

43/2004/116

TAUNTON DEANE BOROUGH COUNCIL

**ERECTION OF PUBLIC TOILET BLOCK TO REPLACE EXISTING, ADJOINING NORTH STREET CAR PARK, WELLINGTON.**

13725/20576

FULL PERMISSION

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**PROPOSAL**

Proposal is to replace an existing flat roof building with a new toilet block and associated landscaping. New block, including canopy, measures 6 m x 10.5 m x 4.5 m to the highest point. Materials to be brick and clay tiles.

Proposal was recently granted permission by the Committee on 29th September, 2004, subject to the views of the Police Architectural Liaison Officer. These views have been received raising an objection to the application, so the proposal has returned before the Committee.

**CONSULTATIONS AND REPRESENTATIONS**

WESSEX WATER no objection, developer should agree points of connection at the detailed design stage. POLICE LIAISON OFFICER object to application - covered area is likely to provide a sheltered gathering area for young people with the likely outcome of anti-social, or criminal behaviour; patrol officer at Wellington station has informed of serious problems with young people gathering in the football stands, adjacent to the car park, this was only stopped when the football stand was shuttered to prevent unauthorised access; group of people gathering would be intimidating to users of car park; limited natural surveillance during the evening and nighttimes; issue of lighting, for reasons of personal safety and security, could be addressed by the installation of bulkhead type fitment down-lighters.

WELLINGTON TOWN COUNCIL objects to the inclusion of the canopy in the design as it feels the canopy will lead to youths collecting and anti social behaviour problems.

LANDSCAPE OFFICER the trees to the rear of the existing toilet block are likely to have roots growing close to and under the existing footings and therefore the new building could destabilise the trees unless tree management works are undertaken to reduce the impact of the building works. Recommend that the park's tree officer undertake a health check on the trees and propose remedial tree works. The trees should be protected during construction works. Details of landscape proposals should be submitted.

The following further justification for the canopy has been submitted by the applicant:-  
(1) The facility is being provided for general public use and also for spectators of football matches who use the toilets on match days, In the latter case it is anticipated that queuing will occur. (2) In the winter months when it will be dark for some of the opening hours, or in periods of bad weather at any time of year, the canopy will provide protection for users particularly those queuing. (3) As the doors of the cubicles open

outwards the canopy provides protection to the cubicles in wet weather conditions. (4) The canopy will allow for a much more efficient lighting scheme. It is intended that the whole of the canopy area will be illuminated. This will contribute to safety of users, particularly the disabled as they operate the key lock and open the door to the designated wc. (5) A well lit area will make users and loiterers visible to passers-by. In conclusion they consider that the canopy provides health and safety benefits for users which outweigh the possible risk of increased anti-social behaviour.

## **POLICY CONTEXT**

Policy S1 (general requirements) and policy S2 (design) of the Taunton Deane Local Plan Revised Deposit are relevant to this application. The proposal is considered not to harm the appearance and character of the area.

## **ASSESSMENT**

Proposal is on the site of the existing toilet block within the North Street car park, backing onto the football ground. As the design of the toilet block has changed to provide individual cubicles, the canopy would provide shelter for anyone who has to wait to use the facilities. The proposal is considered not to harm the visual or residential amenity of the area, and is considered to be an improvement on the existing flat roof building. The canopy is considered to provide benefits to the public using the facilities. Proposal is therefore considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials to be submitted, landscaping, details of hard landscaping. Notes re compliance, connection to Wessex water.

REASON(S) FOR RECOMMENDATION: The proposal is considered not to harm the visual amenity of the area and is in accordance with Taunton Deane Local Plan Revised Deposit Policies S1 and S2.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

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