AGENDA ITEM NO. 13

MALCOLM NESS

ERECTION OF BUILDING ACCOMMODATING WAREHOUSE/STORAGE, OFFICE SPACE AND 5 FLATS AT THE DEPOSITORY, UPPER WOOD STREET, TAUNTON AS AMENDED BY AGENTS LETTER DATED 25TH NOVEMBER, 2002 AND ATTACHED PLAN NOS. 2127/14A, 2127/12A, 2127/10A AND 2127/17

22380/24910   FULL PERMISSION

PROPOSAL

The proposal is for the demolition of the existing dilapidated warehouse and the erection of a new building to provide office and warehousing on the ground floor with 5 flats above. There would be garaging for a car and 14 cycle parking spaces with access direct off Upper Wood Street. The design has two separate components:- a more traditional brick and tile element that will physically connect to 1 Portland Place, as at present, and a modern design element that combines render walls and modern curved roof of light grey ply membrane.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposed development is situated within the Taunton Central Area, in a location that offers access to a wide range of community facilities, with a very good range of transport mode choices. Consequently there is no objection to the principle of development. I am concerned about the pavement parking adjacent to the sub-station as this may result in a conflict between vehicular and pedestrian movements and I would prefer the spaces to be deleted. There should be 12 cycle parking spaces provided on the site. COUNTY ARCHAEOLOGIST no objections. ENVIRONMENT AGENCY views awaited. WESSEX WATER mains and foul sewers are available.

ECONOMIC DEVELOPMENT OFFICER verbal discussions with the Economic development officer indicated that it was important to retain some employment use of the site. ENVIRONMENTAL HEALTH OFFICER no objection subject to conditions on noise and contaminated land.

6 LETTERS OF OBJECTION have been received raising the following points:- it is not clear if there are any windows on the north elevation that may overlook adjacent dwellings; the curved roof is not pleasing and could be shiny given the wrong materials; there should be adequate off street parking provided as the demand for parking space is already over the capacity of the area; the parking adjacent to the sub-station is unrealistic; the design is out of keeping; traffic to the site would be a danger to children going to school and the elderly residents of the area who are more important than a semi commercial development; use of the parking at the front of the property in the past has been mis-used and caused obstruction; the warehouse use should not be allowed to alter to more intrusive uses in the future; the warehouse would result in HGV's driving through a quiet residential area; the proposal is over development of the site; safe

pedestrian access to 1 and 2 Portland Place and North Town Community Primary School should be ensured at all times; swifts nest in the building, these are a protected species during their nesting season (May to September).

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan polices STR1, requiring proposals to be a sustainable development; and develop a transport pattern that minimises the need for travel and maximises the use of public transport, cycling and walking. STR2 identifies Taunton as a town. STR4 requires new development to be focused in towns with a priority for the re-use of previously developed land and for mixed use development. Taunton Deane Local Plan Revised Deposit the following policies apply:- S1, governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the site should be accessible minimising the need to use the private car; (D) requires that the appearance and character of the landscape would not be harmed as a result of the development; (F) requires health safety and amenity to be protected from pollution or nuisance from the development. EC6 resists the loss of employment land unless the overall benefit of a proposal outweighs the disadvantages of the loss of employment or potential employment on the site. The proposal is located in a town centre location and the loss of employment land is balanced by the residential neighbourhood and awkward access to the site.

ASSESSMENT

Amended plans show the provision of a solid wall along the northern boundary (avoiding overlooking of adjacent residential properties) the removal of the pavement parking adjacent to the sub-station and the provision of 14 cycle parking spaces. At present there is approximately 460 sq m of warehouse space at the premises. The proposed scheme provides 278 sq m of warehousing and Office accommodation on the ground floor with 5 flats above. I have balanced the reduction in the amount of employment space offered in this proposal against the largely residential area in which it is sited and I consider that the overall benefit of the proposal outweighs the loss. The proposed design combines traditional and modern elements and I consider that these blend together well and reflect the mixed nature of the uses on the site. The County Highway Authority raises no concern over the access roads to the site and the pavement parking has been deleted. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, details of guttering, cycle parking prior to occupation/use, noise report, contaminated land, warehousing use as defined in B8 only, no additional windows on the northern elevation and the survey of the buildings for nests of protected species and replacement nesting facilities if appropriate. Notes re protected species during nesting season, infrastructure charges will apply, safe access must be maintained to 1 and 2 Portland Place and North

Town Community Primary School at all times, energy and water conservation, disabled access, encroachment, secure by design.

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: