

38/2005/560

BETTERCAM LTD

**ERECTION OF 6 FLATS ON SITE OF FORESTERS ARMS TO BE DEMOLISHED ON THE CORNER OF EAST REACH AND VICTORIA STREET, TAUNTON AS AMENDED BY LETTER AND PLANS 0533/9,10,11 RECEIVED 30TH JANUARY 2006.**

23563/24609

FULL

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## **PROPOSAL**

The proposal is to erect a three storey block of 6 flats on the site of the former Foresters Arms public house which is to be demolished. The site lies on the western corner of East Reach with Victoria Street. The proposal provides a car free residential development on this prominent corner site and although 3 storey it is of a lesser scale than the larger 3 storey office buildings to the south and west.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no off highway parking is proposed. If adequate cycle parking is provided and given the location close to car parks and the town centre there is no highway objection in principle to the proposed development. The letter accompanying the application refers to secure bike storage but this is not indicated on the floor plans. There is insufficient space to store cycles of 6 flats on the ground floor hall area without causing unacceptable obstruction to residents and visitors. Details should be required. Doors should not open over the highway and windows should not protrude or open over the highway when within a height of 2.4 m above the footway. Above this height the windows should not open so as to come within 450 mm of the adjacent kerb line. WESSEX WATER the site is in a foul sewer area and connection can be agreed at the detailed design stage. There are no existing public/separate surface water sewers in the vicinity of the site and it is advised the developer investigate alternative methods of disposal of surface water from the site. Surface water should not be discharged to the foul sewer. A condition or informative should be laced on any consent to ensure the integrity of Wessex systems are protected.

DRAINAGE OFFICER no observations. LEISURE DEVELOPMENT MANAGER in accordance with policy C4 provision of 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 £2,562 per each dwelling for sport and play. A total off site contribution of £15,372.

## **POLICY CONTEXT**

RPG10 - Regional Planning Guidance for the South West Policy HO 5: Previously Developed Land

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR4 - Development in Towns, POLICY 11 - Areas of High Archaeological Potential, POLICY 33 - Provision for Housing, POLICY 48 - Access and Parking.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design , H2 - Housing in Settlements, M4 - Residential Parking Requirements, C4 - Open Space Requirements, EN17 - Listed Building Setting, EN23 - Areas of High Archaeological Potential, EN29 - Flooding Due to Development.

## **ASSESSMENT**

The proposal is the redevelopment of the former Foresters Arms public house which has been closed and marketed for some time now without success. The existing building is not considered of significant street scene merit to warrant its retention. The main issue with the proposal is the design and impact of the new building on the street scene in this location.

The new building is 8 m to eaves level and 10.5 m to the ridge. While the building is around 2 m higher than the public house on the opposite corner of Victoria Street, the building is significantly lower than the office buildings to the south and west. The building is set 21m away from the listed East Reach House and the new development is not considered to detract from the setting of this building in view of the height and distance between them. The building is considered of an appropriate scale in the street scene in this location.

The internal layout of the building has been altered to provide bin and cycle storage to address the highway concern raised. The existing site is fully covered in terms of built development and the new scheme assumes the same footprint. The development is considered to respect the character of the street scene and to comply with policies of the Development Plan and is therefore recommended for approval.

## **RECOMMENDATION**

Subject to a Section 106 Agreement in respect of off site recreation provision and no further representations raising new issues by 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, guttering, sample brick panel, internal meter boxes, timber windows, window design, recessed windows, cycle parking provision and bin storage, combined aerial and surface water disposal.

REASON(S) FOR RECOMMENDATION:- The proposal complies with Taunton Deane Local Plan Policies S1, S2, H2, M4 and C4 and material considerations do not indicated otherwise.

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

**CONTACT OFFICER: 2456 MR G CLIFFORD**

NOTES: