

38/2006/237

MRS C PIPE

ERECTION OF 12 NO FLATS AT 1 VICTORIA STREET, TAUNTON AS AMENDED BY LETTER AND PLANS

323586/124602

FULL

PROPOSAL

Erection of 12 flats on site of former disused building and gravelled area to rear used as a car park. The building is proposed to be three storeys on the majority of the site and amended plans show it dropping down to two storeys on the East Reach frontage. This has reduced the number of flats.

CONSULTATIONS AND REPRESENTATIONS

COUNTY ARCHAEOLOGIST no archaeological implications and therefore have no objections. WESSEX WATER the development is in a foul sewer area and the developer will need to agree a point of connection. There are no existing public/separate surface water sewers in the vicinity of the site and the developer should investigate alternative methods of disposal such as soakaways. Surface water should not be disposed of to the foul sewer. There is a public water main and combined sewer crossing the site and an easement or diversion or protection works may need to be agreed. An informative re the protection of Wessex systems is recommended.

DRAINAGE OFFICER no observations. ENVIRONMENTAL HEALTH OFFICER a contaminated land condition and note are recommended. LEISURE DEVELOPMENT MANAGER in accordance with Policy C4 provision for play and recreation must be made. I would request a contribution of £1,785 for each 2 bed dwelling towards children's play facilities and £859 for each dwelling towards active recreational facilities within the vicinity of the development.

1 LETTER OF OBJECTION has been received raising the following issues:- too many properties put up with inadequate parking. 12 flats would be parking for 24 cars; the ground floor flats should be dispensed with and made into parking for fewer flats above.

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, EN23 - Areas of High Archaeological Potential, EN29 - Flooding Due to Development.

ASSESSMENT

The proposal is the redevelopment of the site which consists of an empty shop unit and a gravelled car park area to the rear off Victoria Street. Previously permission has been given to convert the existing building to flats. 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 the eaves and 11.3 m to the ridge on the main 3 storey section of the building. This steps down Victoria Street to the East Reach frontage where the schem has been amended to two storey to reflect the adjacent frontage development. The scheme requires a contribution towards play and recreation under policy C4 and a Section 106 is recommended to address this requirement. Bin and cycle storage is provided for within the site and this is to be conditioned to ensure provision before occupation. The site is considered appropriate for a car free development given its location. The site lies within the area of high archaeological potential and a condition is considered appropriate to address this. The scheme is a suitable redevelopment of a brownfield site in a town centre location and the scheme is considered an acceptable one in line with the policies of the development plan and is therefore recommended for approval.

RECOMMENDATION

Subject to a Section 106 for the provision of off site play and recreation provision 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, surface water disposal. Notes re Section 106, disabled access and Wessex Water infrastructure.

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 the event of the Section 106 not being signed by 29th August, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED as contrary to Taunton Deane Local Plan Policy C4 or GRANT permission with an additional condition requiring the applicant to enter a Section 106 prior to commencement of development.

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: