

BARRATT HOMES EXETER

ERECTION OF 53 NO. DWELLINGS INCLUDING 12 NO. SOCIAL HOUSING UNITS, ROADS AND DRAINAGE THERETO, FORMER WEAVING SHED SITE, TONEDALE MILLS, MILVERTON ROAD, WELLINGTON AS AMENDED BY LETTER DATED 20TH NOVEMBER, 2002 WITH ACCOMPANYING DRAWING NO. 1457/07, LETTER DATED 22ND NOVEMBER, 2002 WITH ACCOMPANYING DRAWING NO. 1457/04 REV B AND LETTER DATED 29TH NOVEMBER, 2002 WITH DRAWING NOS. 1457/01 REV B, 08 REV B AND 09 AND REVISED DEVELOPMENT BRIEF REF 1457/06A

12750/21450

RESERVED MATTERS

PROPOSAL

The proposal provides for the residential development of the former weaving shed site at the Tonedale Mills complex. Other than the weaving shed site, there is an open area between the former shed and Burchills Hill. To the east are the Millstream Gardens residential properties which were developed on the former mill canteen site in the late 1980's. To the south is the remainder of the mill complex. Outline planning permission was granted in September 2002 having been considered by the Planning Committee in August 2001. The permission was subject to a Section 106 Agreement covering a number of issues including the provision of 25% social housing on the site, the submission of a Feasibility Study for the whole complex, the preparation of a Development Brief for the site and contributions to cater for additional education and playing field provision. The application site comprises 1.17 ha, excluding the proposed play area across the Backstream. The application was accompanied by a Development Brief, as required by the Section 106 Agreement. The scheme provides for a mixture of 2, 3 and 4 bedroom 2 and 3 storey houses and flats. The materials will be two different types of brick with a slate finish to the roofs. The amended plans provide for the three storey blocks to front the Backstream and relate to the adjacent tall mill buildings. A streamside footpath links the development to the proposed children's play area.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY numerous detailed points on the internal layout (which can be resolved at the Section 38 stage with the Highway Authority and request conditions regarding estate road layout, surfacing, junction visibility splays, drive gradients and provision to prevent disposal of surface water onto the highway. COUNTY ARCHAEOLOGIST there have been discussions with the developers concerning the archaeological mitigation required. Recommend that a model condition 55 be attached to any permission granted. ENVIRONMENT AGENCY (initial plans) require confirmation that the conditions requested at outline stage have been complied with. An ecological survey has revealed an active badger sett on the bank of the stream within the proposed development in addition to otters previously known about. In carrying out the requirements of the outline condition, account must be taken of protected species and advice should be sought from English Nature. WESSEX WATER

reserved matters application with no implications for infrastructure. AVON AND SOMERSET CONSTABULARY the proposed play area is isolated with little or no opportunity for natural surveillance from nearby properties. This may lead to problems of criminal or anti-social behaviour in this area. Ideally play areas should be overlooked by nearby properties but in this case the existing and proposed trees and the nearest homes fronting away from the area only exacerbate the situation. ENGLISH HERITAGE (initial plans) the design brief is rather short and would have expected it to say more about the listed group and how the new development responds to it. Generally the scheme could go a lot further in being less domestic and more a response to the site's industrial character. Feel that trying to imitate Victorian terraced housing will not be successful as it will always look like a modern housing estate. A much stronger plan form around the perimeter would be an improvement. The stepping down of the first block does not help and it may be better to group the same height buildings together. The details of how the buildings front the entrance will be critical including boundary treatment. The fenestration generally is still weak and domestic and should be a lot stronger. The strength of eaves lines in the existing buildings is not reflected in the new designs. Designing the entrance road junction with its demolition implications is unsatisfactory before any wider strategy for the site has been developed. SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY following removal of the buildings from the site, a number of archaeological research questions emerged related for example to the provision of steam power to the former weaving sheds and elsewhere and the management of the water supply. Features have been highlighted in assessments during the demolition phase. A specification for an archaeological investigation has been drawn up. Importance of the need for a high quality design within this significant heritage setting. Greater emphasis now given to the collective heritage value of Tonedale Mills with its listed buildings of Grade II and II* status. Feasibility study awaited. TAUNTON DEANE DISABILITY FORUM the houses should be built in accordance with the Building Regulations 2000 Part M Access for the Disabled.

LANDSCAPE OFFICER the amended scheme has given more space along the side of the stream but there are still very few landscaping details to comment on. The river corridor is an important landscape and wildlife feature and will need to be sensitively landscaped and managed. The proposed play area could be intrusive within the local landscape and should be carefully landscaped. RIGHTS OF WAY OFFICER there is a Section 53 claim under the Wildlife and Countryside Act with the County for a footpath through the site. It would be best for all parties for this to be resolved at the planning stage rather than when the houses are built only for them to be taken down. ENVIRONMENTAL HEALTH OFFICER requests contaminated land remediation condition and condition requiring the submission of a noise report. Also request that noise emissions during the construction phase be limited. DRAINAGE OFFICER no objection. LEISURE OFFICER the proposal as shown is under providing for play. The actual site proposed is also very isolated and has no informal supervision from surrounding houses or footpaths. This is not ideal and could lead to problems with misuse of the site. The detail of the bridge over the stream into the play area and the actual provision to be made on the site needs some careful consideration. We must endeavour to include provision for all age groups including older children such as a sports wall and kickabout/bmx area, which should be separate from the small children's equipped area. HOUSING OFFICER no objection.

TOWN COUNCIL in favour.

FIVE LETTERS OF REPRESENTATION (initial plans) plans in terms of the housing layout and highways are very insensitive to the heritage site and seem deliberately aimed to undermine its long term conservation; the issues of safety and security for the heritage buildings is reduced and ignored; domestic traffic to and from the new housing area should be kept separate from the listed buildings for security and safety reasons as well; allowing mixed use and building new houses adjacent to listed buildings will lead to a conflict of interest and will compromise its long term conservation; the plans do not set out to consider the quality of housing and the quality of people's lives along with the issues of sustainability; increased traffic; appears to be a serious under provision of garages and off street parking; no provision for fence repairs/painting at rear of property, pathway for this required; need for sleeping policemen at the new junction at the lower end of the factory road; need for parking restrictions on the access/exit road from the main road to the gate of the old factory; concern at three storey houses which may block views and result in overlooking; access to workshop blocked by a pavement and grass verge; the building of housing next to industrial sites is bound to cause problems in the future; pleased to see that the rest of the site has now been listed as this site is unique in the West Country and should be preserved at all costs for future generations; the area has been subject to flooding in the past and should ensure that the development will not cause problems for adjacent land and properties.

POLICY CONTEXT

Policy 9 of the County Structure Plan states that the setting, local distinctiveness and variety of buildings and structures of architectural or historical interest should be maintained and where possible enhanced. Policy WD/HO/7 of the West Deane Local Plan. Policy S2 of the emerging Taunton Deane Local Plan sets out guidelines for the design and layout of new housing developments. Policy W5b of the same plan sets out the criteria which need to be met on any development at Tonedale Mill. The three criteria with the greatest relevance are that individual elements should not prejudice the provision of a satisfactory overall development; the design, materials and layout of the residential development should reflect the industrial heritage of the mill complex; and the stream frontage should be designed to maintain and enhance the character and environment of the stream, incorporating public access along its length and protection of the existing stream-side tree groups.

ASSESSMENT

There is an outline planning permission covering the site, the current application being a reserved matters one to agree the details. The initially submitted scheme was disappointing and did not really reflect the industrial nature of the site. The amended plans are a big improvement and largely overcome the concerns raised by English Heritage. I consider that they comply with the above policies. The amended plans also provide for a greater element of natural surveillance of the proposed children's play area. I consider that parking is adequate.

RECOMMENDATION

Subject to no further adverse representations raising new issues on the amended plans by 20th December, 2002 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and details be APPROVED. Notes regarding outline conditions, compliance with CDM Regulations, footpath claim, noise emissions.

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

NOTES: