

SUMMERFIELD DEVELOPMENTS (SW) LTD

ERECTION OF 14 DWELLINGS WITH ASSOCIATED ROADS AND GARAGES ON LAND OFF RICHMOND ROAD AND WOODSTOCK ROAD, TAUNTON AS AMENDED BY PLANS REF. 9946/10F, 12C, 13D, 14C, 15D, 16C; CASE DRAWINGS T/2908/O1P AND 02P RECEIVED ON 15TH JULY, 2002 AND PLAN NO. 90 RECEIVED ON 16TH JULY, 2002 AND ACCOMPANYING LETTER DATED 11TH JULY, 2002 RECEIVED 15TH JULY, 2002

21930/25200

RESERVED MATTERS

PROPOSAL

The application is a reserved matters proposal for the erection of 14 dwellings and associated works on land adjoining Richmond Road and Woodstock Road. It follows the granting of outline permission on the site in August 2001 with associated Section 106 Agreement which covered the formation of a wildlife corridor and adequate play areas and sports facilities to be provided off site (38/2000/235). The legal agreement contained the details of additional planting which included hawthorn, hazel, holly etc with field maples. This information is not repeated in the current submission, but is still pertinent. The reserved matters application is for 2 detached dwellings served from Woodstock Road and 12 from Richmond Road. These numbers were specified as part of the outline permission and were based on the traffic generation of the previous uses for Bowling and Tennis Clubs. There is a terrace of 4 x 3 storey houses of which have integrated garages and 2 x 3 storey houses fronting Richmond Road with the access road between the blocks. The access road provides access to 6 detached 2 storey dwellings with associated garages, together with access to 4 garages serving the new 3 storey dwellings and to 2 garages to existing dwellings in Richmond Road. The dwellings fronting Richmond Road would be brick, with brick detailing and artificial slate having a "Victorian" feel according to the agent. Small balconies 1 m deep x 2 m long are located on their first floors. The detached dwellings are predominantly brick, with some render elements and concrete roof tiles. The layout provides for the 4 m wide wildlife corridor as required by the Section 106, an area of private open space for use by the residents, and the safeguarding of the existing sewer which runs through the site. There is a strip of land retained by Taylors between the application site and the rear boundaries in Richmond Road which prevents rear accesses being provided other than for the properties indicated in the application. Amended plans show 2 areas for private open space within the scheme, over 400 sq m in total, fencing and indicative landscaping of the area. These plans also amend the small discrepancies between the plans. The accompanying letter explains that it is not possible to lower the slab bases significantly due to the Environment Agency requirements. The applicants have reconfirmed that the open space is private for the use of the residents of the scheme only and is not subject of any discussions with TDBC in respect of adoption.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY suggests conditions and raises comments on some of the details. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER notes the application is for reserved matters, there is a combined foul and surface water sewer crossing the site - easement of 3 m required on either side for maintenance/repair.

LANDSCAPE OFFICER no details of landscaping or fencing. DRAINAGE OFFICER notes that drainage is to existing sewer system, Wessex Water should be asked to comment. ENVIRONMENTAL HEALTH suggests contamination conditions.

14 LETTERS OF CONCERN/OBJECTIONS raising the following:- the proposal and its visibility splay will displace vehicles, Richmond Road is already full of parked vehicles, residents should have access to the rear of their properties from the new access road; wildlife corridor to be 4 m along whole length with 1.8 m protective fence; the public open space should be 400 sq m and comply with S.106 area; houses should not encroach upon privacy; query about private rights of access; details of fence required; the public open space appears to be suitable for an additional dwelling - suggests a S.106 for this area and Council adoption; no details of planting in wildlife corridor - responsibilities need to be properly agreed; public open space area is too small; plot 12 appears close to boundary - what about extensions taking up this area?; keep existing chain link fence in place; residents of Richmond Road wish to have residents' parking permits extended; overlooking to Richmond Road property; why has "sleeping policemen" been removed from plans?; Committee should insist that access should be given to Richmond Road residents from new access road; concern over potential restricted access for emergency vehicles; security issues; is public open space for the residents?; discrepancy between public open space area and a fence running through the wildlife corridor; chestnut paling fence is required for protection to TPO trees and corridor prior to development commencing; what is the triangular shape on the plans beside plot 8?; access gate to public open space area should be accessible to the residents of Weirfield Green so they can access their rear boundaries; no objection to adjacent new dwelling provided foundations do not encroach; could loose disabled parking bay in Richmond Road - should use Woodstock Road instead of Richmond Road; pedestrian access between Woodstock Road and Richmond Road would be a problem in security terms.

1 LETTER FROM WEIRFIELD GREEN RESIDENTS ASSOCIATION satisfaction about good quality housing and greatly improved layout; however concerns expressed - wildlife corridor not continuous; fence to corridor should be 1.8 m high; access required for maintenance to boundaries; suitable planting required to wildlife corridor; S.106 needed for the corridor; public open space is less than 400 sq m; public open space should be S.106 area; plots 8, 12 and 14 close to boundaries especially if extensions/conservatories built; discrepancy between plot 11 on different plans; security; wildlife corridor to be protected now to prevent damage.

2 LETTERS OF COMMENT the layout is better than previous illustrative plan; fits in well with existing properties; an improvement over a vacant land site; the scheme now presented is in keeping with the immediate neighbourhood and preserves the wildlife corridor.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 and S2 General Requirements and Design policies apply, the proposals meet these criteria to be acceptable. Taunton Deane Local Plan H1, Housing Within Settlements is applicable, and the proposal meets the criteria. Outline permission was granted on the basis of the site being acceptable for housing development. The detailed design proposal accords with TDBC policies.

ASSESSMENT

The outline planning permission conditioned the number of dwellings acceptable having regard to the traffic generation from previous uses. The detailed layout is in compliance with the 2 units from Woodstock Road and 12 from Richmond Road. The style of the terraces/semi detached to Richmond Road is in line with the existing style of dwellings, albeit that 2 have integral garages. The detached dwellings are considered to be a reasonable design in the transition area between the older buildings in Richmond Road and those in Weirfield Green. The distances between buildings are considered to be acceptable given Government advice in PPG3. The residents concerns about the wildlife corridor are either covered in the legal agreement or its subsequent management. Whilst the open space is not one area, it is considered to be reasonable to have one smaller area and one larger area. These areas are for the residents of the new scheme and not public open space. The plans have been amended to overcome the discrepancies between the open space and corridor area, and now the fences and other means of enclosure have been submitted. Any additional comments on the amendments will be requested.

RECOMMENDATION

Subject to no further representations raising new issues by 2nd August, 2002 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of removal of PD rights for Units 1-6, 8, 11, 12 and 14. Note re still outstanding conditions.

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

CONTACT OFFICER: 356467 MS K MARLOW (MON/TUES ONLY)

NOTES: