

34/2005/007

MRS E J MARCHANT

**ERECTION OF TWO DWELLINGS ON LAND ADJACENT TO NO.2 MILL RISE,
STAPLEGROVE.**

20760/26162

OUTLINE APPLICATION

PROPOSAL

The site is currently part of the garden of No. 2 Mill Rise in Staplegrove. Vehicular access to the site is Mill Rise from Silk Mills Road to the north of Bindon Road. The site has a number of sheds and outbuildings on it, including two which are shared between Nos. 2 and 3 Mill Rise. There are also a number of mature trees of character on the site and in close proximity to the boundary, and it has a hedge to the boundary with the road. A feasibility plan shows two semi-detached properties constructed centrally on in the plot approximately in line with Nos. 1 and 2. A new type 'A' waiting bay with access gates opening inwards is proposed on Mill Rise.

In May 1990 permission for residential development on land between Mill Rise, Silk Mills Lane and Staplegrove Road (including the current application site) was refused on grounds of being outside settlement limits, being a Green Wedge, in open countryside, no justification for further releases, and insufficient consideration of approach routes into Taunton. This decision was based on policies in the now superseded Taunton Local Plan.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections, require parking, visibility, waiting bays, and suggests conditions. WESSEX WATER foul and surface water sewers are available, no objection subject to notes on connections.

LANDSCAPE OFFICER several trees on and adjacent to the site, would make it difficult to develop the site as proposed. POLICY SECTION the site falls wholly within a site allocated for residential development in the Taunton Deane Local Plan (policy T23 of Revised Deposit, as amended by Proposed Modification M/T/35). Its development for housing is therefore acceptable in principle. However it is a small part of the allocation, which if developed in isolation would establish a pattern of piecemeal development that could be repeated on a number of similar sites along Mill Rise. This would undermine the co-ordinated and comprehensive development of the site as a whole, including the provision of essential infrastructure such as improved access arrangements to affordable housing and transportation and education facilities. DRAINAGE OFFICER soakaway note.

PARISH COUNCIL no objection.

ONE LETTER OF OBJECTION has been received raising the following issues:- outbuildings not shown on plan; a suitable fence needed between site and property; and

any 'half -buildings left standing should be made secure and weather-tight; the form states that main sewerage connection available - there are no main sewers in Mill Rise.

POLICY CONTEXT

S1 General requirements, EN6 Protection of trees etc., T13 East of Silk Mills Lane - A site of 3.6 hectares east of Silk Mills Lane as shown on the Proposals Map is allocated for a minimum of 80 dwellings, provided that: (A) vehicular access to the site is gained only via Silk Mills Lane; (B) a landscaped acoustic buffer zone to Silk Mills Lane is provided; and (C) flood mitigation measures are provided, to be implemented prior to the commencement of the development. In association with the development, the following will be sought: (A) localised improvements to the cycle network, including links to and along Bindon Road; (B) affordable housing in accordance with policies H9 and H10; and (C) contributions towards educational provision in accordance with policy C1.

The Local Plan text indicates that this is a very prominent site providing an attractive green approach to Taunton. A new landscaped buffer would be needed to help protect new dwellings from traffic noise from Silk Mills Lane. Both a Flood Risk Assessment with details of mitigation measures and a Transport Assessment will be required in relation to development of the whole site. It is envisaged that cycle facilities to avoid Silk Mills Lane would also form part of the scheme. Affordable housing would be sought and possibly contributions towards education and recreation provision.

ASSESSMENT

Whilst the site is within the settlement limits and within a site allocated for housing; it is considered that the isolated development of this site in isolation could give rise to further incremental development proposals, which would undermine the whole concept of a comprehensive development of the whole 3.6 ha, and with implications for the provision of affordable housing, education and flood mitigation measures. Thus it is not considered acceptable to allow the development of this small area of land at this stage. Furthermore the scheme as suggested could result in the loss significant trees which are worthy of retention and would make it difficult to develop the site as proposed.

RECOMMENDATION

Permission be REFUSED for the reason of being a small part of the housing allocation of the area, which if developed in isolation would establish a pattern of piecemeal development that could be repeated on a number of similar sites along Mill Rise. This would undermine the co-ordinated and comprehensive development of the site as a whole, including the provision of essential infrastructure such as improved access arrangements to affordable housing and transportation and education facilities. The trees on and adjacent to the site are also of merit and their retention is considered to be important.

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: