

38/2005/462

TAYLORS OF TAUNTON

DEMOLITION OF COMMERCIAL BUILDING AND ERECTION OF 14 DWELLINGS AND ASSOCIATED WORKS AT TAYLORS, RICHMOND ROAD, TAUNTON

21833/25224

FULL PERMISSION

PROPOSAL

The proposal is for the redevelopment of the existing Taylor's Glass commercial building with 14 dwellings and 26 parking spaces. The dwellings would be three storeys, traditionally designed, properties with a mix of 3 x 4 bed roomed units and 11 x five bed-roomed units. The layout forms a "hammerhead" shape with a row of 4 properties in line with the terraced properties along Palmerston Road. The proposal would extend the existing wildlife corridor that runs to the rear of Richmond Green and link through to the open land adjacent to the River Tone.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principal detailed views awaited ENVIRONMENT AGENCY raises objection, although details have been submitted a Flood Risk assessment is still required. Views on additional information awaited. In the event of permission a land contamination condition is required. WESSEX WATER foul and surface water sewers and mains water is available to the site; a sewer crosses the site.

CONSERVATION OFFICER POLICY OFFICER the retail use is inappropriate in this residential area and the proposal is consistent with policy H2 of the Local Plan. The site is too small to seek affordable housing but I consider that the density is too low at approx 29 per hectare rather than 30-50 as recommended in PPG3. Consideration should be given to reorientation of the layout to boost density subject to design consideration, the scale of development warrants recreational space or a contribution in line with policy C4. If the retail operation is seeking an alternative location it should use the sequential approach to site selection. LANDSCAPE OFFICER I am concerned to know who will be responsible for the management of the 4m wide wildlife corridor, the western boundary details needs softening with a hedgerow, the landscape detail is sketchy. Views on amended scheme awaited. LEISURE AND RECREATION OFFICER a contribution to recreation open space should be provided via a S106.

15 LETTERS OF OBJECTION have been received raising the following issues: - the development of the site may have a detrimental impact on the existing wildlife in the adjacent Weirfield Nature Reserve in the area including Kingfishers, Otters, Bats Fish, grazing Deer and nesting birds; the density of the proposed development would be out of keeping with the Victorian area; the amount of traffic in the surrounding streets will increase with additional noise and dust pollution with extra vibrations shaking existing properties; the proposed traffic junction alterations will result in a decrease in on street parking and an increase in demand; if any business operations take place from the

dwelling there would be delivery vehicles visiting the site as well; the area is at risk of flooding and the demand for utilities created by the development may increase flood risk for surrounding properties; any agreed plans must be strictly followed; the traffic system in this area must be redesigned to include Woodstock Road to Weirfield Green to change this cul de sac into a one way system; the proposal has inadequate parking for the residents and this will result in increased demand for on street parking which is already a problem in the area; the replacement parking area at the junction of Richmond Road is inadequate as the land is already a car park area for Chamberlains flats; the parking outside of Chamberlains should be signed for use by residents only not the general public; if parking is restricted within the new visibility splay then this just adds salt to the wounds; the area suffers from traffic congestion and the increased traffic associated with this development will make this worse; the property value of Chamberlain House will decline; three storey development would be out of keeping with the character of the area; over development of the site; the construction work will create additional noise, who will pay for double glazing for the windows to keep the noise levels down? the new houses should not be allowed UPVC windows as they have not been allowed in Chamberlains; the dwellings may overload existing services, especially drainage, in this low lying area; plots 1-3 relate to the two storey properties in Weirfield Green and Richmond Green and the open space adjacent to the Grand Western Canal and the proposed height and mass would be out of keeping and detrimental to that character; this change of use should be dependant on Taylor's resiting to an alternative location in the town to keep the local economy; the dwellings would be between 6m and 4m higher than the eaves of the Taylors buildings adjacent to 14 Weirfield Green where the distance to the boundary is between 10 and 15; the materials should aim to reduce the mass and scale of the buildings and their impact on neighbours; the first floor living room windows would overlook the rear of 14 Weirfield Green seriously detracting from the enjoyment of those occupants; the proposed scheme and on street car parking would reduce access to the adjacent Chamberlain House car park; bringing the new road junction closer to Chamberlain House may reduce visibility further on this corner; if there is to be less traffic using the junction why does it need to be re modelled? Three storey would be out of keeping with the two storey dwellings adjacent to the site and the conservation area; surface drainage in the area is poor and the proposed drainage must take account of this.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR4 (Development Within Towns), 49 (Transport Requirements For New Development).

Taunton Deane Local Plan Revised Deposit the following policies are considered especially relevant: - S1 (General Requirements), S2 ((Design), H2 (Housing Within Classified Settlements), C4 (Recreation/Open Space Standards Of Provision) and M4 (Residential Parking Requirements) EN29 (Flooding Due to Development).

ASSESSMENT

The layout is being amended to provide a cycle and footpath link from the site to Palmerston Road and the River Tone/ Weirfield park footpath/ cycle network. In addition the remodelling of the Richmond Road junction is being deleted in favour of a layout that formalizes the existing access with paint applied to the road. The new layout provides additional space between the new dwellings adjacent to Richmond Green to protect the amenity of the existing properties. This has resulted in the provision of a dwelling adjacent to 61 Richmond Road, which is sited to minimise its impact on the amenity of the residents. The existing residential area, in the vicinity of the site, comprises two storeys Victorian terraced housing. The proposed dwellings take this design but introduce three storey dwellings that I consider compliment the area. 6 of the proposed units include an integral garage at the ground floor but these have been provided within a projecting element that does not harm the overall design. The remainder of the units have parking / garages in close proximity to the properties. Overall there would be 22 parking spaces for the 14 properties, whilst this is in excess of the local plan-parking requirement of 1.5 spaces per unit (21). I consider that the on street parking problems that already exist in the area justify this. The proposal would also remodel the junction of the site with Richmond Road. This would result in the loss of on street parking opposite 39- 51 (odds) Richmond Road. Initial plans showed replacement parking outside Chamberlains but this area is already used by residents of Chamberlains and would not provide any additional space. The site is at risk of flooding during extreme events and as such the level of the proposed roads and dwellings would be set at 17.31 m and 18 m respectively. I await the views of the Environment Agency on this. Discounting the area of the public sewers that cross the site the developable area is 0.39hec and as a result the density (approximately 35)) would be within the 30-50 dwelling per hectare as required by PPG3. Subject to favourable Consultee responses on the revised plans, proposal considered acceptable

RECOMMENDATION

Subject to the completion of a S106 agreement for recreation/open space contributions, the ownership of the wildlife corridor and commuted sums for its maintenance and the receipt of acceptable views of the County Highway Authority, County Archaeologist and Environment Agency and no additional letters raising new issues by ... the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and if permission GRANTED be subject to the following conditions:- time limit, materials, access and parking as on submitted plan, cycle parking, parking for vehicles only, cycle and footpath link, landscaping, contaminated land, finished ground, road and floor levels, no new windows on the eastern elevation of plot 2. Notes re Wessex water, contaminated land, disabled persons, lifetime homes, energy conservation.

REASON(S) FOR THE RECOMMENDATION:- The proposed development lies within the limits of a classified settlement where the principle of development is considered acceptable and the proposal is considered to be in accordance with Taunton Deane Local Plan policies S1, S2, C4 and H2.

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: