

LEIGHTON-BOYCE PROPERTIES LTD

**ERECTION OF 5 NO. DWELLINGS ON SITE OF EXISTING BUILDING (TO BE DEMOLISHED) AT FORMER RGB PREMISES, TAUNTON ROAD, WIVELISCOMBE AS AMENDED BY ARCHITECTS LETTER DATED 4TH SEPTEMBER, 2002 WITH ACCOMPANYING DRAWING NO 0205.08B, AGENTS LETTERS DATED 3RD AND 23RD SEPTEMBER, 2002 AND ARCHITECTS LETTER DATED 23RD SEPTEMBER, 2002 WITH ACCOMPANYING DRAWING NO 0205.06C**

08500/27760

FULL PERMISSION

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## **PROPOSAL**

The site comprises part of the former RGB builders yard consisting of the former sales building and office together with yard area in front. There has previously been an outline permission for use of the whole of the former RGB premises for residential development and in January 2002 permission was granted on the current site for use of the building for light industry and warehousing. At the Planning Committee meeting on 31st July, it was resolved to grant permission for 7 dwellings on the remainder of the former RGB premises, subject to a Section 106 Agreement to secure a contribution towards off-site sports and community facilities. The current proposal provides for a stepped terrace of 5 three bedroom dwellings, in addition to those previously approved on the remainder of the premises. Materials include fine textured self-coloured render walls with slate roofs. Entrance areas and chimneys will be provided in reconstituted stone. Existing walling to the north of the site will be retained to a height of 2 m with render finish and new climbing plants. Access will be from the existing access onto Ford Road. One parking space per dwelling is to be provided.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST limited or no archaeological implications and therefore no objections on archaeological grounds. AVON AND SOMERSET CONSTABULARY no adverse comments. WESSEX WATER the development is located in a sewerred area with both foul and surface water sewers available. Points of connection for foul flows, surface water flows and water supply can be agreed at the detailed design stage.

LANDSCAPE OFFICER the main entrance to the site is rather uninspiring and could be enhanced with tree planting/climbers, varying the road width, etc; large area of hard surfacing should be broken up with planting or different surfacing; full planting plan is required showing species, etc; choice of tree species in rear gardens facing Taunton Road is important because of shading and overhead lines - question what will replace the existing conifers on Taunton Road; the eucalyptus tree at the rear of the site which is to be felled has little amenity value. CONSERVATION OFFICER principle acceptable; design statement acceptable, which justifies the approach to house design and materials. ENVIRONMENTAL HEALTH OFFICER wish to request a contaminated land remediation certificate condition due to the possibility of contamination arising from the

previous use of the site. ECONOMIC DEVELOPMENT the entire site of the former RGB premises appears to have the benefit of a historic outline consent for residential development. The principle having been established, the loss of the office suite, proposed under a planning permission granted earlier this year, in favour of the current proposal would be hard to resist. In addition policy WV3 of the Local Plan proposes an additional 5.6 ha of employment land south of the Taunton Road (adjoining the existing employment area), providing the opportunity for investment and job creation on a more extensive and appropriate site for the Wiveliscombe area. FORWARD PLAN AND REGENERATION PPG3 notes that in certain circumstances, non residential brownfield sites may be more appropriately used for housing development. This small site has residential development on three sides and a large alternative employment land opportunity nearby to the south of Taunton Road. Moreover, the principle of residential development has already been established on the former RGB site through the granting of outline consent in 1997. The development would be liable to the provision of equipped play and open space under Local Plan policy C5. However, due to the small nature of the site, this should be sought in the form of a commuted sum for provision/maintenance elsewhere in Wiveliscombe.

PARISH COUNCIL approve the application subject to the following:- the garden of 2A Ford Road should not be overlooked; commercial bins are not necessary or desirable and the area will become untidy - the Council felt that householders could take their bins to the road, this being common practice in the town; inadequate parking on site - two spaces per property are desirable; inadequate landscaping - tall planting and screening should be installed around 2A Ford Road; and the ridge height of the proposed houses is excessive, the Council suggest 1.5 storey properties.

ONE LETTER OF REPRESENTATION no real objection but feel will impinge on the enjoyment of property; if the new properties are built at the height proposed, the upstairs rooms will all look into my garden and some into windows. If the eaves height was restricted to the same as the existing cottage adjacent to this new development, this would be less of a problem; there will be a communal rubbish bin area immediately behind the property - each property should have its own dustbin area; a communal area for bins is unlikely to be properly cared for as it will be no one person's responsibility and then inevitably becomes a health risk.

## **POLICY CONTEXT**

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy STR5 of the same plan states that development in rural centres and villages should be such as will sustain and enhance their role and will be commensurate with their size and accessibility, and appropriate to their character and physical identity. 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 WD/HO/7 of the same plan sets out guidelines for the design and layout of new housing developments. Policy S1 of the emerging Taunton Deane Local Plan covers general requirements, including one stating that the accessibility of the development by public

transport, cycling and pedestrian networks should be consistent with its likely trip generation and minimising the need to use the car. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H1 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. A small part of the site is within the Conservation Area and therefore policies for Conservation Areas have some relevance.

## **ASSESSMENT**

The site already has outline planning permission for residential development along with the remainder of the former builders yard. There is also a resolution to grant residential permission on the adjacent land to the east. Although the proposal will result in the loss of a building in employment use, the site is within the settlement limits and is in the form of redevelopment of a brown field site, which is favoured by Central Government Planning Guidance and the Council's own planning policies. The site is surrounded by residential uses and the proposed development is therefore considered to be acceptable.

## **RECOMMENDATION**

Subject to the applicants entering into a Section 106 Agreement to secure a contribution (£1,000 per dwelling) towards off-site sports and community facilities, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and if planning permission is GRANTED be subject to conditions of time limit, materials, landscaping, estate roads, surfaced footpath/carriageway, visibility splays, parking, ground level meter boxes, demolition of buildings, contaminated land remediation certificate and removal of GPDO rights for walls/fences and garages. Notes re disabled access, energy/water conservation, CDM Regulations, street naming, meter boxes, contaminated land advice and S106 Agreement.

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

**CONTACT OFFICER: 356461 MR J HAMER**

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