

PLANNING COMMITTEE – 18 MAY, 2005

Report of the Development Control Manager

MISCELLANEOUS ITEM

38/2004/324 & 38/2004/570 APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR 8 HOUSE AND 53 FLATS AND FORMATION OF ACCESS AT POLLARDS WAY, WOOD STREET, TAUNTON

The above application was refused at the meeting on 29 September, 2004 for the following reasons:-

- 01 The development proposed will result in loss of privacy to existing adjacent properties exacerbated by the increase in site levels necessary for the purposes of flood prevention. The proposal is therefore contrary to Taunton Deane Local Plan Revised Deposit Policy H1(I).
- 02 The proposed development provides inadequate off-street parking, which together with the loss of existing garaging on the site, will exacerbate parking problems in the area contrary to Taunton Deane Local Plan Revised Deposit Policy

Negotiations took place with the applicant and a revised application was considered on 16 February, 2005. Parking in excess of one space per unit was proposed, but members still had concerns in respect of the impact on surrounding properties and resolved to refuse permission for the following sole reason:-

The development proposed will result in an overbearing impact upon, together with loss of privacy to adjacent properties in both Portland Street and Clarence Street. The proposal is therefore contrary to Taunton Deane Local Plan Policies H1(H) and (I) (Revised Deposit numbering).

Appeals have been lodged against both decisions and a Public Inquiry is to be held on 1 November, 2005.

I am satisfied the Taunton Deane's officers will be able to provide a case in response to all the issues relating to impact upon surrounding dwellings.

However, in light of the site's location in the town centre, the availability of public car parking nearby and the Council's own policies promoting reduced parking and even car-free schemes in appropriate locations in the town centre, together with recent appeal decisions, Members are requested to consider whether they wish to continue to defend a reason for refusal (which relates to the first appeal only) relating to inadequate parking provision and if so whether transport consultants be appointed to act as expert witnesses.

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

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