primark are concerned about the retention of the private way for emergency access but this is a private matter as the access is owned by the Masons Arms and Primark have rights of way over it. The change of use of a public house to A1 or A2 is acceptable in this location. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, surface water drainage, cycle parking, acoustic report and double glazing, windows not to open over

access to adjacent Primark service yard, use of ground floor A1/A2 use only, bin storage, no obstruction of Primark access during construction and details of courtyard, windows, blind windows and doors to be recessed, details of venting in roofs, details of windows and doors. Notes re energy conservation, disabled persons, secure by design and meter boxes, lifetime homes.

REASON FOR RECOMMENDATION:- The site is locate within the settlement of Taunton where new residential development is in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR2 and Taunton Deane Local Plan Policies S1, S2, H1 and M3a.

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: