

Planning Committee – 26 March 2008

Report of the Development Manager

Enforcement Item

Parish: TAUNTON

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| 1. | File/Complaint Number | E319/38/2006 |
| 2. | Location of Site | Multi Storey Car Park, Musgrove Park Hospital, Taunton, Somerset |
| 3. | Names of Owners | Q Park Ltd |
| 4. | Name of Occupiers | Q Park Ltd |
| 5. | Nature of Contravention | |

Multi Storey Car Park not in accordance with approved plans.

6. **Planning History**

The recently constructed multi-storey car park is located relatively close to the rear of properties in Hoveland Lane. The building as approved by members was therefore designed to limit its impact upon residential amenity. However, the car park was not built in accordance with that Planning approval 38/2004/454. During construction the floor levels were raised to allow for run off of water. This resulted in the screening being of insufficient height in a number of places leading to overlooking of the residential properties in Hoveland Lane from the upper levels. An application was requested and submitted to alleviate this problem of overlooking and was approved under 38/2007/131 in June 2007. Residents have subsequently also raised concerns over the impact of the ground floor parking area, particularly in terms of lights from both the building and vehicles using it. The sloping of the ground floor deck will have increased the impact of this, although only to a limited degree. Discussions have subsequently taken place with Q Park to explore ways of reducing light levels from the building. It was agreed that some of the lights on the inside of the car park should be relocated to reduce light spillage. In addition, the white lights in the outside car park were to be changed to orange sodium lamps and two banners were to be erected on the wire mesh of the car park to act as additional screening. All of these works have now been carried out and I am satisfied that the impact upon the neighbouring properties is acceptable and in any case less than that from the scheme as originally approved. The other outstanding issue has been the planting to the rear of the outside car park backing onto Hoveland Lane. This work has recently been carried out and I am awaiting confirmation from the Landscape Officer that this is acceptable. Subject to this confirmation I am strongly of the opinion that further action could not be justified in this case.

7. Reasons for Taking Action

It is considered that the extensive works carried out overcome the limited impact that has resulted from the approved floor levels being raised and therefore it is requested that no further action be taken.

8. Recommendation

No further action.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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