

52/2005/013

COMEYTROWE HALL COMMITTEE

SECURE OUTDOOR PLAY AREA, COMEYTROWE HALL, PITTS CLOSE, TAUNTON.

21483/23437

FULL PERMISSION

PROPOSAL

Permission is sought for the creation of a children's secure outside play area alongside the east elevation of Comeytrowe Hall. Currently there is a pathway running to the rear of the hall and a grassed and planted area. It is proposed to remove two trees. The new area will be enclosed with a 1.8 m high timber fence. This will be erected to the rear of the retaining walls alongside the side of the existing path and on the line of the section of wall to be taken down. Access to the play area will be via a gate with a minimum width of 1 m to match the existing. A planting scheme is proposed with thorny shrubs and two new trees will be planted to replace those to be removed.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL oppose the above application on the grounds that (i) the application is appropriate development for the area, (ii) the fence, is a solid close boarded fence, is too high and would have a detrimental effect and impact on the street scene and the frontage of this community development, even if there is suitable planting adjacent to the fence, (iii) the play area would be totally enclosed and would create a hidden area, which could lead to additional vandalism problems in the area, (iv) the enclosed play area with a barrier around it of up to 8/9 feet high would be inappropriate for small children, (v) the use of the play area would be for short periods of time, (vi) the play area would enclose the present fire route for the hall and the existing fire door from the large hall would be used to gain access to and from the play area.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 Proposals for development, taking account of any mitigation measures proposed, will be required to meet the following criteria, in addition to any other Development Plan policies which apply in a particular case: A. Additional road traffic arising: taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact; B. The accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car; C. The proposal will not lead to harm to protected wildlife species or their habitats. D. The appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development. E. Potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment. F. The health,

safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use. G. The safety of any occupants or users will not be at risk from ground instability; and H. The site will be served by utility services necessary for the development proposed.

ASSESSMENT

The site lies within the Comeytrove Local Centre site and would provide a small play area approximately 11m x 7.5m adjacent to the existing Community Hall and car park. The area would be enclosed by 1.8m high timber fencing and proposed additional planting is intended to replace that lost and help screen the area from the highway. The Parish have raised objection to the scheme on a number of grounds including it being inappropriate, having a detrimental visual impact and the area being used by vandals for unwanted activities.

The area proposed is to be enclosed by fencing and can easily be monitored by users of the Community Hall. The objection on the grounds of anti-social use, while of a concern is not considered such to warrant refusal of the application. The provision of landscape planting is considered a necessary condition and planting around the roadside of the fencing will prevent any significant adverse visual impact. In light of the above considerations it is considered that the proposal is acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed conservatory complies with Taunton Deane Local Plan Policy H17 in that there is no harm to the residential amenity of other dwellings and no harm to the form and character of the dwelling.

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: