

38/2005/040

GADD HOMES LTD

**CHANGE OF USE AND CONVERSION OF BUILDING TO 17 RESIDENTIAL APARTMENTS AT THE OLD MALTHOUSE, CANON STREET, TAUNTON AS AMENDED BY LETTER DATED 2ND MARCH, 2005 AND PLAN 0448.102C, PLAN 0448.111 AND LETTER DATED 10TH MARCH, 2005 AND PLANS 0448.103C, 104C, 105C, 106C AND 110B**

22979/24846

FULL PERMISSION

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## **PROPOSAL**

Change of use and conversion of existing brick building with tiled roof to form 17 No. apartments consisting of 11 No. 2-bedroomed units, 3 No. 3 bedroomed units and 3 No. 1 bedroomed units. There is also the provision of 17 parking spaces, cycle parking, landscaping and bin storage.

The buildings original function was as a malthouse and was part of a larger brewery complex. There is therefore a low proportion of openings to masonry. In order to convert the building the introduction of additional light and ventilation will be required to make use of the expansive roof void areas. The approach of using relatively large single areas of flush roof glazing is proposed to maintain the overall roof form and express as a contemporary intervention the building's rejuvenation for a new function in a new time. As such it is considered this solution would be sensitive to the original structure allowing the latest stage in its historical development to be clearly read.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY given the location within the urban area the development would be considered sustainable in terms of transport policy. Adequate visibility can be achieved from the existing entrance due to the wide footway. Compared to previous use it is not envisaged there will be substantial increase in traffic flows. I would expect to see secure cycle storage for 17 bicycles. I would seek clarity for the sweep paths of parking spaces adjacent to the entry/exit point and manoeuvring past the existing tree to remain. Why is the refuse store not situated adjacent to the entry/exit point. From a highway point of view there is no objection to the proposal in principle. In the event of permission being granted I would recommend conditions re secure cycle parking, access/parking as shown, surfacing of parking area, parking as shown only, disposal of surface water. Note re highway permit. COUNTY ARCHAEOLOGIST the site lies in an area of high archaeological potential. It is within the medieval priory and almost certainly within the lay cemetery. Recent investigation of the adjacent site has shown a large number of burials. Any groundwork is likely to impact on human remains other remains associated with the medieval use of the site. The applicant should provide monitoring of the development and any discoveries made and this can be secured by use of model condition 55 attached to any permission granted. WESSEX

WATER the development is located in a sewered area with foul and surface water sewers available. The developer has proposed to dispose of surface water to existing arrangements. It is recommended that a condition or informative be placed on any consent to ensure protection of Wessex systems prior to commencement. It will be necessary to agree points of connection onto our systems for the satisfactory disposal of foul flows and surface water flows generated by the proposal and this can be agreed at the detailed design stage. FIRE SAFETY OFFICER means of escape and access for appliances should comply with the approved document of the Building Regulations. New water mains installed should be sufficient to allow fire hydrants to British Standards. SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY no objection. The Architects have developed the proposals that are very sympathetic to the original form and construction of the building. Malhouses are very specialised structures and this fact has been recognised and includes reinstatement of some original features where possible. We support proposals for the roof. These retain the overall form but adapt it for new use without ambiguity; there would be no confusing semi-disguised new features.

LANDSCAPE OFFICER subject to detailed landscape proposals it should be possible to integrate the proposals into the local urban environment. CONSERVATION OFFICER no objection to principle. Clarification required of ventilation/natural light for units in east (maltings) section at 2nd floor. (Bedrooms without ventilation/natural light). Whilst the extensive roof glazing appears an intrusion, this approach, if sensitively handled, will retain the roof profile which a series of rooflights would not. Suggest a condition re precise details of the latter. WILDLIFE SPECIES CO-ORDINATOR I am concerned a more comprehensive survey has not been undertaken and I have consulted English Nature for comment. Further survey work should be conditioned if approval goes ahead. ENVIRONMENTAL HEALTH OFFICER noise emissions during construction should be limited to hours of Monday - Friday 0800-1800, 0800-1300 Saturdays and no working Sundays or public holidays. A contamination condition and note are required. LEISURE DEVELOPMENT OFFICER the development does not make provision for children's play although it will generate additional needs. In accordance with the Council's policy a contribution of £777 per 1 bed dwelling and £2562 per each 2+ bed dwelling giving a total of £38,199 should be sought. This contribution to be used for improvement and/or provision of recreational facilities.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review STR1 - Sustainable Development, STR4 - Development in Towns, POLICY 1 - Nature Conservation, POLICY 9 - The Built Historic Environment, POLICY 13 - Archaeological Remains, POLICY 33 - Provision for Housing.

Taunton Deane Local Plan S1 - General Requirements, S2 - Design, H1 - Housing in Classified Settlements, H4 - Residential Conversions in Town Centres, H21 - Designing Out Crime, EC6 - Employment Land, EC7 - Major Travel Generators, M3a - Residential Parking Requirements, C4 - Recreational Space Provision, EN4 - Wildlife in Buildings, EN15 - Conservation Areas, EN24 - Areas of High Archaeological Potential.

## **ASSESSMENT**

The site lies within Taunton central area on the edge of a conservation area in a prominent location with views to it down St. James Street. The site is on a corner with a high stone wall to the Canon Street frontage and abuts the pavement on the Priory Avenue side. The application proposes a change of use from two commercial properties to provide 17 flats. This use is considered to comply with policy H1 of the Local Plan as this a central site adjacent to and well related to other residential properties. Similarly this use is a beneficial one to the town centre and would reduce the need to travel so is a sustainable use. This benefit is considered to outweigh the loss of the limited employment use of the site and the works will improve access and result in the loss of a substandard access onto Priory Avenue.

The impact of the appearance and character of the building is important here and it is considered that the approach taken by the developer does reflect the traditional nature of the building and does not adversely affect its character or appearance. The new roof glazing will be visible from public vantage points but given its design it will read as part of the building.

There is an existing tarmac area around the building and this will be retained with parking for each unit provided together with secure cycle parking and refuse store to the south of the retained conifer tree. Access is proposed off Canon Street only. The Highway Authority has not raised objections subject to conditions. The site is in an area of archaeological interest and subject to the standard condition to cover any ground works the scheme is considered appropriate. A bat survey has been undertaken which identifies that the proposal is unlikely to detrimentally affect local bat populations. Specialist advice has been sought and it is recommended that a further survey is undertaken prior to any conversion commencing. The proposal creates a number units beyond the threshold for the provision of sport and recreation facilities and as there is no scope for on site provision a Section 106 is required to secure adequate provision.

In summary the re-use of this building for residential purposes is a sustainable town centre use that complies with policy and subject to conditions is considered acceptable.

## **RECOMMENDATION**

Subject to the completion of a Section 106 Agreement relating to sport and recreation contributions by 2nd May, 2005 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, roof glazing details, timber windows and doors, landscaping, boundary treatment, surface materials, parking, discharge of water to highway, cycle parking, details of cycle and refuse stores, protection of tree and hand digging within canopy spread, programme of archaeological works, bat survey, contamination investigation, colour of external joinery, removal of rights for satellite dishes and notes re contamination, noise, Wessex Water infrastructure, highway permit and provision of communal satellite dish.

REASON(S) FOR RECOMMENDATION:- The development subject to conditions is a sustainable town centre use that complies with Taunton Deane Local Plan Policies S1, S2, H1, H4 and EN15 (Revised Deposit numbering) and material considerations do not indicate otherwise.

Should the Section 106 not be completed by the 2nd May, 2005 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to REFUSE permission as contrary to policy C4 of the Taunton Deane Local Plan.

**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: