

38/2005/290

GOVERNORS, TAUNTON SCHOOL

ERECTION OF GATEHOUSE AND 2 NO. SECURITY BARRIERS, TAUNTON SCHOOL, STAPLEGROVE ROAD, TAUNTON.

21819/25686

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a small gatehouse constructed of render and Welsh slate, together with a dormer on each of the 2 No. driveways into the school off Staplegrove Road. The gatehouse would be set back some 50 m from the main vehicular access into the School Site.

Application 38/2005/290 relating to the same gatehouse but sited only 22 m from Staplegrove Road was withdrawn in April this year because the applicant understood that the county Highway Authority recommended refusal on the basis that the location of the barriers within 22 m of the highway would only allow a maximum of four to five vehicles to exit the adopted highway and would be likely to cause further queuing of the Staplegrove Road thereby adding to congestion

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the previous application No 38/2005/078 proposed barriers much closer to the highway. This resulted in fears over the possibility of vehicles queuing back onto the main highway. This current proposal generally overcomes those concerns but there is still the concern that vehicles entering the grounds and not being allowed past the barriers will require sufficient turning space to be able to regain access to the main road in a forward gear. To enable this it is important that the existing internal roadways are widened as indicated on the block plan. I assume the central island where the internal roadway splits is to be removed and the area surfaced as roadway. I recommend that the resulting junction is marked out as a mini roundabout. If required I could supply details of suitable road markings. Recommend conditions.

CONSERVATION OFFICER no objection subject to conditions.

5 LETTERS OF OBJECTION have been received raising the following issues:- road danger would be exacerbated and that the proposal would result in all traffic using the Greenway Road entrance which suffers from flooding.

POLICY CONTEXT

Policies S1 and S2 seek to safeguard, inter alia, landscape setting, and road safety. Policy EN16 seeks to safeguard the setting of listed buildings.

ASSESSMENT

The proposal is now acceptable on road safety grounds, it would not adversely affect the setting of adjacent listed buildings, and the design is acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, window detailing, sample render panels, road undermining and road making to be implemented prior to the barriers, and full details of any alteration to the walls at the junction with Staplegrove Road be submitted for approval.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity, the setting of the adjacent listed buildings, or road safety. Accordingly the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2 and EN16.

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: