

31/2006/022

WHITBREAD GROUP PLC

ERECTION OF DETACHED TWO STOREY 20 BEDROOM BLOCK AT LAND WEST OF PREMIER TRAVEL INN (RUISHTON LODGE) RUISHTON LANE, RUISHTON AMENDED BY AGENTS LETTER DATED 6TH OCTOBER, 2006 AND DRAWING NO. 2250/P2-B.

325847/124832

FULL

PROPOSAL

The proposal comprises the erection of a two storey detached hotel block in the grounds of the Premier Travel Inn that will provide an additional 20 bedrooms. The design reflects the form of the existing hotel block incorporating similar materials, namely slate, brick and render, and gables to break up the roofslope. The amended drawing provides an additional 4 parking spaces (11 new spaces proposed in total) to the existing car park as recommended by the Highway Authority.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections. I have been in discussion with the agent regarding the proposed car parking provision. The existing situation is that there are 38 rooms and 48 parking spaces. A survey carried out by the agent showed that when the 38 rooms were occupied a maximum of 35 parking spaces were used. The proposal is to extend the number of rooms to 58 and provide 58 spaces. I have agreed with the Agent that it would be appropriate to increase the car parking provision by another 4 spaces to provide 62 spaces. The additional parking therefore needs to be conditioned [or an amended plan sought] and as there would be little parking capacity remaining I would recommend that a condition be imposed requiring that the parking spaces only be used in connection with the development hereby approved. WESSEX WATER no objection. Surface water should be kept separate from foul drainage.

LANDSCAPE OFFICER no objection. The western boundary is poor and needs reinforcing however the existing TPO'd trees would be unaffected by the proposals subject to protection during construction. There is scope for further specimen tree planting.

PARISH COUNCIL objects – concern over impact of traffic in Ruishton Lane and Taunton with A358.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 (general requirements), S2 (design), M4 (parking requirements), EN6 (protected trees) and EC2 (expansion of existing business outside development limits).

ASSESSMENT

The design of the hotel block appears to reflect the characteristics of the existing hotel as it incorporates matching materials and features such as gables in the roofslope. The latter gables also serve to break up an otherwise large expanse of roofslope. The design of the building is therefore considered acceptable. Public views of the hotel block will be limited. The buildings south gable end will be glimpsed from the A358 but is set back some 35 m from the road and screened by trees and the adjacent Blackbrook Tavern. The visual amenity and landscape character area will therefore not be detrimentally affected.

Ideally it would be preferable to extend the existing hotel building however this is not possible due to the location of several trees subject to Tree Preservation Orders that surround the existing building. The proposed hotel block would be located in an area where protected trees and their roots would not be affected by the construction works. A condition is also proposed that requires protection of the existing trees.

The site is located outside of any defined settlement limit however the principle of this development is considered acceptable under the terms of Policy EC2. Policy EC2 allows for the expansion of existing firms outside settlement limits where relocation to a more suitable site is unrealistic. In this case it would seem inappropriate to require the whole business to relocate and therefore the proposal appears acceptable in principle.

The Parish Council has objected to the proposal on the grounds of highway safety due to the additional traffic movements onto Ruishton Lane and the A358. The proposal would appear to have little impact on the overall traffic flow on Ruishton Lane and its junction with the A358. Furthermore the Highway Authority has not objected to the proposal and therefore it would appear unreasonable to refuse the proposal on highway safety grounds.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, protection of trees during construction and parking. Notes re landscaping and surface water.

REASON(S) FOR RECOMMENDATION:- The principle of expanding an existing business use outside defined settlement limits is considered acceptable and is considered not to have a detrimental impact upon visual amenity, residential amenity and the landscape character of the area and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, M4, EN6, EN12 and EC2.

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:

