

43/2004/052

BEECHWOOD HOUSE DEVELOPMENT LTD

ERECTION OF 2 NO. DETACHED DWELLINGS AND FORMATION OF VEHICULAR ACCESS THERETO, LAND TO EAST OF WINDYRIDGE, PAYTON ROAD, WESTFORD, WELLINGTON.

12077/20382

RESERVED MATTERS

PROPOSAL

The site is within the settlement limits and forms part of the garden area of Windyridge. The site is surrounded on two sides by existing hedgerows / trees and is open to the remainder of the garden to the existing bungalow on the other side. The site is generally taken up by grass and orchard trees. Outline planning permission was granted in April 1998 and renewed in January 2001 by varying the time limit condition. The proposal provides for two 4 bedroomed detached dwellings with access provided from the lane leading to Rackfield off Payton Road. Materials are to be brick and render with some plain tile hanging with plain tiles to the roof.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection on the basis that there is a current outline permission for two dwellings on the site. Request that conditions with regard to visibility splays (2.0 m x 33 m) either side of the access point, parking and turning. ENVIRONMENT AGENCY activities previously undertaken at this site may have caused contamination of soil, subsoil and groundwater present beneath the site and may present a threat to nearby surface waters, especially as a result of the proposed development. Notwithstanding the above, the Agency has no objections in principle subject to conditions regarding land contamination, storage of fuel oils, floor levels to be at least 600 mm above the 1:100 flood level of 61.1 m Above Ordnance Datum giving a finished floor level of not less than 62.2 m Above Ordnance Datum. WESSEX WATER would be happy to comment if should have any implications on their infrastructure.

ENVIRONMENTAL HEALTH OFFICER due to the possibility of contamination arising from previous industrial use of the site recommends a contaminated land investigation and remediation report. DRAINAGE OFFICER the line of an existing culvert should be ascertained; soakaways should be constructed in accordance with Building Research Digest 365.

TOWN COUNCIL opposed because it will worsen the already difficult traffic problems in Westford.

TWO LETTERS OF OBJECTION will be out of character with the area which belonged to the woollen mills and its history; will be a blot on the landscape; roads are unsuitable for the proposed development; the access roads to the site through Rockwell Green and along Payton Road are narrow tortuous and impeded by parked vehicles; danger to pedestrians because of lack of footpaths; traffic calming would not help the situation at

all but would exacerbate the situation; angle of the private road from Payton Road is at an acute angle; this and other adjacent sites should be served by a new road across the fields from the main road beyond Rockwell Green; area of the bridge over the Westford Stream is liable to flood and plans do not take account of the serious risk of flooding; inadequate number of trees to be planted; no play provision; Victorian letter box should be preserved.

POLICY CONTEXT

County Structure Plan policy STR1 on sustainable development is relevant.

Policy WD/HO/3 of the West Deane Local Plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met.

Policy SI of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy HI states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal. Policy S2 of the same plan provides guidelines for the design of new developments.

ASSESSMENT

The site is within the settlement limits and there is an extant outline planning permission for two dwellings on the site. The principle of development for two dwellings is therefore already established. Furthermore, the County Highway Authority does not raise any objection to this proposal for the approval of the reserved matters following the outline permission. The design and materials of the proposed dwellings are considered to be acceptable in this location. The proposal is considered to be acceptable subject to the conditions on the outline planning permission and the additional ones set out in the recommendation.

RECOMMENDATION

Details be APPROVED subject to conditions of floor levels to be at least 600 mm above the 1:100 flood level of 61.1 m Above Ordnance Datum giving a finished floor level of not less than 62.2 m Above Ordnance Datum, a contaminated land investigation and remediation report and line of culvert to be determined and full details of surface water disposal submitted. Notes re disabled access, energy / water conservation, meter boxes, compliance, CDM Regulations, outline conditions, contaminated land and soakaways.

REASON(S) FOR RECOMMENDATION: The proposal is for two dwellings within the settlement limits of Westford where outline planning permission is still extant and where new development is permitted in accordance with Taunton Deane Local Plan Revised

Deposit Policy H1. The proposals are considered to have an acceptable impact on the highway and neighbouring amenity in accordance with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H1.

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: