

Application Number

P/2011/0280//RM

Site Address

Land At Barton New Town
Scott's Bridge
Torquay
Devon

Case Officer

Mrs Ruth Robinson

Ward

Shiphay With The Willows

Description

Reserved matters application for Phase IV Area 5C Scotts Meadow Torquay - Erection of 8 one bedroom apartments on land adjacent to Bottom Park Lane opposite Explorer Walk in place of approved retail unit

Executive Summary / Key Outcomes

This Reserved Matters application involves the provision of a 2 storey building containing 8, 1 bed units in place of a previously agreed scheme for a similar building containing 4, 1 bed units with a retail unit on the ground floor. The main issues are the loss of the retail unit, the provision of very small flats and car parking. On balance, the loss of the retail unit is thought difficult to resist. The size of the units is thought to be acceptable given the variation in size and mix across the site as a whole and the parking ratio is considered acceptable.

Recommendation

Approval.

Site Details

The application site forms part of Phase 4 of Area 5C, The Willows, more commonly known as 'Evolve'. It relates to a corner plot of land located on Kingsley Avenue at the bottom of Bottom Park Lane. It has an extant approval under a previous Reserved Matters Application for a 2 storey building with retail use on the ground floor with 4, 1 bed flats above.

Detailed Proposals

Is to construct a building containing 8 small flats to the same overall design as previously approved but with changes to the ground floor fenestration details to reflect the change of use.

Summary Of Consultation Responses

Highway: Observations awaited.

Summary Of Representations

Neighbours were consulted: One letter was supportive, as they did not want a retail unit on their doorstep and one objected to the scheme on the grounds of lack of car parking, affect on property prices, noise, traffic, loss of privacy and impact on the safety of the environment. These letters are re-produced at T.201. A Site Review Meeting was held on the 26th August and it was agreed to forward it to the DM Committee for a decision.

Relevant Planning History

Phase 4 Area 5C was approved under Application No. P/2009/0648 in...October 2009 and provided for the construction of 94 dwellings and included proposals for this site. It is the penultimate phase in the overall development of this area of land to provide around 211 houses. It is currently on site.

Key Issues / Material Considerations

The main key issues are the loss of the retail floor space and the provision of small units with only limited parking and the effect that this will have on the living conditions of immediate neighbours.

Principle and Planning Policy -

The provision of a retail unit within Area 5C, reflects the terms of a S106 agreement dated 10.02.99 which was agreed following the extension of time for approval of Reserved Matters in relation to Barton New Town or the Willows as it is now known. The requirement to provide this was subject to commercial viability and the retail unit has been marketed for some time, as required under the terms of the agreement, but without any prospective occupiers coming forward. In view of this, and the proximity of a range of convenience shops within a reasonable distance of this site on Barton Hill Road then it is not considered that there are reasonable grounds to resist the loss of this space.

In terms of the additional small flats, which are each around 40m², this will not create an unreasonable overall mix given that the site as a whole delivers a good mix of sizes of units including a range of family sized dwellings. The applicants have written to confirm that other units of a similar size within the scheme have proved popular and sold quickly.

The car parking ratio, comprising overall 16 spaces to serve 12 units is considered to be acceptable and reflects the parking strategy adopted for the site as a whole. It reflects the requirements of the Torbay Local Plan which specifies a maximum provision and it is unlikely that 4 additional small units would lead to

the parking problems anticipated in neighbour responses.

The appearance of the building is only marginally changed from that approved. This largely arises from changes to fenestration to reflect the residential use on the ground floor.

Economy -

(This will not have any appreciable impact on job creation)

Climate change –N/A

(Environmental Enhancement -

(N/A)

Accessibility -

(N/A)

Vibrant Town Centres -

(N/A)

S106 / CIL - There is no requirement for a S106 as relevant contributions in relation to this phase of Evolve were picked up in a supplemental S106 pursuant to the most recent extension of time application.

Conclusions

The loss of the retail use is difficult to resist given the marketing exercise which has been carried out and the proximity of a range of convenience shops within close proximity. The provision of 4 additional small units is considered to be acceptable in terms of the overall mix of the scheme and it is thought that the parking ratios are compliant with policy T25 of the Torbay Local Plan.

Relevant Policies

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