

38/2005/553

PRIMECO LTD

**CHANGE OF USE AND CONVERSION OF UPPER FLOORS TO 6 FLATS AND ALTERATIONS TO GROUND FLOOR RETAIL AREA INCLUDING EXTENSION AT THE POST OFFICE, NORTH STREET, TAUNTON.**

22735/24604

FULL

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**PROPOSAL**

The proposal is for the conversion of the upper floors above the Post Office to six flats and alterations on the ground floor to provide an enlarged retail area and bicycle storey.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the proposal includes new construction over a paved area that gives access to two parking spaces to the right of the 'adjacent building'. The existing access and manoeuvring space is tight and the proposal will make access more awkward. The applicant needs to confirm rights to build in this area exist and the proposal will not block private means of access enjoyed by adjacent properties. Previous concern over the cycle parking are no longer relevant given the enclosed more secure proposals. Cycle parking should be provided prior to any new unit being occupied. WESSEX WATER the development is located in a foul sewered area and a point of connection can be agreed at detailed design stage. Surface water disposal is proposed to the main sewer. As there are no surface water sewers in the area in the vicinity it is advised the developer investigate alternatives. There are water mains in the vicinity and connection can be agreed at detailed design stage.

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 public open spaces which could be improved for the benefit of new residents to provide for play and outdoor recreation. I would request a contribution of £777 for each one bed flat for sport and £2,562 for each two bed flats for sport and play, a total contribution of £11,802.

2 LETTERS OF OBJECTION have been received raising the following issues:- access to cycle and bin store and staff amenities area over land not in applicant's ownership; rubbish removal could have environmental consequences; extension has no purpose and access to parking will be made difficult; no indication of retail storage area and concern over noise from shop air conditioning at night; no details of internal retail area shown and change may affect residents; concern over delivery and storage of materials and disposal of rubbish; concern over nature and extent of opening of retail unit.

**POLICY CONTEXT**

RPG10 - Regional Planning Guidance for the South West

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR4 - Development in Towns, POLICY 9 - The Built Historic Environment, POLICY 33 - Provision For Housing, POLICY 48 - Access and Parking.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H3 - Residential Conversions in Town Centres, M4 - Parking Requirements, C4 - Recreation and Play Provision, EN16 - Listed Buildings, EN23 - Areas of High Archaeological Potential.

## **ASSESSMENT**

The proposal is to create and enlarged ground floor retail outlet and six flats on the upper floors of the building. The ground floor proposes a cycle and bin store for the flats at the rear of the single storey projection with remainder of the area being proposed for an increased retail floor area. The precise internal layout of this area is yet to be determined and would require a separate listed building application.

The ground floor extension is a small addition of approximately 22sq m and allows for improved access between the original building on the frontage and the more modern addition at the rear. This area is currently where the fire escape reaches the ground and is an untidy fenced area. The extension will tidy up this area and is not considered to adversely affect the character of the listed building.

The extension will effectively narrow the gap between buildings. A gap of 4.5 m and more is still maintained and this is considered sufficient to allow adequate access. The site is in an area of high archaeological interest and a condition is considered necessary to address this. Access across land to the site is a civil issue and servicing of the retail unit is intended from the road frontage as at present. There is no restriction on the opening of the existing premises and it is not considered necessary to impose a condition to this effect.

## **RECOMMENDATION**

Subject to the agreement of a Section 106 Agreement in respect of a contribution towardS sport and play provision and no further representations raising new issues by the 17th February, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, cycle and bin storage, programme of archaeological works, timber windows and doors. Note re listed building consent.

REASON(S) FOR RECOMMENDATION:- The proposal makes an acceptable re-use of upper floors for residentail use and minor extension on the ground floor which are

considered to comply with Taunton Deane Local Plan Policies S1, H3, M4, C4 and EN16.

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

**CONTACT OFFICER: 356398 MR G CLIFFORD**

NOTES: