

43/09/0110

MIDAS HOMES

**RESIDENTIAL DEVELOPMENT TO PROVIDE FIVE DWELLINGS IN LIEU OF FOUR PREVIOUSLY APPROVED, TOGETHER WITH ACCESS, PARKING AND ASSOCIATED WORKS, PLOTS 24-27, LAND AT FORMER ABL & WESTFORD PLASTICS SITE, PAYTON ROAD, WELLINGTON**

311810.12039

Full Planning Permission

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**PROPOSAL**

The proposal provides for a replan of part of a 69 dwelling development at Westford. The proposal is to replace the previously consented four detached houses with five smaller dwellings – four semis and one detached. All the dwellings will be affordable with four being for social rent and the fifth a shared equity property. All plots will have two parking spaces which will maintain the approved provision.

**SITE DESCRIPTION AND HISTORY**

The site comprises part of an ongoing development site at the former Westford Mill. Planning permission for the overall development of 69 dwellings was granted in 2007.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - views awaited.

*WELLINGTON TOWN COUNCIL* - object because it was felt that it would result in overdevelopment of the site and that development was inappropriate for the site as the members had stated before.

*CHIEF FIRE OFFICER - DEVON & SOMERSET FIRE RESCUE* - no comments to make.

*ENVIRONMENT AGENCY* - no comments to make.

*DRAINAGE ENGINEER* - no observations to make.

*HOUSING ENABLING MANAGER* - on the basis that this scheme is likely to provide all affordable housing, no comment to make.

*NATURE CONSERVATION & RESERVES OFFICERS* - concerned that no wildlife survey was submitted with the application, especially as a pond is located very close to the application site. Suggest that a wildlife survey be requested to support the

application.

*LEISURE DEVELOPMENT MANAGER* - in accordance with Policy C4, provision for play and active recreation must be made. A contribution of £1,023 for each additional dwelling should be made towards the provision of facilities for active outdoor recreation and a contribution of £1,785 for each 2 bed+ dwelling should be made towards children's play provision. The contributions should be indexed linked.

*HERITAGE AND LANDSCAPE OFFICER* - no further landscape impacts.

## **Representations**

SEVEN LETTERS OF OBJECTION making the following points:-

1. Have previously objected to this development because of the impact it will have on the access to Westford with the amount of extra traffic. The main road through Rockwell Green is small with mainly single file traffic which goes over the railway bridge, with its poor visibility for drivers and the consequent high risk of accidents. There are no pavements for safe walking from Westford up to the bridge. Instead of taking the healthy walking option, families would have to consider using their cars purely for safety reasons.
2. Would be an overdevelopment of a small site and quite unnecessary if previously built houses have not sold yet.
3. The area is not suitable for a large increase in residencies. Houses are needed but Westford is in danger of losing its unique character with over population.
4. Adjacent pond, which attracts a great deal of wildlife in that area.
5. The developer should stick to the original plans and not try to increase profits in this way.
6. The site is already very crowded and somewhat out of keeping with its semi rural location. The only people benefiting from this application would be the developer, not future occupiers or neighbours.
7. One more 'box' to add to the unsightly development in Westford. Westford is fast losing its own identity, soon to become merely an extension of Rockwell Green and grossly overcrowded. Hope TDBC will take full responsibility when the road accidents start.
8. Object to any further increase in the density of the site.
9. The people who move there will have hardly anywhere to sit or play outside in their gardens and there will probably be insufficient parking space for all their vehicles, which will doubtless increase congestion along Payton Road and in Rockwell Green.
10. Already with the current occupation, residents are subjected to parking problems, noise and increased traffic volumes through Rockwell Green. Understood that work was supposed to be carried out on the bridge prior to the start of development to ensure safety of the increased pedestrian traffic.

## **PLANNING POLICIES**

PPS1 - Delivering Sustainable Development,  
PPS3 - Housing,  
PPS9 - Biodiversity and Geological Conservation,  
S1 - TDBCLP - General Requirements,

## **DETERMINING ISSUES AND CONSIDERATIONS**

This is a small area of a largely completed redevelopment project of 69 dwellings originally approved in 2007. The proposal relates well and is in keeping with the remainder of the dwellings on the overall site. The increase in the number of units by one (effectively increasing the number of dwellings on the overall development from 69 to 70) is considered to be acceptable.

## **RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

## **RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall begin within three years of the date of this permission.

Reason: In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004 (Commencement No. 5 and Savings) Order 2005.

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3. (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

4. Within 1 month of completion of the landscape scheme the applicant is required to provide an as built/planted plan highlighting any variation between it and the approved landscape drawings. If there are no discrepancies a letter confirming no variations should be received by this Authority within 1 month of the completion of the landscape scheme.

Reason: to ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

5. Work shall not commence until details of a strategy for the protection of the bats and their habitat, within the development, together with the maintenance of access for the bats, has been submitted to and approved in writing by the Local Planning Authority. Once approved the works shall take place in accordance with the agreed scheme and thereafter the roosting places and agreed openings shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the bats' roosts and related accesses has been fully implemented.

Reason: To maintain the status of bats and their roosts. Bats and their roosts are included on Schedule 5 and fully protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats & c.) Regulations 1994, in accordance with Taunton Deane Local Plan Policies EN4 and EN5.

6. The proposed roads, footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced carriageway and footpath.

Reason: To ensure that the proposed estate is laid out in a proper manner with adequate provision for traffic in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Policy M4.

7. The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with Taunton Deane Local Plan Policy M4.

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), no garage shall be erected on the site unless an application for planning permission in that behalf is first submitted

to and approved by the Local Planning Authority,

Reason: The Local Planning Authority wishes to exercise control over the matter in the interests of amenity and road safety in accordance with TauntonDeane Local Plan Policy S1 (A) and (E).

9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), no gate, fence, wall or other means of enclosure shall be erected on the site beyond the forwardmost part of the front of the dwellinghouse(s) or of the exposed flank wall of any corner dwelling unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority wish to exercise control over the matters referred to in the interests of visual amenity in accordance with Taunton Deane Local Plan Policy S2(A).

10. The finished floor levels of the proposed dwelling shall be a minimum of 62.2m AOD.

Reason: In order that adequate flood protection is provided to the proposed dwellings in accordance with Taunton Deane Local Plan Policy EN28.

11. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of the water environment in accordance with Taunton Deane Local Plan Policy S1(E).

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that order) no tank for the storage of oils, fuels or chemicals shall be erected within the curtilage of a dwelling house unless it is sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage.

Reason: To prevent pollution of the water environment in accordance with Taunton Deane Local Plan Policy S1 (E).

13. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) 1025/22/01 Ground Floor Plan  
(A3) Block Plan  
(A3) Drg No 1025/01 Site Layout  
(A3) Drg No 1025/04 Location Plan  
(A3) Drg No 1025/05 Context Plan  
(A3) Drg No 1025/06 Street Scenes

(A3) Drg No 1025/20/01 Ground Floor Plan  
(A3) Drg No 1025/20/02 First Floor Plan  
(A3) Drg No 1025/20/10 Elevations  
(A3) Drg No 1025/21/01 Ground Floor Plan  
(A3) Drg No 1025/21/02 First Floor Plan  
(A3) Drg No 1025/21/10 Elevations  
(A3) Drg No 1025/22/02 First Floor Plan  
(A3) Drg No 1025/22/10 Elevations  
(A1) Drg No 0706-24 Proposed drainage layout  
(A1) Drg No 1025/02 Proposed Adoptable Highway  
(A1) Drg No 1025/03 Materials Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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