

38/2002/162

SOMERSET COLLEGE OF ARTS AND TECHNOLOGY

ERECTION OF THREE AND TWO STOREY BLOCK TO PROVIDE RECEPTION, ADMINISTRATION AREA, CANTEEN AND TEACHING FACILITIES AT SOMERSET COLLEGE OF ARTS AND TECHNOLOGY AT WELLINGTON ROAD, TAUNTON AS AMENDED BY DRAWINGS ATTACHED TO AGENTS LETTER DATED 28TH MAY, 2002 AND SCOTT WILSON'S LETTER DATED 8TH AUGUST, 2002

21640/24680

RESERVED MATTERS

PROPOSAL

At the last meeting it was resolved to grant outline permission for the SCAT redevelopment proposal subject to a S.106 agreement relating to highway improvements. This application seeks reserved matters approval for the major part of the works. However, the issue of any approval will need to await the conclusion of the S.106 agreement and issue of the outline.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY I am in receipt of the above planning application which forms the reserve matters to the previous application of 38/2001/222 and comments made in my letter in response to the previous planning application are attached for your information and the conditions set out should be imposed within this planning application.

LANDSCAPE OFFICER had initial concerns, but no objection following master plan submitted by Landscape Architect.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S3 encourages good design, scale, density, height, massing, layout, landscaping, colour, materials and access arrangements should reinforce the local character and distinctiveness.

ASSESSMENT

The C/D Block is designed as the 'central hub' of the project, and will be the main entrance to the College. This entrance is approached from Wellington Road through a tree lined boulevard emphasising the route into the building. The accommodation revolves around a central top-lit atrium space which will become the central focus of

activity within the College. This space is envisaged to be a mall type atrium with easy access and visible contact to the main reception and students' services, college shops, canteen, hairdressing and beauty salons, lecture suite, all of which are open to the public, as well as the Integrated Learning Centre, teaching spaces and administration accommodation. The C/D Block is directly linked to the adjacent A Block via a bridge link element incorporating the lift facility for the building. The blocks are also connected at Ground floor through the administration link. The building is designed as a three and two storey block. Both the North and South elevations present symmetrical facades. The two storey wing to the East is designed to accentuate its linear form to counter-balance the existing A Block building which is being reclad. and being two storey allows the building's mass to step down to the open space between it and the Art Block. Elevationally the building is designed so that the upper two storey element of lightweight cladding sits on a single storey masonry base.

Overall the scheme provides an exciting modern design. However, its impact from Wellington Road will be limited as the building will be set back behind significant landscaping, both existing and proposed.

RECOMMENDATION

Subject to the issue of outline permission 38/2001/222 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be APPROVED subject to notes re outline permission and S.106

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: