

P/2011/0324/MPA

Clifton With Maidenway Ward

Site Of Paignton Police Station, Southfield Road, Paignton

Residential development to form 14 dwellings with associated parking and access road

Site Details

The application site comprises the existing police station located on the junction of Southfield Road and Blatchcombe Road. Southfield Rise bounds the site to the north at a higher level adjacent to a large retaining wall at the rear of the site. Access to the site is presently through the Southfield Road frontage with the southern boundary of the site being defined by a strong boundary with trees beyond. The site is not covered by any specific designations or policy constraints although there are a number of listed buildings in the vicinity.

Relevant Planning History

P/1996/0726 Alterations and extensions to existing front car park, minor alterations to existing front car park, minor alterations to existing building and widening of access – PER – 9/1/97

P/2006/1704 Installation of ramp, formation of parking area – PER – 4/12/06

P/2010/1204 Formation of 16 dwellings with associated parking and access road – WDN – 24/1/11

Relevant Policies

- H2 New Housing on unidentified sites
- H9 Layout, design and community aspects
- E6 Retention of employment land
- CF6 Community infrastructure contributions
- LS Landscape Strategy
- L9 Planting and retention of trees.
- BES Built Environment Strategy
- BE1 Design of new development
- BE9 Archaeological assessment of development proposals
- T25 Car Parking in new Development
- T26 Access from development on to the highway

Proposals

This application proposes the demolition of the existing building and its replacement with 14 dwellings. This would take the form of four pairs of semi-detached, 2 storey dwellings towards the south of the site, a semi-detached pair of dwellings towards the north east of the site and a corner building containing 4 dwellings.

Consultations

Archaeological Officer: The site lies in part over the footprint of the former Southcombe House, deposits may remain. A desk based archaeological assessment should be undertaken prior to determination in order to assess the potential for the presence or absence of deposits and their significance.

Tree Officer: Has concerns about the impact on the trees but as a compromise would accept the proposed layout, provided houses 1 & 2 could be changed to allow the lime tree to remain.

Highways: Highways would not want to adopt this layout as it is an access to parking areas only, as such this would remain a private road. No highways objection subject to detailed junction design.

Representations

None

Key Issues/Material Considerations

The key issues in determining this application are considered to be (1) the principle, (2) visual

amenities, (3) neighbour amenities, (4) impact on trees, (5) parking and access, and (6) S.106.

Principle

The police have supplied a letter which explains the reasoning behind the application. In summary they wish to sell the site and reinvest the capital in Police infrastructure within Torbay. They hope to acquire a new facility within the Paignton area. It is understood that there is a base within the new library where residents can access police services. The current Paignton police station on the application site itself is understood to be under used and not fit for purpose.

As such the disposal of the site is part of a wider strategy by the police and would not directly result in the loss of jobs or service provision for the community. The use of the site is not allocated within the local plan and therefore the principle of the loss of the police station is considered to be acceptable. The area is primarily residential and therefore the proposed use is compatible with the character of the area.

Visual Amenities

The proposal has been put forward following concerns expressed in relation to an earlier scheme which was not considered to have been well thought through or to have picked up on basic urban design principles. The scheme which has now been submitted fronts the road and picks up on the building form which continues up Blatchcombe Road and provides a strong street frontage. The access drive has been pushed back towards the rear of the site.

The previously submitted scheme was effectively a cul-de-sac with a wide road coming through the centre of the site with dwellings fronting on to it, which turned their back on to the existing streets. The application which has been submitted addresses the earlier design concerns, providing good access to the dwellings for residents, either through pedestrian accesses via the front or through the rear from the parking court.

The corner of the site has been appropriately dealt with through the use of a taller building which turns the corner on Blatchcombe Road/Southfield Road and provides a focus to the development. The taller buildings continue onto the Southfield Road frontage where, due the large retaining wall beyond, they do not appear as an alien feature in the street scene. Overall the design approach is considered to be appropriate for the location.

The drawings indicate fibre slates and wood effect cladding. There is the potential for this to result in a poor quality finish to the development and as such samples of the proposed materials will be required by condition.

Neighbour amenity

The site has few immediate neighbours with the properties of Southfield Rise being at a much higher level. The properties which face the site from over the road on both Blatchcombe Road and Southfield Road will have a normal residential relationship with the proposed dwellings. 50 Blatchcombe Road adjoins to the west. The elevation of the proposed new property facing 50 Blatchcombe Road would have only one window facing it, which would be obscure glazed. As such the impact upon neighbour amenity is considered to be acceptable.

Impact on trees

At present the building is central in the site with parking around it. There are a number of trees around the periphery of the site. The approach which has been encouraged in ensuring that the proposed buildings fit in to the urban grain of the area and contribute positively to the visual amenities of the area, has resulted in a number of trees having to be removed.

The tree officer is generally happy to compromise his ideal position in terms of tree retention in order to achieve a positive outcome. However there are remaining concerns about the impact of dwellings 1 & 2 on the trees in the south west corner of the site. It is proposed to create a landscaped area in the

north west area of the site which is elevated from the remainder of the scheme. This would assist in compensating for the loss of some of the existing landscaping on the site.

Parking and Access

The majority of the dwellings have two parking spaces each and there are a number of visitor spaces. Therefore there is sufficient parking. The access point is in the same location as the existing building. No objections have been received from the highways officer although they have confirmed that they would not wish to adopt the access drive. It is recommended that a condition is attached requiring details of the access.

S.106

The requirement for a sustainable transport contribution has been fully mitigated by the vehicular movements associated with the existing use of the site. 14 households would be living in the development and utilising local services. The costs associated with fulfilling the social and physical infrastructure requirements have been calculated in accordance with the guidance in the Affordable Housing and Planning Contributions Supplementary Planning Document.

They are as follows:

Waste Management	£ 700
Stronger Communities	£ 2,800
Education	£19,460
Lifelong Learning	£ 6,040
Greenspace	£33,180

TOTAL **£62,180**

Sustainability – The site results in the effective re-use of a brown field site. There is no suggestion within the application information that the buildings would contain specific sustainability features, however, they would be in compliance with increasingly robust building regulations.

Crime and Disorder – The proposal has been carefully designed to ensure that there is good natural surveillance of the parking area.

Disability Issues – Building Regs only.

Conclusions

The proposal has largely overcome the concerns which have been previously expressed in relation to earlier schemes on the site. Therefore the proposal is recommended for approval subject to the resolution of the concerns in relation to the trees, and subject to the signing of a s.106 agreement in terms acceptable to the Executive Head of Spatial Planning within 3 months of the date of this committee.

Recommendation:

Conditional Approval

Condition(s):

01. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, implementation programme.

Reason: In the interests of visual amenity and to comply with the objectives of policies H9, L9 and BE2 of the saved adopted saved Torbay Local Plan 1995-2011.

02. The development hereby approved shall not be commenced until details of all proposed boundary walls and fences have been submitted to and approved by the Local Planning Authority. The dwelling(s) shall not be occupied until these have been provided in accordance with the approved details.

Reason: In the interests of the amenities of the area in accordance with policy BE1 of the Saved Torbay Local Plan 1995 - 2011.

03. Prior to the first occupation of the development hereby approved the parking areas shall be laid out in accordance with drawing no. 4298.100 unless previously approved in writing by the Local Planning Authority. All parking spaces, including integral garages shall remain permanently available for parking purposes thereafter.

Reason: To ensure that adequate off street parking is provided for the development in accordance with policy T25 of the Saved Adopted Torbay Local Plan 1995 – 2011.

04. Prior to the commencement of the development hereby approved, and notwithstanding what is shown on the approved drawings details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Samples of the materials to be used externally in the development
- Details of hard surfacing materials
- Details of windows and doors
- Details of meter boxes
- Details of bin storage facilities
- Details of bicycle storage areas

The development shall be completed in strict accordance with the approved details.

Reason: In the interests of the visual amenities of the locality in accordance with policies BES and BE1 of the Saved Torbay Local Plan 1995 – 2011.