

38/2005/217

BARNADOS DEVELOPMENTS LTD RETIREMENT VILLAGES PLC

ERECTION OF TWO RETIREMENT VILLAGE COTTAGES IN PLACE OF GARAGE BLOCK AT FORMER PRINCESS MARGARETS SCHOOL SITE, MIDDLEWAY, TAUNTON

22371/23607

FULL PERMISSION

PROPOSAL

Erection of Two Retirement Village Cottages in place of Garage Block at Former Princess Margaret School site, Middleway, Taunton.

Permission was granted in November 2004 for the demolition of the principal buildings on the site of Blagdon Lodge and the Princess Margaret School and the erection of retirement village containing 72 apartments, 11 bungalows and 11 houses. The current application seeks to provide an alternative layout where a garage block is removed to allow for the re-orientation of a pair of cottages with access via the main part of the site rather than a subsidiary access to the south. This also allows for the alternative access to be used by affordable housing. (See application 38/2005/214).

CONSULTATIONS AND REPRESENTATIONS

DRAINAGE OFFICER no observations.

WILTON AND SHERFORD COMMUNITY ASSOCIATION (comments also relate to 38/2005/214) it is still apparent that the degree of segregation can be further reduced by the removal of the internal boundary hedging and revised landscaping of this area. Whilst I quite understand that there will be no offer of services due to the financial implications of the main site dwellers, there is actually no need to create physical segregation within the site. The occupants of the social housing I am sure will be made aware of what is or is not available to them. On the issue of parking the developer states that there are 104 spaces to serve 86 units, giving a ration of 1.2 per dwelling. This is true for the main village but for the social housing this is not the case and it appears that the provision is only 0.6 per dwelling. The area of Middleway and Churchill Way has recently come under scrutiny from this Association and the Highways department of SCC. The area has become a stomping ground for an increasing number of commuters and parking is being revised to ensure that this occurs in a safe manner. I can advise that on road parking in this area is such that it could not cope with the added pressure of even more cars. The ratio of the social housing should reflect the same level as the main village and not be deprived because of its status as "social housing" nor should the existing residents be inflicted with even more congestion.

POLICY CONTEXT

RPG10 South West Regional Planning Guidance. Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 Sustainable Development, STR4 Development in Towns. Taunton Deane Local Plan Policies S1 General Requirements, S2 Design, H2 Housing within Settlements.

ASSESSMENT

The re-orientation of the pair of cottages is in itself considered an acceptable one. Access to these properties would be through the main access into the site and parking spaces would potentially be available opposite. The loss of the garage block would be able to be replaced with parking elsewhere and the design and materials of the dwellings would match with those previously approved. The boundary treatment and immediate landscaping would vary from that previously approved, however the revisions can be controlled by condition. The re-siting of the dwellings to allow for an alternative access in itself is not considered so adverse as to warrant a reason to refuse the proposal.

RECOMMENDATION

Permission be GRANTED subject to conditions re time limit, materials, boundary treatment, access and landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered to accord with policies S1, S2 and H2 of the TDLP and material considerations do not indicate otherwise.

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: