

THE GOVERNORS KINGS COLLEGE

ERECTION OF TWO STOREY EXTENSION TO BOARDING HOUSE (CURRENTLY UNDER CONSTRUCTION) AT KINGS COLLEGE, SOUTH ROAD, TAUNTON.

23680/24060

FULL PERMISSION

PROPOSAL

Permission was granted in October 2001 for a part two storey, part three storey building located on the northern side of the Kings College cricket field to the rear of the main College buildings. Work has recently commenced. This proposal comprises a two storey extension to the eastern end of that building to provide accommodation for the Housemaster. The applicant states that "the requirement has come about as a result of a recent increase in the anticipated pupil intake at the College for the academic year commencing September 2003".

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER refers to sewer crossing the site and need for protection. SPORT ENGLAND Sport England has considered the application in the light of its playing fields policy. From the information provided we are satisfied that the proposal meets one of the exceptions of the above policy (E.3) in that: The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance and adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on site. This being the case, 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 subject to hand digging within the canopy spreads the proposal looks fine.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy C3 (Criterion D) of the plan acknowledges that in the case of college playing fields an exception to the presumption of development of recreational open space may be permitted where the land is needed for development of school buildings and/or associated facilities, and adequate playing fields to meet statutory requirements would be retained.

ASSESSMENT

The principal issues in the consideration of the earlier application were the impact upon properties in Holway Avenue/Holway Road and potential loss of playing field. The

extension would not give rise to any detrimental impact upon neighbouring properties. The proposal does not result in the loss of a significant area of useable playing field and in line with Sport England's comments the proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, protection of trees, double glazing, hand digging. Notes re fire safety, soundproofing, CDM Reg, drainage.

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: