

43/2006/113CA

MR T KLIMPKE

DEMOLITION OF CAR SHOWROOM AND FIRST FLOOR FLAT AND 2 NO WORKSHOPS TO THE REAR, 58-60 MANTLE STREET, WELLINGTON AS AMENDED BY LETTER DATED 30TH OCTOBER, 2006 WITH ACCOMPANYING DRAWING NOS. 0434/29E, 35A, 36C AND 38B AND BAT SURVEY AND FURTHER AMENDED BY LETTER DATED 6TH NOVEMBER, 2006 WITH ACCOMPANYING DRAWING NOS. 0434/34A, 37D AND PATTERN OF DEVELOPMENT PLAN.

313646/120322 C.A. CONSENT - DEMOLITION OF UNLISTED BUILDING IN C.A.

PROPOSAL

The proposal provides for the demolition of the existing car showroom and workshops and existing first floor flat. The previous item (43/2006/112) relates to an associated planning application to create a new access road and residential development to the rear.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER see previous item.

TOWN COUNCIL no objection - supports.

POLICY CONTEXT

Policy EN15 of the Taunton Deane Local Plan states that there is a strong presumption against the demolition of buildings which make a positive contribution to the character of a conservation area. Proposals involving the demolition of other buildings within or affecting a conservation area will not be permitted unless acceptable proposals for any redevelopment or new use for the site have been approved. It is considered that with the proposed redevelopment of the site, the proposal is in compliance with the policy.

ASSESSMENT

The nature of the building is such that it does not make such a positive contribution to the character of the Conservation Area to resist demolition, when taken together with the redevelopment proposals for the site. Subject to the recommended conditions, the proposal is considered to be acceptable.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit and no demolition until planning permission for redevelopment has been granted and a contract let.

REASON(S) FOR RECOMMENDATION:- The proposed demolition of the buildings will not have a detrimental impact on the character and appearance of the Conservation Area provided a suitable replacement scheme is in place in accordance with Taunton Deane Local Plan Policy EN15.

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

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NOTES: