

LEIGHTON-BOYCE PROPERTIES LTD

**ERECTION OF 7 NO. DWELLINGS WITH ASSOCIATED CAR PARKING AND PROVISION OF CAR PARKING FOR APPROVED LIGHT INDUSTRY/OFFICE BUILDINGS, ALTERATIONS TO VEHICULAR ACCESS AND FORMATION OF PEDESTRAIN ACCESS, FORMER RGB PREMISES, TAUNTON ROAD, WIVELISCOMBE AS AMENDED BY DRAWING NO. 0205.02B RECEIVED ON 20TH MAY, 2002, LETTER DATED 24TH JUNE, 2002 WITH ACCOMPANYING DESIGN STATEMENT AND DRAWING NOS. 0205.04 AND 0205.05 AND LETTER DATED 11TH JULY, 2002 AND ACCOMPANYING DRAWING NOS. 0205.01C AND 0205.05A**

08500/27760

FULL PERMISSION

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## **PROPOSAL**

The site comprises some of the buildings and yard, which were formerly operated as a builder's merchant's yard by RGB. The latter's operations have now been concentrated on a nearby site on the other side of Ford Road. There has been a previously been an outline permission for residential development of the whole site and on 30th January, 2002, the Planning Committee granted permission for the use of the buildings at the former RGB premises for light industry (B1) and warehousing (B8). The current proposal provides for residential development on part of the site, together with parking provision for one of the buildings to be used for employment use. 12 parking spaces are proposed for the employment use. The residential element of the proposal comprises a staggered terrace of 7 three-bedroom units. One garage and one parking space is provided for each of the dwellings. The materials will be fine textured self-coloured rendered walls with the use of reconstructed stone for the entrance areas and chimneys with slate roofs. The existing conifers to the Taunton Road frontage of the site will be removed. The ivy type climbers covering the existing block work wall behind will be sufficient to reduce its visual impact, particularly given the additional growth likely once exposed. This boundary will be further relieved by new tree planting within the residential garden areas which in time will overhang the wall.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY (originally submitted plans) various detailed comments in relation to extent of highway limit; width of carriageway and footway; no obstruction of footways; size of parking bays; collection of surface water from parking bays; manoeuvring space in front of parking bays; visibility adjacent to parking bays; position of parking bays; extension of footway on Ford Road into site; connection to highway drainage system; turning head; visibility splay; and request standard estate road condition and surfaced footpath/carriageway. COUNTY ARCHAEOLOGIST limited or no archaeological implications to this proposal therefore no objections on archaeological grounds. WESSEX WATER the development is located within a sewered area, with both foul and surface water sewers available; points of connection onto Wessex Water systems will need to be agreed; there are water mains in the vicinity and again points of connection can be agreed for the satisfactory supply of water.

CONSERVATION OFFICER (originally submitted plans) principle acceptable, potential improvement; the existing building to the north of the site, to be demolished, is unsightly but it does benefit from being set back from Taunton Road on significantly higher ground; the same can be said for the retained office building to its south west; the site is not in but does affect the setting of the Conservation Area, therefore materials should not be left to be agreed; site levels of importance to potential impact, existing and proposed sections deemed necessary in order to assess properly; dormers not a strong feature of the historic area, suggest deletion of same, at least to the south; question the materials proposed; Design Statement should be submitted; character of development on the approach to the Conservation Area via Taunton Road is important, suggest existing and proposed streetscenes required in order to assess. ENVIRONMENTAL HEALTH OFFICER wish to recommend contaminated land remediation condition due to possible contamination arising from the previous use of the site; noise report requested; and hours limit for noise emissions during the demolition and construction phase. LANDSCAPE OFFICER (originally submitted plans) the approach to the site off Ford Road could be enhanced with tree and shrub planting in the area next to the car parking areas to the north; the proposed rear gardens adjacent to the Taunton Road need a tree in each garden to soften their impact and enhance this main route into Wiveliscombe; should be scope for landscaping/tree planting along the northern boundary of the site to soften the development's impact from existing residential properties.

PARISH COUNCIL do not object to the principle of the application but raise points regarding roof height of the proposed dwellings in relation to the roof lines of existing properties near the site; no provision for social housing, despite the nature and design of the proposed houses being of this nature; and the proposed houses will be next to and share access with premises which have established industrial use, the industrial use should be withdrawn or controlled to ensure that there is no conflict with the proposed residential use at a later date.

## **POLICY CONTEXT**

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy STR5 of the same plan states that development in rural centres and villages should be such as will sustain and enhance their role and will be commensurate with their size and accessibility, and appropriate to their character and physical identity. Policy WD/HO/3 of the West Deane Local Plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met. Policy WD/HO/7 of the same plan sets out guidelines for the design and layout of new housing developments. Policy S1 of the emerging Taunton Deane Local Plan covers general requirements, including one stating that the accessibility of the development by public transport, cycling and pedestrian networks should be consistent with its likely trip generation and minimising the need to use the car. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H1 states that housing

development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal. A small part of the site is within the Conservation Area and therefore policies for Conservation Areas have some relevance.

## **ASSESSMENT**

This site already has outline planning permission for residential development of the entire area and a more recent planning permission for the use of some of the buildings for light industrial/warehousing use. The current application is providing a mixed-use development on a brownfield site, which is favoured by Central Government Planning Guidance and the Council's own planning policies. Being housing in association with a light industrial use, these uses are compatible. With the demolition of some of the more unsightly buildings on the site, and the new buildings being positioned further away from the surrounding houses and their gardens, the outlook from the occupiers of these properties is thereby considerably improved.

## **RECOMMENDATION**

Subject to no further representations raising new issues being raised by 7th 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 materials, landscaping, estate roads, surfaced footpath/carriageway, visibility splays, parking, ground level meter boxes, demolition of buildings, contaminated land remediation certificate and removal of GPDO rights for walls/fences. Notes re disabled access, energy/water conservation, CDM Regulations and contaminated land advice.

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

**CONTACT OFFICER: 356461 MR J HAMER**

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