

38/2005/485

SUMMERFIELD DEVELOPMENTS LTD

**ERECTION OF 20 FLATS AND ASSOCIATED SITE WORKS AT TANCRED STREET TAUNTON.**

23163/24592

FULL

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**PROPOSAL**

The proposal is a scheme to erect 20 flats and associated site works at a site on the eastern side of Tancred Street. The site consists of a private car parking area and overgrown rear yards of properties in East Reach. Previous permission was granted for 8 dwellings in December 2004. This also allowed access to be achieved to the rear of a number of the East Reach properties.

The proposal seeks to provide a more sustainable high density development comprising predominantly one bedroom flats and a small number of two bedroom flats which is considered equally appropriate for this brownfield site in a central location. The access and layout are determined by the existing agreed access and parking to the rear of East Reach. In terms of townscape there is a mixture of two and three storey development in the immediate area.. The proposal envisages a similar mix of two and three storey development incorporating a three storey terraced block of flats to the north of the access road and two separate two storey blocks to the south of the new road. Dwellings have been set back from the frontages to allow for landscape planting. Design and materials proposed are similar to those opposite. The proposal provides 16 one bed flats and 4 two bed units with secure cycle storage and two visitor parking spaces.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection in principle to the proposed development. In detail the development is for twenty flats with associated adoptable access road but with no parking provision. The principle of car free development in this location is acceptable to the Highway Authority as there are public car parks in close proximity to the site. However if the access road is to be adopted then it will need to have waiting restrictions placed on it unless it is to become a car park and thereby prevent vehicles from entering or leaving. The development should be served by a 5 m carriageway with 2 m footways on each side. Visibility splays as shown on the attached drawing shall be provided prior to occupation of any of the dwellings and there shall be no obstruction to visibility within these splays in excess of 300 mm above adjoining carriageway level. Conditions re estate road details and a note re the need for a highway permit for access works. WESSEX WATER the development is located in a foul sewer area and the developer will need to agree a point of connection. There are no public/separate surface water sewers in the vicinity and the developer should investigate alternative methods of disposal of surface water from the site. Surface water should not be discharged to the foul sewer. With regard to water there is a public water

main near the site. It is recommended that an informative is placed on any consent to ensure protection of Wessex systems.

LANDSCAPE OFFICER there is limited scope for landscape mitigation so any landscape proposals need to be of a high quality and a landscape architect designed scheme. The choice of tree species will be crucial given the small areas available and the proximity to neighbouring land. CONSERVATION OFFICER the proposed development comprises two 3-storey accommodation blocks at right angles to Tancred Street and two 2-storey blocks, one fronting the street. They will occupy a former car-parking site that is currently derelict and provide 20 flats with an integrated access driveway off the street. The design, appearance, form and massing is comparable with that of the late 20th century flats opposite and their architectural details are also very similar. Top hung sash windows should be avoided and conventional types employed. Also the entablatures above all main entrance doors appear far too detailed for the modest 'grandeur' of the buildings; a simpler moulding profile would be more appropriate. Regarding the location of the cycle store it maybe more appropriate if this were built further into the site, say adjacent to Block C to deter potential theft. ENVIRONMENTAL HEALTH OFFICER noise emissions during construction should be limited by restricting working hours and note re contaminated land.

## **POLICY CONTEXT**

RPG10 - Regional Planning Guidance for the South West

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR4 - Development in Towns, POLICY 11 - Areas of High Archaeological Potential, POLICY 33 - Provision For Housing, POLICY 49 - Transport Requirements of New Development.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H2 - Housing within Classified Settlements, M4 - Parking, M5 - Cycling, C4 - Open, Space Requirements, EN23 - Areas of High Archaeological Potential.

## **ASSESSMENT**

The proposal involves the erection of two and three storey flats on brownfield land close to the town centre. The main consideration is the design and impact on the area and any adjacent properties. The design of the buildings is similar to the 3 storey development on the opposite side of the road and the material finishes are also intended to be similar. The development is not considered to adversely affect the amenity of the existing dwellings by way of loss of light or overlooking and the development is considered to comply with policies S2 and H2 of the Local Plan.

The site is in a town centre location is close to existing car parks and in line with policy no off road parking is provided for the flats. Adequate cycle store provision is to be provided and this is to be conditioned along with bin storage. Access is provided through the site to access the rear of a number of the East Reach properties and the

layout design is similar to the previous approval on this site for 8 units in order to achieve this.

The site provides for twenty one and two bedroom units with no on site provision for play or recreation space. In order to comply with policy C4 a sum is required for off site provision which is proposed through a S.106 Agreement.

The issues raised by the Environmental Health Officer can be addressed by a condition and note as can the drainage issue.

The area is already one of high density development and the proposal is considered to be in keeping with the character of the area.

## **RECOMMENDATION**

Subject to a Section 106 Agreement in respect of leisure and open space contributions the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, surface treatment of parking areas, sample panel of brick, details of guttering, landscaping, boundary treatment, surface water disposal, cycle and bin storage, meter box details, timber sash windows, windows recessed, archaeological programme of works, details of access gates, restricted construction working, combined aerial system, visibility splay, estate road details. Notes re highway permit, contaminated land, protection of Wessex systems, landscape design and noise assessment.

REASON(S) FOR RECOMMENDATION:- The proposal is a brownfield development in a highly sustainable location without undue adverse impact on the amenities of neighbouring dwellings and is considered to comply with Taunton Deane Local Plan Policies H2 and S2.

If the Section 106 is not signed by the 30th January, 2006 permission be REFUSED for reason of lack of recreation/open space provision contrary to Taunton Deane Local Plan. Policy C4.

**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**

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