

FRIENDS OF HAMILTON GAULT PARK

ERECTION OF A TIMBER BUILDING FOR USE AS A CAFE AND COMMUNITY FACILITY AT SITE ADJACENT TO OLD PAVILION, HAMILTON GAULT PARK, HAMILTON ROAD, TAUNTON

Location: HAMILTON GAULT PLAYING FIELD, HAMILTON ROAD, TAUNTON

Grid Reference: 324182.124812

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5017_01 Location Plan

(A4) DrNo 5017_02 Site Plan

(A1) DrNo 5017_03 Proposed Floor Plan and Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No service trenches shall be dug within the canopy of any existing tree within the park on the approved drawing without the prior written approval of the Local Planning Authority.

Reason: To avoid potential harm to the root system of any tree leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policies EN6 and EN8.

4. Details of any percolation tests to be carried out and the siting of any soakaway shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To ensure adequate surface water disposal is provided and to avoid harm to tree roots.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

PROPOSAL

The proposal is to erect a community cafe facility on land at Hamilton Gault Park. The building would be octagonal and timber clad and 6m high and sited adjacent to the position of the old pavilion where there is a gap in the trees. The structure would be 11m across with a covered verandah.

SITE DESCRIPTION AND HISTORY

The application site lies within the existing park at Hamilton Road and is located adjacent to the foot path that runs through it and within a line of trees on a site where a previously diseased tree has been removed.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

ECONOMIC DEVELOPMENT - The economic development team is very interested to encourage new business start-ups particularly where there is a direct benefit to the local community, therefore I am happy to support this application.

LEISURE DEVELOPMENT - The Open Spaces Manager should be asked to comment.

OPEN SPACES MANAGER -

ENVIRONMENTAL HEALTH - FOOD SAFETY - No comment

WESSEX WATER - New water and waste water connections will be required. New regulations will require adoption of all new private sewers.

DRAINAGE ENGINEER - Attach the standard percolation test condition to any planning permission given.

Representations

Ward Cllrs Slattery and Smith support the scheme.

1 letter of no objection as long as erected in position shown. The facility should be monitored to prevent anti-social behaviour, any alcohol or music licence should be applied for and hopefully it will not increase parking along Hamilton Road.

PLANNING POLICIES

NPPF - National Planning Policy Framework,
CP1 - TD CORE STRAT. CLIMATE CHANGE,
CP3 - TD CORE STRATEGY - TOWN AND OTHER CENTRES,
CP5 - TD CORE STRATEGY INCUSIVE COMMUNITIES,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

LOCAL FINANCE CONSIDERATIONS

The development would not be CIL liable.

The development of this site would not result in payment to the Council of the New Homes Bonus.

DETERMINING ISSUES AND CONSIDERATIONS

The building would provide mixed use as a cafe and community facility for users of the park. The use would enable provision of a facility for community learning and training as well as providing refreshments to park users.

The new building would be visible through the trees from the road as well as being visible within the park itself. The building will be finished in painted timber cladding and have a grey sheet roof. The design is not considered out of keeping with the character and setting of the area and will be partially screened by existing tree cover.

The proposed use involves a cafe use (A3) which lies outside of the town centre, however it also is intended for community purposes and the impact of the cafe use is not considered to have a significant impact on the viability of the town centre. The building will be sited adjacent to the footpath and set back from the playing field area so it does not encroach on any pitch layout.

The parking and access for park users will not change and it is not anticipated that the use will result in a significant increase in on road parking as a result. The Highway Authority has been consulted and has raised no observations.

The drainage of the site is intended to be to the exsiting foul drainage system in the area while surface water is intended to utilise a soakaway. The Drainage Officer raises no objection in principle to this.

In summary the use here is considered an acceptable one and is supported by local Councillors and is recommended for approval.

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

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