

43/2004/116

TAUNTON DEANE BOROUGH COUNCIL

**ERECTION OF PUBLIC TOILET BLOCK TO REPLACE EXISTING, ADJOINING
NORTH STREET CAR PARK, WELLINGTON.**

13725/20576

FULL PERMISSION

PROPOSAL

Proposal is to replace an existing flat roof building with a new toilet block and associated landscaping. New block, including canopy, measures 6 m x 10.5 m x 4.5 m to the highest point. Materials to be brick and clay tiles.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER no objection, developer should agree points of connection at the detailed design stage. POLICE LIAISON OFFICER views awaited.

WELLINGTON TOWN COUNCIL objects to the inclusion of the canopy in the design as it feels the canopy will lead to youths collecting and anti social behaviour problems.

POLICY CONTEXT

Policy S1 (general requirements) and policy S2 (design) of the Taunton Deane Local Plan Revised Deposit are relevant to this application. The proposal is considered not to harm the appearance and character of the area.

ASSESSMENT

Proposal is on the site of the existing toilet block within the North Street car park, backing onto the football ground. As the design of the toilet block has changed to provide individual cubicles, the canopy would provide shelter for anyone who has to wait to use the facilities. The proposal is considered not to harm the visual or residential amenity of the area, and is considered to be an improvement on the existing flat roof building. Proposal is therefore considered acceptable.

RECOMMENDATION

Subject to the views of the Police Architectural Liaison Officer and no further representations raising new issues being received by the 12th October, 2004 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 to be submitted, landscaping, details of hard landscaping. Notes re compliance, connection to Wessex water.

REASON(S) FOR RECOMMENDATION: The proposal is considered not to harm the visual amenity of the area and is in accordance with Taunton Deane Local Plan Revised Deposit Policies S1 and S2.

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: