

38/2003/557

TAUNTON SCHOOL EDUCATION CHARITY

REDEVELOPMENT OF SITE FOR RESIDENTIAL DEVELOPMENT, STAFF ACCOMMODATION, NEW SCHOOL BUILDING AND EXTENSION TO SCHOOL BUILDINGS, FLOODLIT HARD PLAYING SURFACE NEW ROAD JUNCTION, ACCESS AND CAR PARKING ON LAND TO THE SOUTH OF GREENWAY ROAD, TAUNTON.

22007/25904

OUTLINE APPLICATION

PROPOSAL

In 2002 Taunton School submitted two outline applications for the development of land to the north and south of Greenway Road for residential use. These were both withdrawn prior to a decision being made. This application is an outline application for the development of land to the south of Greenway Road for housing, staff accommodation, car parking, two new school buildings, a replacement floodlit hard playing surface and a new junction and access being created off Greenway Road. It is suggested that the dwellings are erected on land adjacent to Greenway Road and the new junction and access. There is currently a row of trees along the road frontage within a grass strip with a lit, hard surfaced playing area behind. The proposal would replace the hard playing area on land to the south of the current facility to provide an area for 3 tennis courts and a netball pitch. It is proposed that this area should be lit like the existing hard playing area although the precise details have not been submitted at this stage. The staff accommodation would be provided on land to the rear of the existing dwellings fronting Greenway Road where there is currently a range of old buildings and open parking. The car parking spaces would be provided adjacent to the staff accommodation and to the south of the new access road, adjacent to the existing school buildings. It is also proposed to build an extension to both Goodland and Besley school buildings with a fenced cycle park to be provided between the extensions. Currently it is proposed that a new traffic light junction would be provided between 147 and 171 Greenway Road. This junction would also provide for future access to land to the north of Greenway Road for possible future development (in line with the Inspector's recommendations on the Taunton Deane Local Plan). The site is located within the 100 year flood plain of the River Tone and the application site and surrounding dwellings/Road have suffered from flooding regularly in the past. The application includes details of the existing drainage of the site and proposes to develop a scheme, to Environment Agency requirements, to alleviate the situation and accommodate any additional run off generated by this proposal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst the submitted layout is unacceptable an acceptable scheme can be devised. As a consequence no objection is raised subject to a Grampian condition to secure the design, funding, construction and details of the new junction and road layout. COUNTY ARCHAEOLOGIST no objection. ENVIRONMENT AGENCY the Agency has now received a copy of the short report on the CCTV

investigation of the culvert in the school grounds to the south of Greenway Road. This confirms the poor structural state, tortuous route and limited size of the culvert. The Agency notes the intention to carry out riparian maintenance works to the culvert, including repair and replacement of sections and re-establishment of manhole access. Even after repair of the collapsed and damaged sections however, the capacity may not meet that assumed in the previous outline study. As a result, the design of the flood storage area to the north of Greenway Road, required to safeguard the development from flooding to the minimum standards required by PPG 25, must be revisited in light of the actual capacity of the culvert. Adequate flood storage volumes must be provided and the scheme constructed before development commences on this site. The analysis originally provided by the Anthony Ward Partnership assumed a capacity of 0.96 cumecs for the culvert. This should be reassessed in view of the actual dimensions, gradients, route and roughness of the culvert. Resulting from this consideration, the previously assessed storage requirement of approximately 25,000 m³ should be re-appraised. The Agency notes the intention to restrict surface water discharges from the developed site to those currently being made. The opportunity should be taken to include sustainable drainage features to maintain water quality. As a result, as previously recommended in the Agency's letter dated 20 December 2002 to the Local Planning Authority, the Agency does not object in principle to the proposal but requires any approval to be subject to the following conditions:-

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision and implementation of attenuation of flows in the Mill Lease Stream from the upstream catchment has been submitted to and approved in writing by the Local Planning Authority, and constructed. The scheme will include long term legal and financial provision to ensure long term maintenance of volumes within the storage area.

REASON: To prevent the increased risk of flooding.

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority, and constructed. The scheme will include long term legal and financial provision to ensure long term maintenance of volumes within the storage area.

REASON: To alleviate the increased risk of flooding.

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation from the development has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

REASON: To prevent the increased risk of flooding. The Agency should be consulted in respect of any details submitted pursuant to the above conditions. All other comments contained in the Agency's letter dated 17 November 2003 still apply.

WESSEX WATER the exact scale of development of the site is not clear, however based on information received, I comment as follows:- The development is located within a foul sewer area. It will be necessary, if required, for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to surface water sewers. As there are no existing public/separate surface water sewers in the vicinity of the site, it is advised that the developer investigates alternative methods for the satisfactory disposal of surface water from the site (e.g. soakaways). Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for the disposal of surface water. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. According

to our records, there are both public foul sewers and a water main crossing the site. Please find enclosed a copy of our records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum, three-metre, easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works of the sewer and diversion of the water main, provided it is practical and technically feasible, may need to be agreed., and could be carried out at the developer's expense. It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. We advise that this should be agreed as early as possible and certainly before the developer submits to your Council any Building Regulations application. It is also recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure. SPORT ENGLAND Following additional information from the applicant, Sport England has re-considered the above applications in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. Sport England opposes such developments in all but exceptional cases, whether the land is in public, private or educational use. It is our policy to oppose development on playing fields unless at least one of the five exceptions as set out in our policy are met, which have been incorporated into the revised PPG 17 (ODPM, July 2002). Playing fields have been given greater protection and recognition by the Government through paragraph 15 of PPG 17. From the information provided we are satisfied that the proposal meets one of the exceptions of the above policy (E.4) in that: The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development. Subject to the new facility being adequately maintained, Sport England does not wish to raise an objection to this application. The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the National Lottery Sports Fund.

LANDSCAPE OFFICER my main concerns are:- the proposal will detrimentally affect significant trees, some protected by TD940; there is no mitigation proposed to affect any harm; loss of open space as seen from Greenway Road to be replaced with housing; some of the proposed buildings and road alignments are too close to existing mature tree cover. Please can be have a full tree survey including position, height, condition etc. (A tree survey is expected in the near future in order to overcome the Landscape Officers concerns and his views on the updated information will be updated for the Committee if available.) DRAINAGE OFFICER(1) this proposal is within the 100 year flood plain as shown on the Environment Agency's Section 105 records retained with the Planning Division. The applicant should be advised to carry out any flood protection works and compensatory volumes which may be applicable to lessen any effect of possible flooding and the Environment Agency should be consulted accordingly. (2) Any flows connecting to the existing culverted watercourse will have to be attenuated and I attach our standard design conditions. (3) It is strongly recommended that some form of Sustainable Urban Drainage System be used at this development and details will

require approval. (4) Recently a survey of the culverted watercourse passing through the site has been surveyed and found to be in a poor condition. Details are therefore required for approval for any remedial works etc. Bearing all the above in mind and the previous flooding history of the site no approval should be given until all the above points have been addressed. ENVIRONMENTAL HEALTH LIGHTING - All external lighting shall be so located, installed and permanently maintained that inconvenience from glare, -whether direct or reflected, shall not be caused at any residential or other sensitive premises. NOISE - Should the floodlit hard playing surface to the south of Greenway Road and to the rear of properties in Beverley Close be a new development as part of the application I would suggest the following due to close residential property:- Prior to the commencement of any development works, the applicant shall, at his own expense, appoint a suitably qualified acoustics consultant with a remit to examine the floodlit hard playing area and identify what measures, if any, may be necessary to ensure that noise nuisance to neighbouring premises will not be caused. The consultant shall submit a written report to the Planning Authority which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based. Such report is to be agreed, in writing, by the Planning Authority prior to the commencement of development works. LEISURE AND RECREATION OFFICER views awaited. RIGHTS OF WAY OFFICER there are no rights of way crossing this site.

58 LETTERS OF OBJECTION and a petition with 69 signatures raising objections on the following grounds: - The proposals will exacerbate the existing flooding problems in the area; the proposal will result in a loss of wildlife habitat if the stream is piped; the proposed junction and development will result in an increase in traffic using Greenway Road (which is nearing its capacity at already) and this will result in unacceptable levels of congestion to the detriment of residents and all road users; greenway Road will have greater traffic along it when the Silk Mills flyover is built and this must be taken into account; the proposed junction will encourage parents to drop off their children in Greenway Road rather than Staplegrove Road and this will result in increased traffic along Greenway Road; The proposals will result in a linked road from the new site through to College Road and this will result in a rat run causing congestion in College Road, detrimental to the safety of pedestrians, cyclists and residents and the existing Esso garage; another junction in Greenway Road will make it more difficult to walk along for users of the footpath; the proposal will result in the loss of on-street parking for existing residents leading to increased pressure for parking in Greenway Road and surrounding residential streets; increased traffic in Greenway road will make it more difficult for traffic to enter and leave existing dwellings and side roads in the area; existing traffic congestion in Station Road will be worse and probably queue back along Greenway Road; increased traffic along Greenway Road will cause unacceptable increases in the level of noise, pollution and vibration to houses for residents and pedestrians; proposed floodlighting will create light pollution, detrimental to the residential amenity; the use of the link between College Road and Greenway Road will introduce noise to the quiet rear of existing residential properties to the detriment of occupants amenity; Greenway Road has enough traffic and traffic lights already; College Road has no footpath, lighting or road markings and any increase in its use will be detrimental to the safety of pedestrians, cyclist and vehicles; petrol tankers delivering to the Esso garage often block College Road, increased traffic will result in increased congestion; College road is privately maintained road and increased use will result in increase costs for those responsible for its upkeep; the proposed development will

result in the loss of open views to the south of existing housing; If agreed Taunton school should allow public use of recreational facilities and a youth centre; development will overload existing services like the doctor etc; there will be a long period of disturbance to local residents during the development of the site; this area has had plenty of development in the past and can't take anymore; two trees are to be cut down for the hard playing area and this is unacceptable, Taunton School is a charity with tax benefits paid for by the local community it should not be allowed to profit to the detriment of the local community; increased use of Greenway Road will block the existing pedestrian crossings and make it more difficult to cross the road; a major development such as this should be subject to a public inquiry; Brownfield land should be used up before open land is allowed; land to the rear of Beverly Close is the subject of an ownership dispute and increased traffic in the vicinity of its boundary wall may lead to its collapse.

ONE LETTER OF OBJECTION has been received from the local Councillor, Cllr Garner: - to avoid College Road being used as a rat run a barrier of some sort should be installed; the proposal will exacerbate the existing traffic congestion in Greenway Road; increased use of College Road will block the entrance to the Esso Garage; floodlighting may result in light pollution for residents; the proposal will worsen existing flooding problems in the area.

ONE LETTER OF SUPPORT the new junction will improve safety for cars visiting the school; the entrance will reduce traffic along Staplegrove Road and alleviate some of the traffic problems in Bindon Road, the proposal will enable traffic to avoid going through the town centre; the new Astroturf and hard playing area will reduce the number of students crossing Greenway Road to use the northern playing fields; the residential development will provide much needed dwellings in Taunton.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- STR1 requiring proposals to be a sustainable development; of high quality, good design and locally distinctive; STR4 development should be focused in towns where provision should be made in character with the individual characteristics and constraints. Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement. Policy 60 area vulnerable to flooding should continue to be protected from development which would cause a net loss of flood storage area or interrupt the free flow of water or adversely affect their environment or ecological value. In allocating land for development in local plans, consideration must be given to measures to mitigate the impact on existing land drainage regime to avoid exacerbating flooding problems.

Taunton Deane Local Plan Revised Deposit the following policies apply:-S1 governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the site for public transport, walking, cycling and pedestrians would minimise the need to

use the car; (D) requires that the appearance and character of the street scene would not be harmed as a result of the development; (E) potential air pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use. H1 governs development within settlement boundaries criteria (A) requires safe and convenient access to public transport cycling and pedestrian facilities and highway improvements required to cater safely for the expected traffic generated by the development, (E) potential air pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight. C3 restricts the loss of recreational open space unless it conforms to three criteria: - (A) there is an excess of good quality open space; or (B) the proposal provides for recreational or community benefit greater than the long term recreational value of the open space; (C) Equivalent provision is made to an equal standard with equal community benefit (D) in the case of school playing fields the land is needed for development of school buildings and/or associated facilities, and adequate playing fields to meet statutory requirements would be retained or provided. M3a requires adequate parking for residential. EN24 requires sites that may have an archaeological potential to be fully investigated before planning applications are allowed. EN31 will not allow development that would result in greater risk of flooding due to increased water run off.

ASSESSMENT

The proposed site is located on the edge of the town centre amidst a residential and school area where housing development is acceptable in principal. The new junction and access to the development would be made off Greenway Road, which already caters for a considerable traffic flow. The applicants have undertaken a traffic impact assessment of the proposal that has now been assessed by County Highways who consider that whilst the proposed junction details are unacceptable but that an acceptable solution can be provided and do not raise any objection. There has also been considerable concern that the "link" between College Road and the new access/junction should not become a rat run for traffic and this is shared by County Highways. It is possible to install a form of barrier to prevent this and a condition requiring this has been recommended. In addition an amended plan has been submitted to remove the additional parking so that parking for the new Astroturf will be at the school and not along College Road. At present the site and Greenway Road, adjacent to the site has a history of flooding. The applicants have carried out a survey of the surface water drains and have discovered them to be in a poor state of repair with some

collapse having taken place. These drains would be repaired to enable them to work properly but the Environment Agency is concerned that the additional run-off from the development should also be catered for. Whilst not objecting to the proposal, the Environment Agency has requested additional information to be submitted (via a condition) to establish the volumes of water generated by the proposal and an acceptable scheme for its disposal. The existing playing area has low level lighting situated around its boundaries and the applicants are proposing that the new tennis and netball courts are lit. As the new courts are located in a different position to the existing it would be important to ensure that any lighting does not have a worse impact on the amenities of surrounding residential occupants than the current lighting. A condition is recommended to establish the effect of any lighting on residential amenity, with a note that it may not be possible to light the courts if an acceptable scheme cannot be identified. The new dwellings/staff accommodation would be located adjacent to existing residential properties and it will be important for the detailed plans to protect the amenity of neighbours by avoiding overlooking or overshadowing. Proposal considered acceptable

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, reserved matters, 3 years for the submission of details, materials, submission of drawings and construction of proposed highway scheme, submission of details of a barrier between the new access road and College Road, estate road details, submission of details of a drainage scheme for the Mill Lease Stream and its maintenance, submission of compensatory flood storage measures and maintenance, submission of surface water run off scheme and its provision on site, details of proposed lighting, lighting to be installed to avoid inconvenience from glare, submission of a noise survey to assess any noise impact of the proposed hard playing area, landscaping. Notes re surface water drainage, access for the disabled, lifetime homes, secure by design, illustrative plan only, energy and water conservation, meter boxes, lighting may not be possible.

REASON(S) FOR DECISION:- The site is located in the settlement limits of Taunton where residential development is considered acceptable in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy STR4. The proposal is considered to meet the requirements of the Taunton Deane Local Plan Revised Deposit Policies S1, H1 and C3 in that revised proposal will overcome highway concerns, nearby properties will not be adversely affect and that replacement recreational facilities are proposed.

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

CONTACT OFFICER: 356467 MRS J MOORE

NOTES:

