

E/0189/38/12

**TALL FENCE BEING ERECTED AT TAUNTON TOWN FOOTBALL CLUB,
WORDSWORTH DRIVE, TAUNTON**

OCCUPIER:

OWNER: THE MANAGER
TAUNTON TOWN FOOTBALL CLUB, WORDSWORTH DRIVE,
TAUNTON
TA1 2HG

PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the reduction in height of a fence exceeding 2 metre in height sited within the football ground.

RECOMMENDATION

No further action be taken.

SITE DESCRIPTION

Taunton Town Football Club is a well established football ground on Wordsworth Drive. To the east of the site is the Fire Station and playing field, to the rear to the north is a bus depot accessed from Hamilton Road. To the west and opposite the site, are residential properties

The entrance to the site lies in the south-west corner, with a large car parking area to the east of the access. Along this front boundary to Liseux Way runs Blackbrook Stream, with a line of protected trees alongside this. The west of the site is occupied by further car parking.

BACKGROUND

A complaint was received in November 2012 regarding the 1.2m extended height of an existing fence measuring 2.1 within the football ground. A site visit was made and the chairman of the club advised that the extended height was required by the Non League Pyramid to comply with ground regulations. I advised that a Planning application was required but the chairman commented that he carried the works and was unaware that permission was required as they were within the grounds. He also advised that he would not be submitting an application as this extension to the fence was required to comply with ground regulations and the club currently need all their resources to complete the building works following the fire.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The extended part of the fence requires planning permission because the overall height is 3.3m. Under The Town and Country Planning (General Permitted Development) Order 1995 Part 2 Class A1(b) the height of any fence constructed that exceeds 2m above ground level requires permission. This fence is required by the Football Club, at this height to comply with ground regulations.

RELEVANT PLANNING HISTORY

There are various Planning permissions for this site but most recent applications are:

38/11/0691 - Erection of replacement club house and formation of parking at Taunton Town Football Club, Wordsworth Drive, Taunton.

38/12/0258 - Erection of 3 No units (unit 1 for a social club, unit 2 for a boardroom and meeting room, unit 3 for a kitchen and a snack bar facility), at Taunton Town Football Club, Wordsworth Drive, Taunton.

RELEVANT PLANNING POLICES

National Planning Policy Framework

Enforcement (Paragraph 207)

Taunton Deane Core Strategy

DM1 – General Requirements

DETERMINING ISSUES AND CONSIDERATIONS

The fence is positioned well within the site, separated from the road by the car parking area. A fence was already present in this position, extending to approximately 2 metres in height and this has now been increased to 3.3 metres in height.

It is important to note that there are a variety of structures of varying heights within the Football Club site, including club buildings and seating stands, many of which exceed the height of the subject fence and a further clubhouse building is proposed towards the front of the site. As such, the fence does not appear dominating to either the existing or proposed buildings on the site. The site lies on a lower level than the road and the 3.3 metre high fence is set back from it. Whilst visible from the road through the large access, it does not appear excessively prominent from public viewpoint. Furthermore, the positioning of trees along the roadside boundary, assists in reducing the appearance of the fence from the approach from the south.

The fence is required in association with the established use of the site. Although it will be visible from public viewpoint, it is not considered to appear dominating to the street scene or result in harm to the appearance of the area. By virtue of the positioning well within the site, the 3.3 metre high fence is not deemed to result in any loss of light or overbearing impact to the amenities of neighbouring properties. The football ground has been long established on this site for many years. The proposal is not considered to lead to any increased noise and disturbance that would impact upon the amenities of neighbouring properties beyond that of the former situation. The fence is also positioned a sufficient distance from the road to avoid any harm to highway safety.

In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998

PLANNING OFFICER:

Mrs K Walker

PLANNING ENFORCEMENT OFFICER: Mrs A Dunford

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