

38/2003/558

TAUNTON SCHOOL EDUCATION CHARITY

ERECTION OF ASTROTURF ALL WEATHER PITCH, ASSOCIATED CAR PARKING AND THE ERECTION OF A DWELLING ON LAND AT GREENHAMS, TAUNTON.

21788/26952

OUTLINE APPLICATION

PROPOSAL

The outline application is for the provision of an all weather Astroturf playing pitch on land to the west of College Road. The new pitch would measure 95 m x 60 m and would replace the 3 existing hard surfaced tennis courts and part of the larger playing fields. There would be 8 parking spaces provided on part of the former side garden of Red Cottage adjacent the existing parking area. In addition the proposal is for the erection of a new dwelling, for staff accommodation, in the part of the side garden of Red Cottage off College Road.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY I am concerned that the additional parking space will lead to additional use of College Road and these should be deleted and users encouraged to use the main school for parking. (amended plans are awaited that remove the additional parking spaces). COUNTY ARCHAEOLOGIST no objection. ENVIRONMENT AGENCY no objection subject to conditions. WESSEX WATER mains water and foul water are both available in the vicinity of the site but there is no surface water sewer in the vicinity of the proposal and the developer will need to investigate alternative methods of disposal.

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 the proposed car parking and access to the dwelling would be likely to have a detrimental impact on the existing trees and should be re-sited or deleted from the proposal (amended plans are awaited to ensure the retention of the tree and comments on those plans will be forwarded to the committee if available). DRAINAGE OFFICER surface water should pass through an attenuation system before connecting to a watercourse or surface water/ piped watercourse. ENVIRONMENTAL HEALTH all external lighting should be located installed and maintained to prevent glare for any other residential or sensitive premises. LEISURE AND RECREATION OFFICER views awaited.

10 LETTERS OF OBJECTION raising the following points: - the erection of a dwelling, Astroturf pitch and car parking would be contrary to policy C3 of the Taunton Deane Local Plan Revised Deposit which allocates the land for recreational open space; the recreational open space should be retained as the land to the north of Greenway Road is likely to be developed in the future; there is insufficient information to allow for a proper consideration of the proposals; College Road is a private, unlit road with no pavements and the new Astroturf pitch and car parking would be likely to result in additional traffic using this road resulting in greater congestion and posing a danger to the existing pedestrian and vehicular users; the Astroturf pitch is likely to result in an increased use of the land and times that it can be used all of which would lead to greater noise disturbance for the existing residential occupants; the proposal would obscure the existing uninterrupted views of the playing fields; any floodlighting in the future would be likely to have a detrimental impact on the residential amenities of surrounding residential dwellings; this proposal, in combination with the adjacent introduction of new traffic lights along Greenway Road will lead to the private road being used as a "rat run" and would be dangerous to existing users.

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; increased use of College Road will block the entrance to the Esso Garage; floodlighting may result in light pollution for residents.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

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; H1 governs development within settlement boundaries criteria (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight. (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. 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. M1 & M2 new non- residential developments must provide for expected traffic numbers and have no more than 90% car parking provision on the site. They should also have other transport links available for alternative methods of transport such as bicycle and bus.

ASSESSMENT

The proposed Astroturf pitch would be constructed on an existing school playing field and would improve the quality of facilities for use by the school. It is not intended to light the pitch and conditions have been added to control any such development in the future. The additional car parking spaces are to be withdrawn to avoid additional vehicular use of College Road. The proposal is considered to be acceptable.

RECOMMENDATION

Planning permission be GRANTED subject to conditions of time limit, reserved matters, 5 year time limit, materials, lighting, fencing, parking, landscaping. Notes re disabled persons, lighting, secure by design, energy and water conservation, illustrative plan only.

REASON(S) FOR DECISION:- The proposal is for the improvement of sporting facilities for the existing school playing area and conforms to the requirements of Taunton Deane Local Plan Revised Deposit Policies S1 (general requirements) and C3 (playing field enhancement)

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

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NOTES: