

SOMERSET COUNTY CRICKET CLUB

**DEMOLITION OF PAVILIONS, STANDS AND SUSIDIARY ACCOMMODATION ON SOUTH SIDE OF GROUND AND ERECTION OF CRICKET SCHOOL, PAVILION, SEATING STAND AND 16 FLATS WITH COMMERCIAL GROUND FLOOR USE TO ST JAMES STREET/PRIORY AVENUE, TAUNTON AS AMENDED BY PLANS RECEIVED 9TH MAY, 2007**

322868/124974

FULL

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1.0 **RECOMMENDATION**

Subject to the provision of a Section 106 Agreement to secure an off site contribution to recreation and children's play facilities of £859 per one bed unit and £1785 per 2 bed+ unit (index linked) and no further representations raising new issues on the amended plans by 24th May, 2007 the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to the following conditions:-

- 01 The development hereby permitted shall be begun within three years of the date of this permission.
- 01 Reason: In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004 (Commencement No. 5 and Savings) Order 2005.
- 02 Before the commencement of any works hereby permitted, details or samples of the materials to be used for all the external surfaces of the building(s) shall be submitted to and be approved in writing by the Local Planning Authority, and no other materials shall be used without the written consent of the Local Planning Authority.
- 02 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 03 Details of a sample panel of the brickwork including the structure and colour of the mortar to be used shall be constructed on site for approval in writing by the LPA prior to the construction of the cricket school or flats commencing and the agreed panel shall be used as a template for the wall construction thereafter.
- 03 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 04 (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise

extended with the agreement in writing of the Local Planning Authority.  
(iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

- 04 Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.
- 05 Before any demolition is carried out details shall be submitted to and approved by the Local Planning Authority of the making good of any existing structure abutting any of those to be demolished.
- 05 Reason: To protect the setting and character of the adjacent listed building in accordance with Taunton Deane Local Plan Policy EN16.
- 06 Details of the ground floor shop frontages onto St James Street/Priory Avenue shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.
- 06 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A) .
- 07 Prior to the new stand being brought into use the applicant shall provide a Green Travel Plan which shall be submitted to and approved in writing by the Local Planning Authority and thereafter so implemented as agreed in writing.
- 07 Reason: To ensure the most sustainable form of development is proposed in compliance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1.
- 08 Details of any exterior public art to be provided on the external brickwork shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.
- 08 Reason: To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect on the appearance of the building(s) in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 09 Development shall not commence until the extant riverside flood defence has been raised to provide flood protection to the 1:100 year standard with an allowance for climate change and freeboard, as identified in the A2 Flood Risk Assessment, Section 5.3. Details of the design and phasing of the up-rating works to the flood defences shall be submitted to and approved in writing by the Local Planning Authority before implementation.
- 09 Reason: To minimise flood risk to the proposed development in accordance with Taunton Deane Local Plan Policy EN28.
- 10 Minimum finished ground floor levels, excluding the 'concourse', must be no lower than set at 16.43 m AOD.
- 10 Reason: To minimise flood risk to the development in accordance with Taunton Deane Local Plan Policy EN28.

- 11 Construction shall not commence to those areas of the development set below 16.43 m AOD until the details of flood resistance, resilience and evacuation have been submitted to, and approved in writing by the Local Planning Authority.
- 11 Reason: To minimise flood risk to the development and the public in accordance with Taunton Deane Local Plan Policy EN28.
- 12 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
- 12 Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Taunton Deane Local Plan Policy EN28.
- 13 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
- 13 Reason: To prevent pollution of the water environment in accordance with Taunton Deane Local Plan Policy EN28.
- 14 The foul drainage must be connected to the public sewerage system.
- 14 Reason: To prevent pollution of the water environment and in accordance with Circular 3/99 (Planning Requirements in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development) in accordance with Taunton Deane Local Plan Policy EN28 .
- 15 The foul drainage is kept separate from clean surface and roof water.
- 15 Reason: To prevent pollution of the water environment in accordance with Taunton Deane Local Plan Policy EN28.
- 16 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.
- 16 Reason: To prevent pollution of the water environment in accordance with Taunton Deane Local Plan Policy EN28.
- 17 Details of the new green roof system to the cricket school and flats shall be submitted to and agreed in writing by the LPA and thereafter so maintained for a minimum period of 5 years.
- 17 Reason: : In the interests of sustainability and the character of the area in accordance with Taunton Deane Local Plan Policies S1 and S2.
- 18 No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of

a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

- 18 Reason: To help protect the archaeological heritage of the district in accordance with Taunton Deane Local Plan Policy EN23.
- 19 Details of the provision of bin storage areas shall be provided prior to construction commencing and thereafter provided prior to occupation of the flats.
- 19 Reason: In the interests of the amenity of the area in compliance with Taunton Deane Local Plan Policy S1.
- 20 Details of external vehicular or pedestrian gates to the ground shall be submitted to and approved in writing by the Local Planning Authority prior to being erected.
- 20 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 21 Details and samples of the materials to be used for the surfaces of the footpaths, access and parking areas shall be submitted to and be approved in writing by the Local Planning Authority, and no other materials shall be used without the written consent of the Local Planning Authority.
- 21 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Deposit Policies S1(D) and S2(A).
- 22 Details of the external finish to any electrical substation enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to its erection and shall thereafter be carried out as agreed.
- 22 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 23 Provision shall be made for the parking of cycles in accordance with details to be submitted to and approved by the Local Planning Authority. Such provision shall be made before each phase of the development hereby permitted is occupied/use hereby permitted is occupied.
- 23 Reason: To accord with the Council's aims to create a sustainable future by attempting to reduce the need for vehicular traffic movements in accordance with Taunton Deane Local Plan Policy M5.
- 24 Provision shall be made for combined radio and TV aerial facilities to serve the development hereby permitted and no external radio or TV aerial shall be fixed on any individual residential property or flat or other unit of living accommodation.
- 24 Reason: In the interests of the visual amenity of the area in accordance with Taunton Deane Local Plan Policy C15.
- 25 Details of the making good of the end of the old cricket school following demolition of the Ondaatje Pavilion shall be submitted to and approved in writing by the Local Planning Authority prior to demolition.
- 25 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).

### Notes to Applicant

- 01 The Environment Agency recommends that because of the need to protect and safeguard the environmental qualities of the site and the scale and likely programme of construction the Local Planning Authority should seek undertakings from the applicant/developer to minimise detrimental effects to natural/water environmental features of the site and the risks of pollution. Such undertakings should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.
- 02 The proposed development appears to lie over the culverted watercourse the Stockwell Stream which is supplied from the Black Brook. The route of the Stockwell Stream is unclear from the submitted information but we believe that it should be determined and the condition of the culvert investigated. For Information, the Environment Agency normally objects to any development, which lies on top of a culverted watercourse. The responsibility for maintaining the watercourse normally rests with the riparian owner. The Agency also looks for opportunities to break out culverts where this is possible provided that the culvert or its habitat is not of ecological or historic interest.
- 03 If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.
- 04 The Environment Agency owns the land along the back of the Cricket Club Site adjoining the River Tone. Any developments of the site involving the Environment Agency's Land will require easements to be granted by the Environment Agency. The club or its representatives should contact the Environment Agency Estates Department to discuss the way the development may affect our land. Please contact Kevin Aylott (Estates Department) on 01392 352423 to discuss this matter further.
- 05 Water mains installed should be of sufficient size to permit installation of hydrants to British Standards. If it is proposed to carry out the burning of materials following demolition you are required to notify Somerset Fire and Rescue Service Command & Mobilising Centre on 01823 364500 at least 48 hours before commencement so that the appropriate Fire Station may be made aware of this burning.

REASON(S) FOR RECOMMENDATION:- The proposed development is on a site within the settlement limits where redevelopment will enhance the facilities of the County Cricket Club and provide housing and is considered to accord with Taunton Deane Local Plan Policies S1, S2, H2, C4, M4, EN16 and T33.

## 2.0 **APPLICANT**

Somerset County Cricket Club

### 3.0 **PROPOSAL**

The redevelopment of the Somerset County Cricket Club and of the County Ground remains a huge challenge, but one which is of vital importance if the Club is to provide itself with long term stability. Many of the current facilities are too old and reaching the end of their natural life, the capacity is too small, and the Club are unable to make best use of the commercial advantage that the town centre location affords. Furthermore, the Club has the opportunity to make a huge contribution to the delivery of Project Taunton.

With this in mind the Club have a clear objective for the redevelopment of the ground. The Club wish to ensure that the future of first class cricket is secured and maintained at Taunton and the south west of England. The existing cricket pitch dimensions and outfield are not satisfactory for international cricket and they need to be improved so that they are capable of holding one day international matches. In addition the Club are seeking to guarantee their first class status over the medium to long term and provide the home for England's women's cricket. In terms of ground capacity the permanent facilities need to be able to provide for 10,000 seats with an additional 5,000 temporary seats for major matches and events. The redevelopment of the facilities needs to be completed by 2009, after which future television sponsorship revenues are uncertain. In addition the cricket ground needs to provide a multi use facility to benefit the town, the county and the region. It needs to provide access to the widest possible cross section of society.

The proposal consists of various demolition works of pavilions and stands on the south side of the cricket ground and the erection of a new cricket school, stand with seating for 2,800, a new pavilion, 16 flats and commercial ground floor retail area. The new ground floor commercial area fronts onto Priory Avenue with three floors of flats above. The new pavilion and stand is designed to have a sweeping canopy roof which is kept as low as possible so as not to compete with the Church towers of the Taunton skyline. It is also intended that the roof be used for rainwater collection which could then be used for irrigation or re-cycled for toilet flushing. The back of the stand is intended to be a timber screen. The roof of the cricket school and flats is intended to be a green roof system in order to achieve an eco-homes 'Very Good' rating. The wall materials of the cricket school and flats is intended to be a brick to match in with the established character of the area.

### 4.0 **THE SITE**

The site comprises the southern side of the cricket ground including the existing two storey residential accommodation on St. James Street adjacent to a pair of 3 storey listed dwellings, the boundary wall and entrance turnstiles, the car park, the Old Pavilion, St James Street boxes, the stands, shop and fitness facility and the Ondaatje Pavilion. All of these elements will be demolished to make way for the new development proposals. A new access onto Priory Avenue will be provided to the north east of the existing access.

The development site is bounded by the 3 storey listed properties, the Almshouses in St James Close and the graveyard to the west, the Malthouse building to the south across the road and the two storey residential properties in Priory Walk to the east.

The cricket ground has a long established D2 use and its redevelopment for similar purposes is proposed as part of the current scheme.

## 5.0 **PLANNING HISTORY**

There have been a number of applications over the years relating to the provision of new pavilions and refurbishment of the ground with improved facilities. The current vision for the site as part of Project Taunton involves considerable change over the existing situation. The one relevant application in relation to the current scheme that has been approved is as follows

**38/2006/503** Demolition of a Section of Boundary Wall to Churchyard, Change of Use of Land and Erection of new Stand and Boundary Wall at St James Church, St James Street, Taunton - Application approved.

## 6.0 **CENTRAL GOVERNMENT PLANNING POLICY**

### **Planning Policy Statement 1 – ‘Delivering Sustainable Development’ PPS1**

Paragraph 5 Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Paragraph 13 Key Principles

Paragraph 27 Delivering Sustainable Development – General Approach

Paragraph 29 In some circumstances, a planning authority may decide in reaching a decision to give different weight to social, environmental, resource or economic considerations. Where this is the case, the reasons for doing so should be explicit and the consequences considered. Adverse environmental, social and economic impacts should be avoided, mitigated, or compensated for.

Paragraphs 33 - 39 Design

### **Planning Policy Statement 3 – ‘Housing’ (PPS3)**

Paragraphs 12 – 19 Achieving High Quality Housing

Paragraphs 25/26 Market Housing

Paragraphs 27 - 30 Affordable Housing

Paragraph 40 A key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed.

Paragraph 45 Using land efficiently is a key consideration in planning for housing. Regional Spatial Strategies should set out the region’s housing density policies, including any target.

Paragraph 69 In general, in deciding planning applications, Local Planning Authorities should have regard to:-

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues.

### **Planning Policy Guidance Note 13 – ‘Transport’ (PPG13)**

The introduction of this document gives the underlying objectives as integrating planning and transport at the national, regional, strategic and local level in order to:-



- (i) promote more sustainable transport choices for both people and for moving freight;
- (ii) promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and
- (iii) reduce the need to travel, especially by car.

The underlying theme is that all traffic generating developments should be accessible by a choice of means of transport. Paragraphs 4 - 6 Objectives

Paragraphs 12 - 17 Housing

Paragraphs 28 - 30 Design, Safety and Mix of Uses

Paragraphs 49 -55 Parking

Paragraphs 72 - 74 Public Transport

Paragraphs 75 - 77 Walking

Paragraphs 78 - 80 Cycling

Paragraph 82 Planning Conditions

Paragraphs 83 - 86 Planning Obligations

Central Government guidance on the use of planning agreements and obligations is contained in Circular 5/2005. In particular, the Circular states that planning obligations should be sought only when they are:-

- (i) relevant to planning;
- (ii) necessary to make the proposed development acceptable;
- (iii) directly related to the proposed development;
- (iv) fairly and reasonably related in scale and kind to the proposed development; and
- (v) reasonable in all other respects.

### **PPG17 Planning for Open Space, Sport and Recreation**

Paragraph 22 Planning permission for stadia and major sports developments which will accommodate large numbers of spectators, or which will also function as a facility for community based sports and recreation, should only be granted when they are to be located in areas with good access to public transport. Planning permission for additional facilities (such as retail and leisure uses)

should not be granted for any out-of-centre developments unless they comply with the policy set out in PPG6.

## 7.0 **RELEVANT PLANNING POLICIES**

### **RPG10 – Regional Planning Guidance for the South West**

SS5 – Principal Urban Areas

EN3 – The Historic Environment

EN4 – Quality in the Built Environment

HO3 – Affordable Housing

HO5 – Previously Developed Land and Buildings

### **Somerset and Exmoor National Park Joint Structure Plan Review**

POLICY STR1 – Sustainable Development

POLICY STR4

DEVELOPMENT IN TOWNS

New development should be focussed on the Towns where provision for such development should be made in accordance with their role and function, individual characteristics and constraints. Priority should be given to the re-use of previously developed land and to the encouragement of mixed use development.

Policy 9 – The Built Historic Environment,

Policy 33 – Provision for Housing

Policy 35 – Affordable Housing

POLICY 48

ACCESS AND PARKING

Developments which generate significant transport movements should be located where provision may be made for access by walking, cycling and public transport. The level of parking provision in settlements should reflect their functions, the potential for the use of alternatives to the private car and the need to prevent harmful competitive provision of parking.

The level of car parking provision associated with new development should:

- first, take account of the potential for access and provide for alternatives to the private car, and then,
- should be no more than is necessary to enable development to proceed.

## Policy 49 – Transport Requirements for New Development

### **Taunton Deane Local Plan Policies**

#### S1 – General Requirements,

##### S2 – Design

Development must be of a good design. Its scale, density, height, massing, form, layout, landscaping, colour, materials and access arrangements will be assessed to ensure that the proposal will, where reasonable and feasible:

- (A) reinforce the local character and distinctiveness of the area, including the landscape setting of the site and any settlement, street scene and building involved;
- (B) incorporate existing site features of environmental importance;
- (C) reinforce nature conservation interest;
- (D) minimise the creation of waste in construction and incorporate recycled and waste materials;
- (E) include measures to reduce crime;
- (F) minimise adverse impact on the environment, and existing land uses likely to be affected;
- (G) include facilities to encourage recycling;
- (H) make full and effective use of the site;
- (I) subject to negotiation with developers, incorporate public art; and
- (J) include measures to promote energy efficiency.

#### H2 – Housing in Settlements

Housing development will be permitted within defined limits of settlements, provided that:

- (A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criterion (B);
- (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips;
- (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car;
- (D) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking;

- (E) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity;
- (F) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings;
- (G) existing and proposed dwellings will enjoy adequate privacy and sunlight; and
- (H) on housing developments and conversions of a substantial scale a reasonable mix and balance of housing types and sizes be incorporated to cater for a range of housing needs, particularly those low-cost housing types which are under-represented in the current stock.

H9 – Affordable Housing,

M3 and M4 – Parking,

C4 – Play and Recreation,

EN14 – Conservation Areas,

EN16 – Setting of Listed Buildings,

EN28 – Development and Flood Risk,

T33 – Taunton’s Skyline

Development which would detract from the distinct character and attractiveness of Taunton’s skyline will not be permitted.

## 8.0 **CONSULTATIONS AND REPRESENTATIONS**

### **County Highway Authority**

Comments awaited.

### **Environment Agency**

“The Agency has no objections in principle to the proposed development subject to the inclusion of conditions, which meet the following requirements.

CONDITION: Development shall not commence until the extant riverside flood defence has been raised to provide flood protection, to the 1:100 year standard with an allowance for climate change and freeboard-as identified in the A2 Flood Risk Assessment, Section 5.3. Details of the design and phasing

of the uprating works to the extant flood defences must be submitted to, and formally approved in writing by the local planning authority before implementation.

REASON: To minimise flood risk to the proposed development.

CONDITION: Minimum finished ground floor levels, excluding the 'concourse', must be no lower than set at 16.43 m AOD.

REASON: To minimise flood risk to the development.

CONDITION: Construction shall not commence to those areas of the development set below 16.43 m AOD until the details of flood resistance, resilience and evacuation have been submitted to, and approved in writing by the Local Planning Authority.

REASON: To minimise flood risk to the development and the public.

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

CONDITION: Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASON: To prevent pollution of the water environment.

CONDITION: The foul drainage must be connected to the public sewerage system.

REASON: To prevent pollution of the water environment and in accordance with Circular 3/99 (Planning Requirements in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development).

CONDITION: The foul drainage is kept separate from clean surface and roof water.

REASON: To prevent pollution of the water environment.

CONDITION: No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent pollution of the water environment.

CONDITION: Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment.

CONDITION: Any discharge of silty or discoloured water from excavations shall be irrigated over grassland or a settlement lagoon be provided to remove gross solids. This Agency must be advised if a discharge to watercourse is proposed.

REASON: To prevent pollution of the water environment.

#### INFORMATIVES

In addition the following comments must be noted.

The Agency recommends that because of the need to protect and safeguard the environmental qualities of the site and the scale and likely programme of construction the Local Planning Authority should seek undertakings from the applicant/developer to minimise detrimental effects to natural/water environmental features of the site and the risks of pollution. Such undertakings should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

The proposed development appears to lie over the culverted watercourse the Stockwell Stream which is supplied from the Black Brook. The route of the Stockwell Stream is unclear from the submitted information but we believe that it should be determined and the condition of the culvert investigated. For Information, the Agency normally objects to any development, which lies on top of a culverted watercourse. The responsibility for maintaining the watercourse normally rests with the riparian owner. The Agency also looks for opportunities to break out culverts where this is possible provided that the culvert or its habitat is not of ecological or historic interest.

If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.

The Agency owns the land along the back of the Cricket Club Site adjoining the River Tone. Any developments of the site involving the Agency's Land will require easements to be granted by the Agency. The club or its representatives should contact the Agency Estates Department to discuss the way the development may affect our land. Please contact Kevin Aylott (Estates Department) on 01392 352423 to discuss this matter further.

The Agency would recommend that the County Archaeologist be consulted regarding an appropriate programme of archaeological investigation." (12th March, 2007)

"No objections in principle to the development subject to the inclusion of conditions of floor levels at 16.43 m AOD, grampian condition re no commencement until flood defence is raised to the standard specified in the Flood Risk Assessment, surface water drainage, details of flood resistance and evacuation for areas below 16.43 m AOD, storage of oils/fuels, foul drainage kept separate from surface/roof water, trapped gullies, water discharge from excavations and notes re protecting water environment, culverted watercourse, waste management regulations and right of access."

#### **Wessex Water**

"There is foul sewerage capacity to serve the site. Surface water should discharge to the culverted water course crossing the site with the consent of the Land Drainage Authority. The sewage treatment works and pumping station have sufficient capacity to accept the extra flows this development will generate. The existing main is adequate to supply the proposed development."

#### **Police Architectural Liaison Officer**

"I have had opportunity to examine the plans and would make the following base comments. Vehicles should be prevented from parking underneath/close to stadium arena, pavilions, stands etc (the plans appear to indicate that parking is proposed under the future north pavilion and stands near the community fitness facility). Access control measures should be implemented for both persons and vehicles on both event and non-event days. This is particularly important in respect of goods delivery and refuse disposal vehicles. Goods delivery and refuse storage areas should be monitored and controlled. No deliveries or collections should take place on match/event days. There should be clear demarcation between public/private areas with appropriate access control into/out of private areas. The use of litter bins should be avoided, built-in waste receptacles may be more appropriate. All voids should be lockable and controllable, e.g. inspection hatches and storage areas, especially those infrequently used. A monitored/well maintained cctv system should be installed as part of an integrated security system. Such a system should monitor all entrances and exits and be capable of detecting intruders, confirming alarms, obtaining images of evidential quality and monitoring crowd movement/safety. The installation of a monitored intruder

alarm system shall and suitable lighting are essential elements of the security system.”

### **Chief Fire Officer**

“Means of escape should comply with Approved Document B1 and detailed recommendations concerning other fire safety matters will be made at Building Regulations stage. If the club intend to play through the phases of development full details of how the club intend to meet the current safety certificate will be required. Access for fire appliances should comply with Approved Document B5 of the Building Regulations 2000. It is unclear if access for an aerial appliance has been considered. Water mains installed should be sufficient to install fire hydrants conforming to British Standards. Note re burning during demolition.”

### **English Heritage**

“This application represents a significant development close to Taunton town centre and because of the scale of the development, in particular the new cricket stand, its visual impact goes beyond the immediate area and we believe that it has the potential to affect some of the iconic views of Taunton town in which the towers of a number of historic churches are a prominent feature. The supporting information presents a number of visualisations of the new development in its wider context but these do not sufficiently represent the most important viewpoints from our perspective and where they do, we are not convinced that the impact on historic features is fully illustrated. We therefore consider that further information is required to allow a proper assessment of the wider impact of the development. This should include a number of the longer perspective views of the historic church towers of the town and how the new stand would affect those views, plus a greater range of views from different vantage points within the cricket ground, including the view that features on the introduction page to the Design and Access Statement, showing the existing view and how it would appear with the new development. There is currently a major strategic initiative underway in Taunton intended to promote its economic and cultural status. Part of that initiative is the reinforcement of the strong identity of the town. The view across the town of the church towers is an iconic image frequently used to promote its identity and whilst we recognise the importance of the County Cricket Club to the vitality of the town it is important that its development does not compromise other significant aspects of the town’s identity. The production of the additional information requested would give the opportunity to reassure us that this would not be the case.”

### **South West Design Review Panel**

“We are glad that cricket is to remain on this site enriching the life of the town centre. We support the redevelopment of the ground in principle and welcome the aspiration of the club to upgrade the venue for international cricket and to provide a new home for the national women’s cricket team – this level of ambition complements the ambition of Taunton to be much more than a



market town. The scheme as a whole is a tremendous positive for Taunton. We found the master plan concept convincing and hope the whole project can be completed within a reasonable time span. Phase 2 has much to commend it but we do have some issues. Our main concern was the building on St James Street. We did not see an entrance here that would befit a county cricket club, as national team base and a major sporting venue. The club entrance did not announce itself very clearly, did not allow a clear view of the pavilion and did not integrate the school into the club frontage, in fact there was an oddity of scale between the school and the adjoining building. It seemed unfortunate to have the turnstile entrance for spectators at the end of a blank wall; the experience would be more like going into a car park than a cricket ground. We suggest a single composition of the school and the club building or at least interlock the two architecturally, and hope a way could be found to announce the to the street that this is not another routine building but that something important regionally and nationally is here.

Within the ground the new pavilion will be the dominant building and the design meets the ambition without domineering the rest of the ground and without diminishing the pre- eminence of the church tower. However we did think the pavilion will be high in relation to other buildings around the boundary: its roofline, its dominant feature, exceeds the notional datum for the ground as a whole. We accept that this ground like many others in England, has a mixture of buildings by scale and height but argue that some family coherence is desirable and that a horizontal datum line around the ground is the best way to tie the diverse parts together. We do not wish to see the building re-worked: rather we suggest the subtle strengthening of the band of corporate boxes and to lighten the connection between the roof and the stand beneath. Then it will be not the roof but the lower corporate boxes that provide the datum. The masterplan should set a clear policy on the architectural language and materials for the whole project and pick up the datum line as well as issues such as the definition of entrances, the composition of the views to the church, materials, colours etc. We would like to see significant clumps of trees planted strategically between the main stands/buildings and particularly on the riverside edge.”

### **Landscape Officer**

“Given the proposed apartment building’s elevation hard against the street there is little opportunity for public tree planting to soften the impact of the building. There may be some scope for climbers, such as Virginia Creeper to soften its harsh southern elevation. My other concern is the west elevations even harsher relationship with the almshouses and the church. Green roofs will help reduce the buildings sustainability impact.”

### **Conservation Officer**

“The proposed scheme will have a direct impact upon the setting of a listed building together with others within the local townscape and also upon a conservation area (proposals for the extension of which to include affected properties are currently under consideration).

With this in mind the proposals for the cricket school and associated housing are alarming.

1. The demolition of 26 St. James Street will be detrimental to the setting of listed Nos. 24 and 25 with whom it forms a townscape grouping of contemporary character. This has relevance in terms of its relationship with Canon Street and Middle Street - to which it forms a terminus, and is visible respectively, also in terms of the broader townscape which on the whole has a distinctive Georgian-early nineteenth century character. Considerable harm has already been inflicted upon the historic character of the area within St. James and a high priority should be placed upon conserving those buildings surviving. While the insertion of modern windows to the ground floor of the building has harmed its appearance this is a cosmetic issue easily reversed. It is worth noting that this was identified as an important building by O'Rourke in the 2004 study.
2. The proposed cricket school forms a startling juxtaposition with the listed property that is wholly inappropriate. It breaks the continuity of the street frontage while presenting a slab like and monolithic blank face. It respects in no way the vertical emphasis of both this and other buildings within the area – the quality of which is currently highlighted by the grouping of the listed building with that proposed for demolition on one side and the alms houses on the other – and is alien in terms of roof form and materials. This proposed structure will form a most uninspired terminus to Canon Street and blight potential to improve the amenity of the space to its front.
3. The associated residential scheme continues the theme. It displays an even stronger horizontal emphasis, alien roof-form, materials, and pattern of fenestration and is overpowering in terms of its height and massing. The Malthouse opposite is atypical within the area in terms of its bulk and in this sense forms something of a landmark. Its traditional roof form softens its impact and profile. The proposed residential will compete with, dominate and erode this quality, the relationship between slab on one hand and sleek pitched roof on the other stark and imbalanced. Clearly the immediate setting of the conservation area will be harmed along with the appearance of buildings within it. It is worth noting that in terms of the wider townscape the residential block towers above the standard three storey pattern and the listed properties which exhibit it. It is worth noting PPG15: 2.17:

*The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Such areas require careful appraisal when proposals for development are under consideration, even if the redevelopment would only replace a building which is neither itself listed nor immediately adjacent to a listed building.*

4. The visual impact of the cricket stands will be undeniably strong particularly if clad in white material. In this way development within the O'Rourke in the 2004 study that has been ignored here.
5. The design and access statement does not fully consider impact upon the listed building, setting of listed buildings or the conservation area. It is uninformed by an historical appreciation of the area within which development is proposed (for this see draft St Mary - St James Conservation Area Appraisal) or current car park area should ideally aim to create more of a buffer while respecting the established street scene. This also appears to have been the conclusion of proper architectural appraisal of its qualities. In this sense the proposals completely fail to fulfil the requirements of PPS1: 24 and 25 and PPS3: 37 and PPG15: 2.14.
6. It may be worth noting that residents in the upper storeys of the residential development will probably be able to look right into the loft apartments opposite.

### **Planning Policy**

"The principle of the development is obviously supported as the redevelopment of the County Ground to include facilities suitable for international cricket, forms an important part of the Taunton Town Centre Action Plan(TCAAP). It seems a good idea to create a built frontage to Prior Avenue/St James Street and to use upper floors for residential development. The proposed creation of an active street level frontage in Priory Avenue, including the club shop will enliven this section of the street, and seems to reflect the aims of the Urban Design Framework and the Taunton Design Code. The proposed use of 'green roofs' is welcome. The indoor cricket school has windows at street level so that cricketers can be seen from the street and this seems a good idea. The only concern is that the masonry cladding above the glass is a large undivided area of brickwork. Perhaps this aspect could be reconsidered. Is there scope to commission public art to enliven the upper façade? The building fronting Priory Avenue appears to be 13m high. Although this will result in a height : width ratio of about 1:1 - quite a tight feel to the street as it is only around 13 wide at this point – it seems to reflect the recommendations in the Design Code which suggested a ratio in the range 1:1 to 1:1.25. The Design Code did however show buildings on this frontage 3.5 storeys high, whereas the proposals are for a full 4 storeys. It seems difficult to design the scheme to fit in with any existing context, suggesting the aim should instead be to make the street frontage as distinctive as possible. The desire to set back the ground floor in Priory Avenue (perhaps reasonable enough in view of the restrictive pavement width) tends to create a non-traditional, horizontal emphasis to the buildings. The buildings on Priory Avenue will tend to be viewed from an acute angle and/or at close range owing to the narrowness of the street. The applicant might possibly be asked to provide illustrations of the development viewed from such angles. The quality detailing of the facades, particularly the use of

colour and relief seems important. At a more detailed level one might query whether the brown brick implied on the Priory Avenue elevation is appropriate to Taunton – red or buff seem more characteristic of the adjoining streets.

### **Building Control Officer**

“Demolition Notice for works is required under Section 80 of the Building Act 1984.”

### **Drainage Officer**

“I note from the Flood Risk Assessment that the proposed floor levels and emergency access and egress are to comply with the Environment Agency document Flood Risk Management Guidance for the Taunton Vision area and that these exceed the maximum requirements contained in PPS25. A condition to any approval given should require that full flood resilience and flood mitigation measures should be submitted for approval when details applications are made for Phases 1, 2 & 3. These should also include details if proposed of Sustainable Drainage techniques to be installed.”

### **Housing Officer**

“16 flats currently fall under the threshold of 25 for Taunton. This is a main centre site where there is very little affordable housing nearby so should there be further applications at this site I would be very interested.”

### **Leisure Development Team**

“In accordance with the Local Plan policy C4 provision for play and active recreation must be made. The development makes no on-site provision for community recreation. Public open space in the town could be improved for the benefit of new residents on the development to provide outdoor recreation opportunities. Therefore I require a contribution of £859 per dwelling towards active recreation and £1785 per each 2 bed + dwelling towards children’s play facilities, both sums to be index-linked.

## 10.0 **REPRESENTATIONS**

Letters of objection from 7 local residents have been received raising the following issues:-

1. The 4 storey building will cause overlooking.
2. Loss of privacy.
3. Concern over proximity of entrance to boundary wall and damage.
4. Fuel fumes.

5. Overshadowing of Priory Walk and have an adverse health affect due to loss of light and increase in utility bills.
6. The development will have an overpowering even a cavernous feel and impact on the street, out of scale with the Malthouse and Priory Walk.
7. The flats would obscure the view of the church.
8. The flats should be reduced to 3 storey.
9. Concern over future noise nuisance.
10. Need for viable business plan.
11. Road and parking improvements should be linked to any development.

## 11.0 PRINCIPAL ISSUES FOR CONSIDERATION

- A. Is the design and impact of the development appropriate in terms of policy and the context of the Project Taunton vision? POLICY AND DESIGN
- B. Should the development make a contribution towards provision of affordable housing? VIABILITY
- C. Is access and parking provision suitable? ACCESS
- D. Are adequate measures provided to protect against flooding? FLOOD RISK
- E. Is adequate recreation provision being made? RECREATION
- F. Is the proposed development sustainable? SUSTAINABILITY

### **A. Policy and Design**

The site lies within the settlement limit of Taunton and has been identified as part of the Project Taunton redevelopment of the town. As part of the redevelopment the Phase 2 scheme seeks to provide improved facilities at the ground including a new cricket school, pavilion, stand, ground floor retail space and 16 flats as part of a mixed use development.

The residential element of the development has to be assessed in terms of policy H2 of the Local Plan. The original scheme was for the four storey building 13.5 m high set on the St James Street Road frontage and 8 m away from the eastern boundary. The development has been revised by re-positioning to lessen the impact and overlooking in relation to the new Malthouse flats and the properties in Priory Walk. The building has been set

back to give a separation distance across the road of 15 - 22 m from the new flats and allows for planting to street the frontage. To the side the window has been removed so there are now only windows back and front and the separation to the eastern boundary has been increased to 10 m. While the development will have some impact on the outlook of existing properties in Priory Walk and across the street the impact of this in this urban setting is considered to be an acceptable one. The impact of the development on the western side has also been considered and while the cricket school creates a long blank wall this is not considered to adversely affect the rear elevations of the Almshouses as there are no rear windows looking out in an easterly direction. The cricket school will impact on the adjacent listed building as this will form a new boundary along its eastern side, although this lies beyond the historic garden boundary. This impact has to be assessed in terms of whether it causes harm and preserves the setting of the building. Neither the South West Design Review Panel nor English Heritage have raised concern over this issue.

The design of the flats and cricket school in terms of their impact on the street scene and adjacent properties has been carefully considered and in light of the concerns of the Conservation Officer the Authority sought the views of the South West Design Review Panel. Their opinion was that the scale and flat roof design in this location was acceptable but there needed to be an improvement to give an appropriate entrance into the ground, a better integration between the cricket school and club frontage and to allow views of the new pavilion and stand. The revisions to the design are considered to overcome these concerns. There is now a more prominent link between the cricket school and club facilities while creating a greater separation from the residential units. In setting back the residential flats the scheme improves the relationship and impact on the setting of the listed building on St James Street. The Club entrance is now more prominent and allows for a larger height opening in the frontage to give views of the pavilion beyond. The extent of brickwork to the frontage above the glazed cricket school window and the adjacent shop is considered a design issue and a means of breaking this up with some form of public art and signage relating to the cricket club is considered appropriate. Signs are covered separately by the Advertisement Regulations. However, the provision of public art on the exterior wall can be covered by the imposition of a condition. The materials for the flats are intended to be brick with a green roof, while the main stand will have a sweeping arched canopy roof and timber screening to the rear south elevation to act as a shade to the stand as well as a screen to the residential properties. The canopy roof will be of a stretched fabric that is self cleaning, is air permeable and allows 95% UV protection. The design issues have to be considered in light of Local Plan policy S2 and given the standard of the design, the advice received and sustainable nature of the approach taken, overall the scheme is considered a positive one.

The design of the new stand and pavilion was considered to be positive and whilst a dominant feature, it should not be domineering in relation to the ground as a whole. The stand building will be approximately 18.5 m high and the impact of the development in terms of its skyline impact has to be

considered in terms of policy T33. English Heritage initially raised concern over the impact on the iconic views of the church towers of the town. Further information has been sought and provided and the setting of the church towers and main views of them is considered to be protected by the current scheme design. English Heritage has now confirmed that the scheme is considered to be acceptable.

Having taken specific design advice from a qualified panel of architects and seen revisions to address the issues that were being raised it is considered that the proposed scheme is considered one that can be supported on design and policy grounds.

### **B. Viability**

The provision of affordable housing is covered by policy H9 of the Local Plan and states that the provision of affordable housing will be sought based on identified need. In assessing the level of provision on individual sites regard will be paid to the need to balance other important planning requirements and to any abnormal costs associated with the development of the site which would threaten its financial viability. The current scheme proposes 16 flats and while this is below the original identified threshold of 25 in the Local Plan this has since been revised in the new PPS3 which came into force in April. The revised threshold is 15 and clearly the proposed scheme exceeds this. The proposals for the site however have been developed over some considerable time and there are issues identified with the funding of the development and a reliance on third party sources to reduce the gap. The imposition of an affordable housing requirement has been identified as having a significant affect on the scheme. In terms of the Phase 2 development the view has been taken that the importance of the scheme's success, given the social and economic benefits to the town that the redevelopment would result in, is sufficient to not require a contribution towards affordable housing in this instance.

### **C. Access**

The access to the ground on the southern side is to be altered from the existing situation. A pedestrian access to the ground floor retail units and ticket office is provided directly off St James Street with similar access to the cricket school. A separate access to the flats is provided towards the eastern end of the building while pedestrian access into the ground is provided at the end of the residential building. A new vehicular access is also provided at the eastern end of the building set back from the road with parking for 28 cars in an area with landscaping between it and the back of the stand. The revised access is considered acceptable by the Highway Authority.

The submission includes a Transport Statement which identifies the potential increase in capacity of the ground by up to 3000. It has been identified that on completion of Phase 2 parking at the site will be reduced with the loss of the all day public car parking. The Statement predicts that as there will be no increase in available parking in the vicinity of the cricket ground, traffic

volumes should not increase in the surrounding area. Additional spectators generated by improved capacity will predominantly use other modes of travel to reach the ground. A Travel Plan for the re-development is being proposed to assist in reducing the reliance on the car for employees and visitors to travel to the ground. The package of measures could include the increased use of coaches, better information and marketing on public transport services, provision of a park and ride service on match days that would pass the ground and increasing the number of park and ride buses operating at peak times. A condition to secure the provision and implementation of a Travel Plan is considered as being necessary in relation to the future development of the site.

#### **D. Flood Risk**

The application site lies within the identified flood risk area of the River Tone and a Flood Risk Assessment has been carried out as part of the submission in compliance with PPS25. The Environment Agency raise no objection to the proposed development but do recommend a number of conditions to address potential flooding issues. These include the provision of improved flood defence works prior to commencement and finished floor levels at 16.43m AOD. Subject to the conditions proposed the development is considered to adequately address the flood risk of the site.

#### **F. Recreation**

The policy on recreation provision for residential development is set out in Taunton Deane Local Plan policy C4. The proposed development includes a mix of one and two bed roomed flats, including 10 two bed units and 6 one bed roomed flats. There is insufficient space available and it is impractical to provide for on site facilities and so a sum is requested for provision off site. The request is considered reasonable in light of policy and the applicant has agreed to provide this contribution so a Section 106 Agreement is proposed to secure this provision.

#### **G. Sustainability**

Both national and local planning policies support and encourage sustainable development on previously developed land in central locations and the current proposal is entirely compatible with these policies. The site lies within easy walking distance of the town centre, the railway station and the bus station, all of which are within the recommended preferred walking distance of 800m. A Travel Plan is also proposed and would be a condition of any approval.

The design incorporates reusable materials where possible and proposes a green roof to the roof of the cricket school and flats. The Architects have taken an environmental design strategy to try and minimise energy use, CO2 production and use of refrigerants. The building will utilise natural ventilation whenever possible to reduce energy use associated with mechanical ventilation and cooling. Low carbon technologies will be considered in detail as part of the approach including ground source heat pumps under the



pavilion, solar hot water panels on the cricket school roof. Potential rainwater collection from the pavilion roof is also being considered with a view to its reuse for pitch irrigation or toilet flushing. It is intended that the flats will achieve as a minimum Ecohomes "Very Good".

## **12.0 CONCLUSION**

The proposal provides for a high quality design scheme creating a mixed use development within easy reach of the town centre and accessible by a range of modes of transport. The buildings have been sensitively designed to address sustainability issues, flooding, listed building, skyline and residential amenity impacts. The limitations of the site make the location of the new cricket school difficult other than as proposed. The impact on the adjacent listed building forms the weakest part of the scheme. However in view of the other benefits achieved from the proposal in respect of recreation contributions and the provision of a main part of the Project Taunton vision the proposal is considered to be one worthy of support.

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

**CONTACT OFFICER: 356398 MR G CLIFFORD**

NOTES: