

Regulation Committee (virtual meetings from May 2020 due to Coronavirus)

Thursday 4 February 2021
10.00 am



SUPPLEMENT TO THE AGENDA

To: The Members of the Regulation Committee (virtual meetings from May 2020 due to Coronavirus)

We are now able to enclose the following information which was unavailable when the agenda was published:

Item 5	<u>Application number:</u> SCC/3775/2020 - Presentation
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Published on 09 February 2021

Democratic Services, County Hall, Taunton

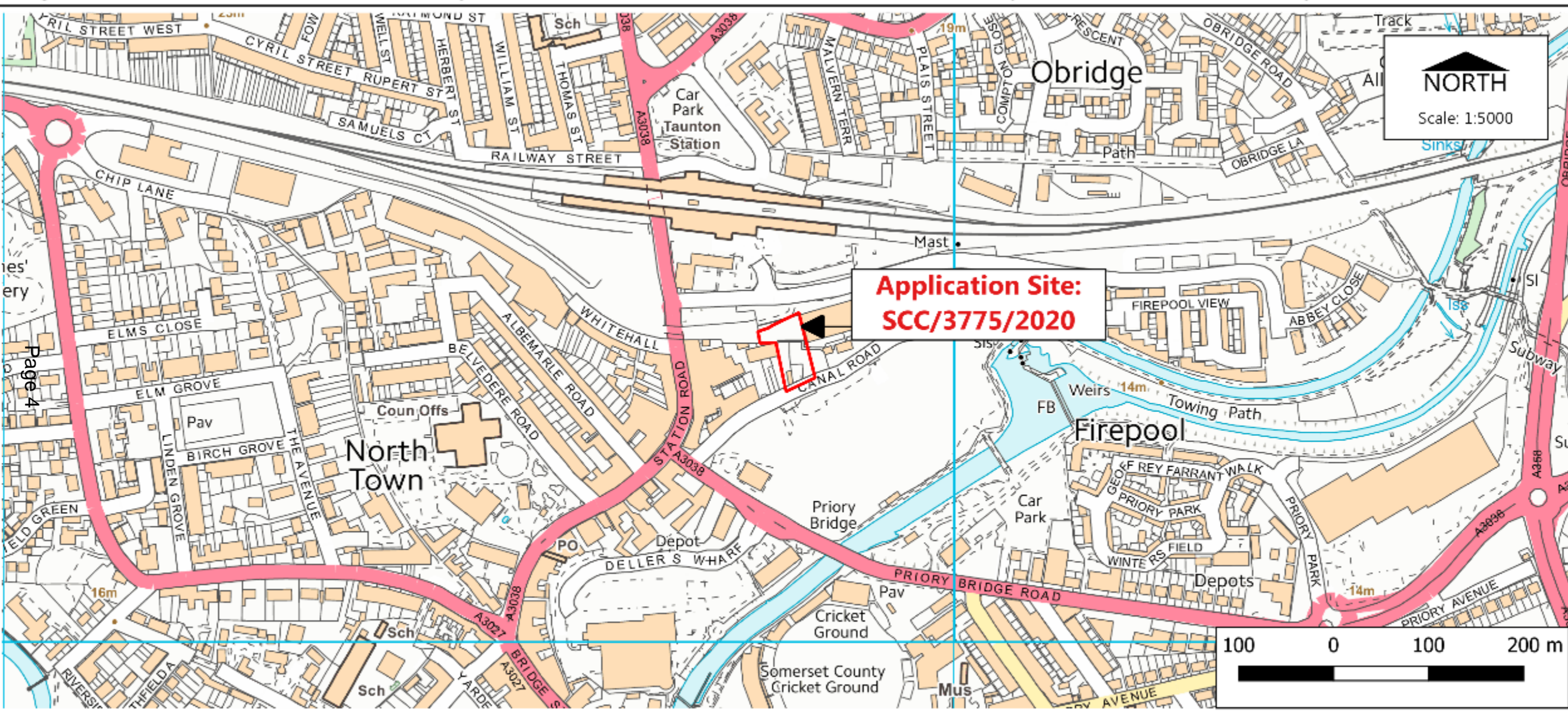
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Item 5: Land adjacent to Trenchard Way, Taunton, Somerset, TA1 1PN

Application number: SCC/3775/2020

Application Proposal: Full planning application for the erection of a three storey building of 2,613 sqm floor space (Use Class E) including office, reception, meeting rooms and flexible collaboration workspaces with 159 sqm ancillary cafe use and external car parking area on land adjacent to Trenchard Way, Taunton.





Paul Hickson,
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Community & Environmental Services
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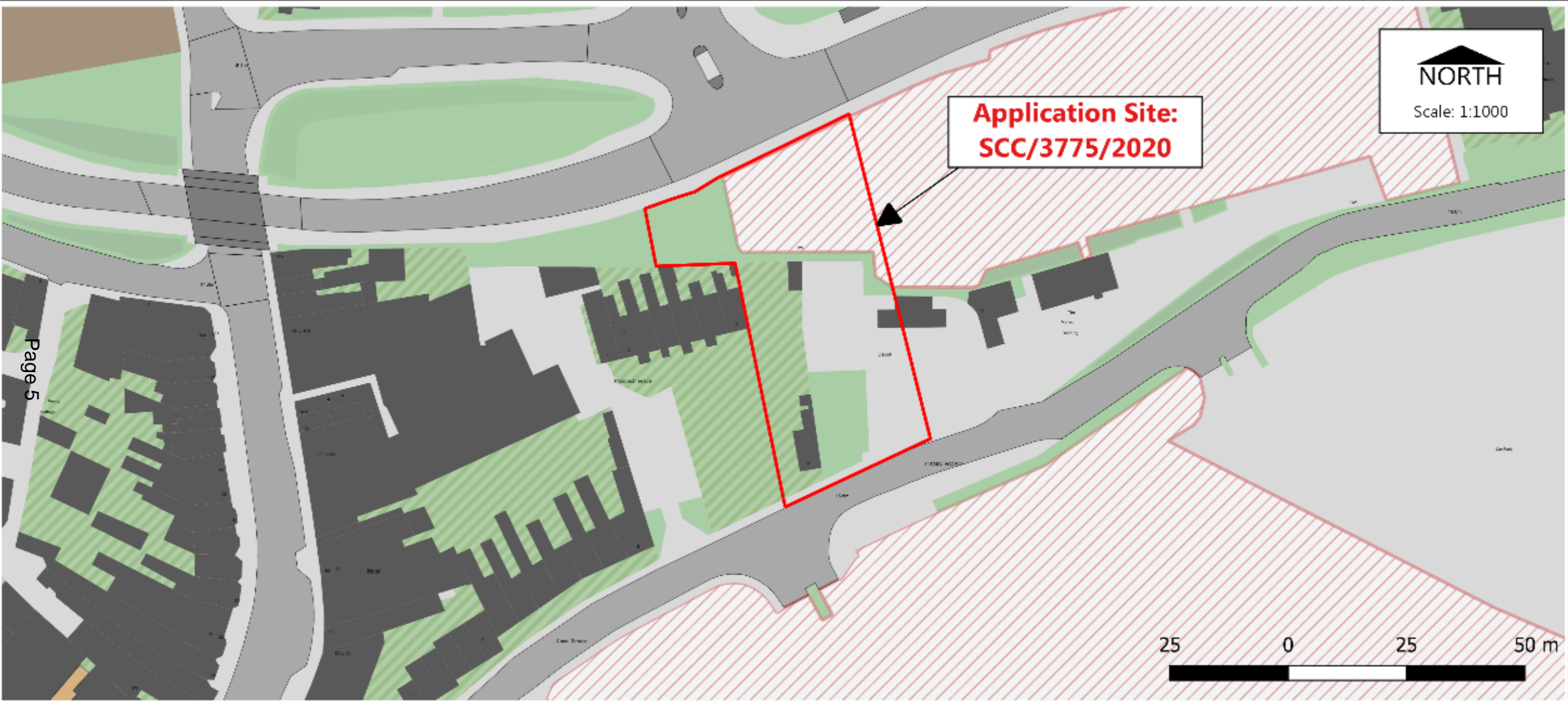
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Planning Control
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LOCATION PLAN

Dated: 19/01/2021

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Pages 5



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SITE PLAN

Dated: 19/01/2021



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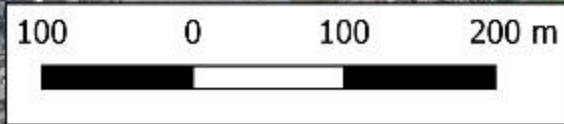
Planning Control
 Drawn by: K Blackmore

AERIAL PLAN

Dated: 19/01/2021



**Application Site:
SCC/3775/2020**



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Paul Hickson,
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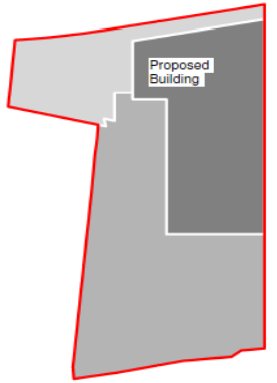
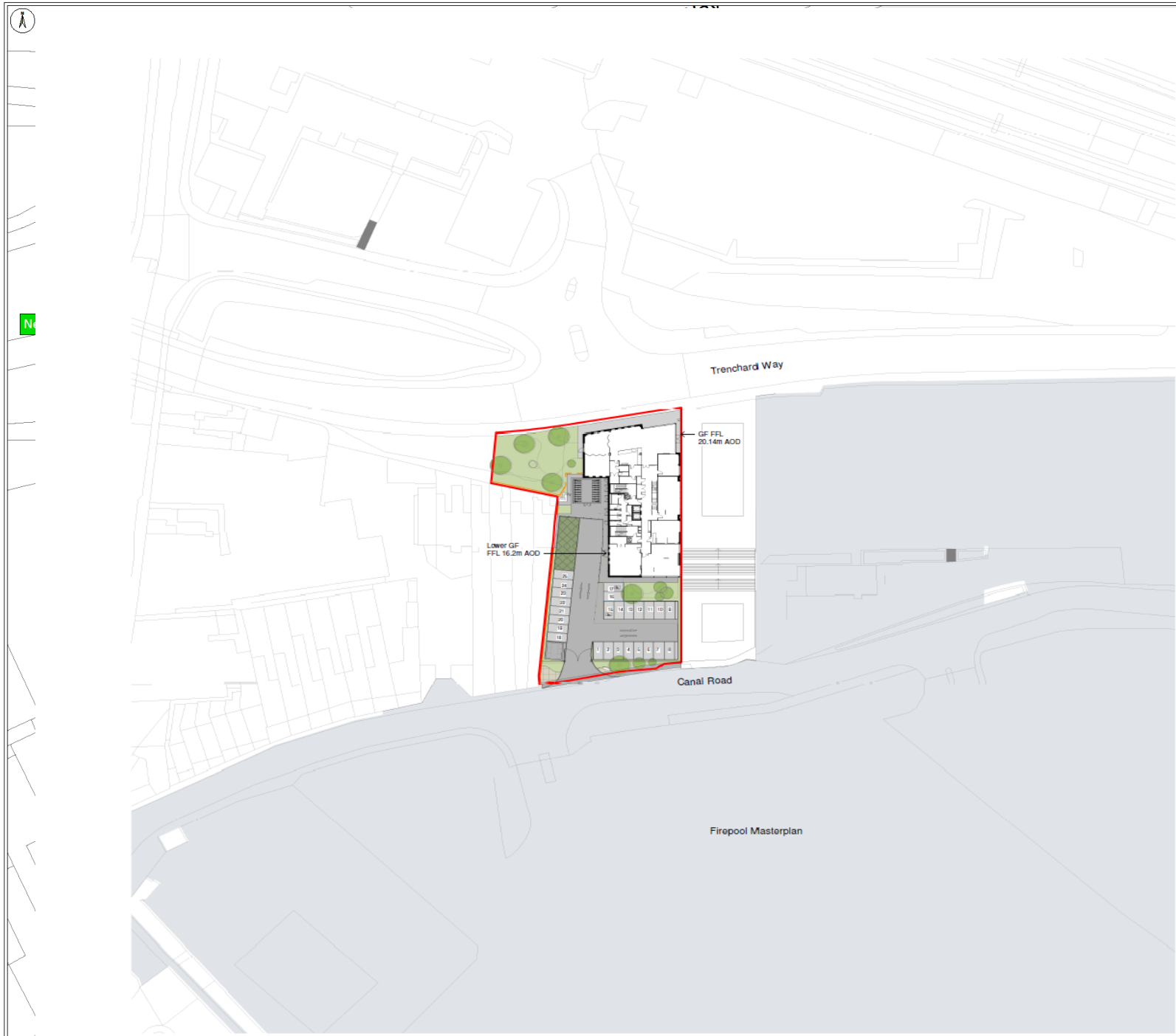
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AERIAL PLAN

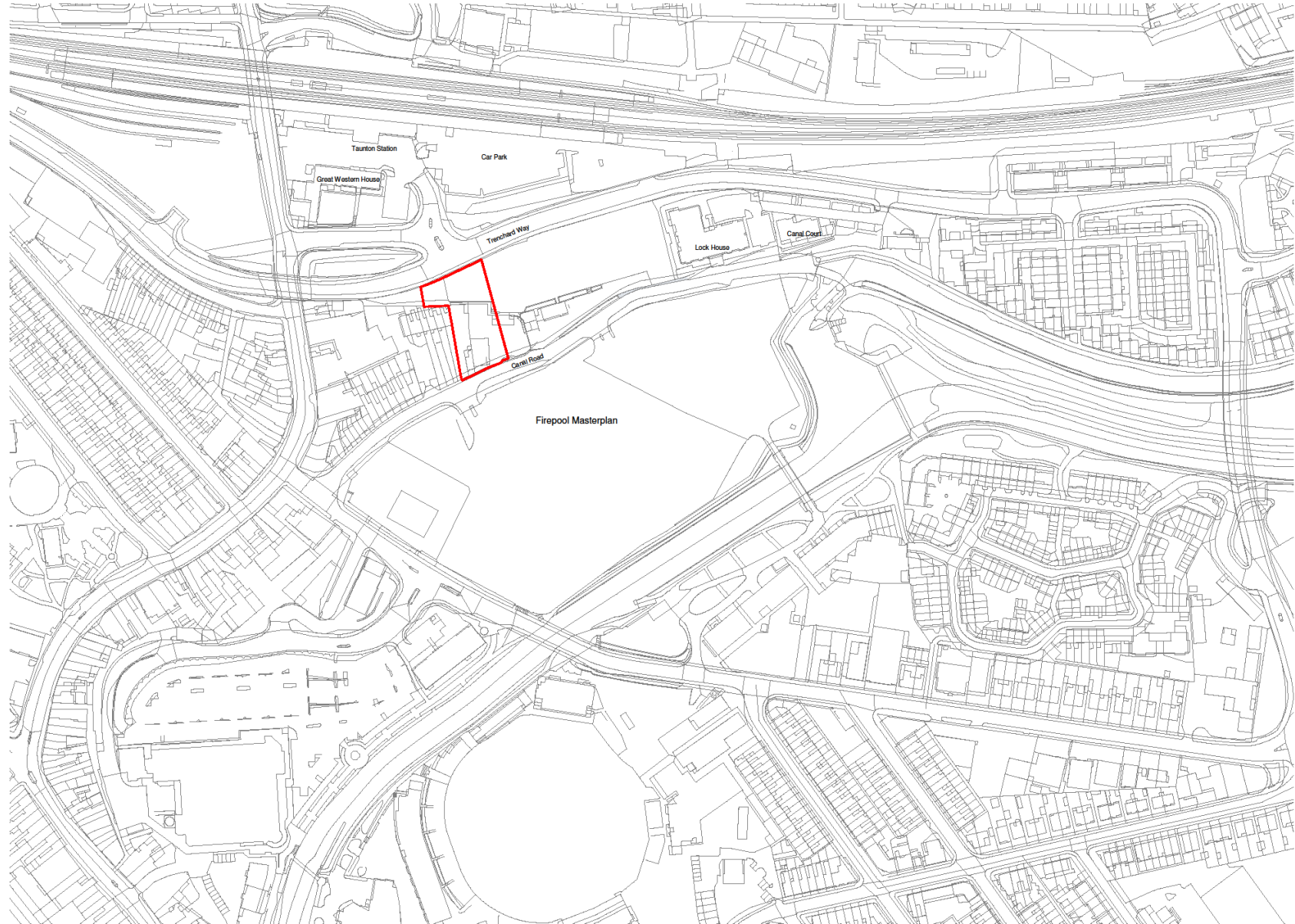
Dated: 19/01/2021

Item 5: Block Plan showing reduced car parking



Key Stating Step in Ground Level
1:500

Item 5: Site in context



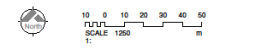
- Notes:
1. Do not scale from this drawing
 2. Site verify all dimensions prior to construction
 3. Report all discrepancies to the Drawing Originator immediately
 4. This drawing is to be used in conjunction with all relevant documents and drawings
 5. Existing building heights furnished are approximate and not from measured survey

KEY CON RESIDUAL DESIGN AND ENVIRONMENTAL RISKS

In accordance with the Construction (Design Management) Regulations 2015, the Designer has carried out a residual design and environmental risk assessment for the proposed scheme. The assessment has identified the following risks to the proposed scheme:

Site Boundary
Site Area 0.24ha

Rev	Date	Drawn by	Checked by	Description	Revision Schedule	Issued by
Plp	19/09/20			Planning Issue		IS
Pls	17/09/20			Draft planning issue		IS



Drawing Originator: AWW Architects
 Floor 4 - Mark
 45-52 Backton Street
 Bristol
 BS1 1GR
 Tel: +44(0)117 9232335
 www.aww-uk.com

S2 - ISSUED FOR INFORMATION

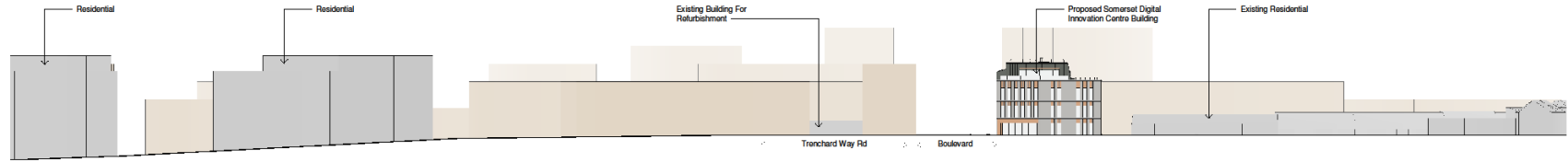
Project Name: Somerset Digital Innovation Centre

Approved by: JFC Approved Date: 18/09/20 Scale: 1:1250 Original Drawing sheet & A1

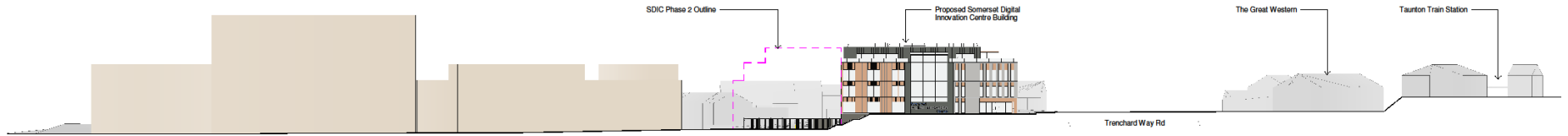
Site Location Plan

AWW Project Number		Drawing Number		Drawing Title		Drawing Date	
PROJECT	DRAWN	CHECKED	DATE	SCALE	DATE	DATE	DATE
P18048	AWW	V1	XX	DR	A	0100	P02

Item 5: Street Scene/ Context Plans

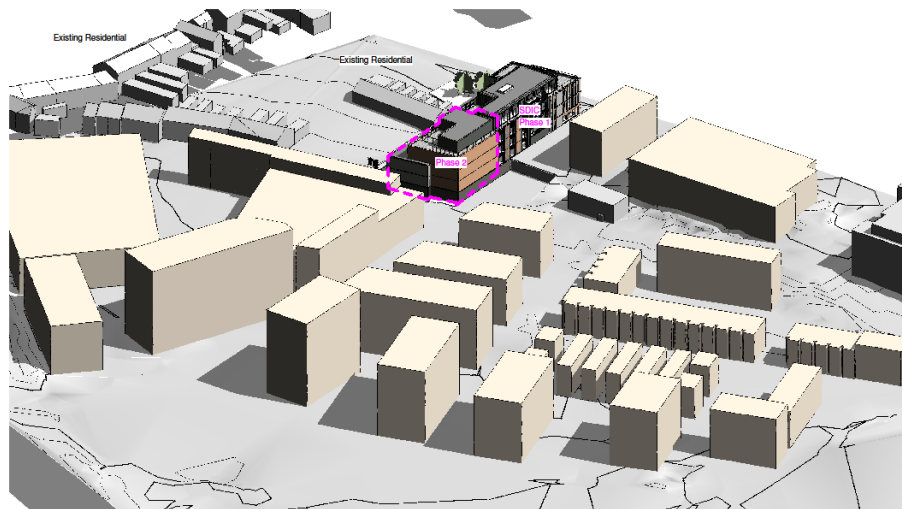


A Street Elevation From Canal Road Looking towards Firepool Development
1:500 Scale

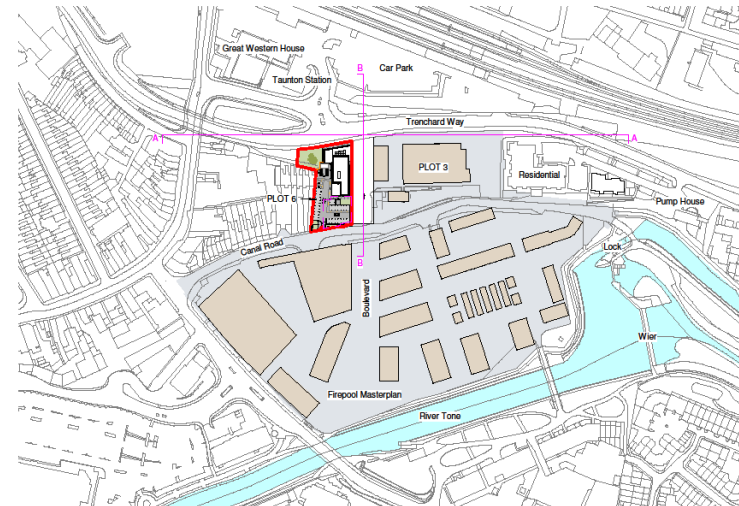


B Street Elevation From Firepool Boulevard Looking West Towards Proposed Building
1:500 Scale

Proposed Firepool Masterplan (Indicative Massing)
 Existing Buildings



Context Massing - Based on Firepool Masterplan
3D NTS



Reference Plan
1:2000 Scale

Project:

- Notes:
1. Do not scale from this drawing
 2. Size verify all dimensions prior to construction
 3. Report all discrepancies to the Drawing Originator immediately
 4. This drawing is to be read in conjunction with all relevant documents and drawings
 5. Existing building heights illustrated are approximate and not from measured survey

KEY COM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS	

IN ACCORDANCE WITH THE CONSTRUCTION (CONSTRUCTION PHASE) REGULATIONS 2007, THE DRAWING ORIGINATOR HAS CONSIDERED THE ENVIRONMENTAL RISKS OF THE CONSTRUCTION PHASE OF THIS PROJECT AND HAS TAKEN ALL REASONABLE STEPS TO AVOID, MINIMIZE OR CONTROL THE ENVIRONMENTAL RISKS OF THE CONSTRUCTION PHASE OF THIS PROJECT.

Rev	Date	Drawn by - Checked by - Description	Revision Schedule	Issued by
Plp	19/09/20	Planning Issue		IS
Plr	17/09/20	Draft planning issue		IS



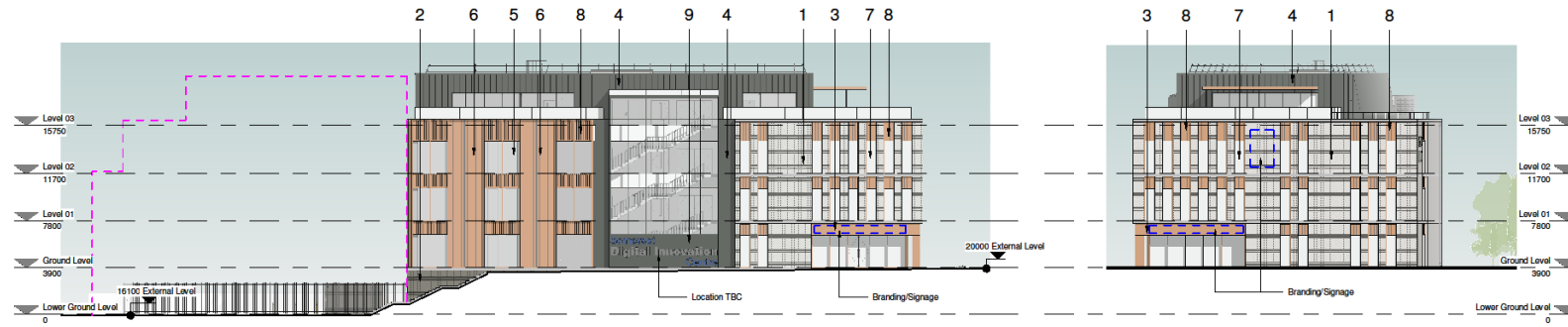
Drawing Originator: **AWW Architects**
 Plot 1 - Mark
 45-52 Backton Street
 Bristol
 BS1 1GB
 TEL: 01454(0)117 923235
 www.aww-uk.com

S2 - ISSUED FOR INFORMATION

Project Name: **Somerset Digital Innovation Centre**
 Approved by: **JFC** Approved Date: **18/09/20** Scale: **As indicated**
 Title: **Street Scenes** Original Drawing sheet & A1

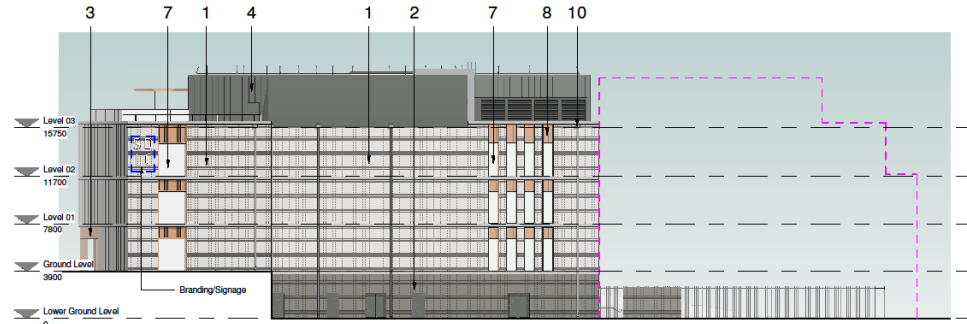
AWW Project Number		4284	
PROJECT	DATE	VERSION	STATUS
P19048	AWW	V1	ZZ
		DR	A
		0120	P02

Item 5: Proposed elevations

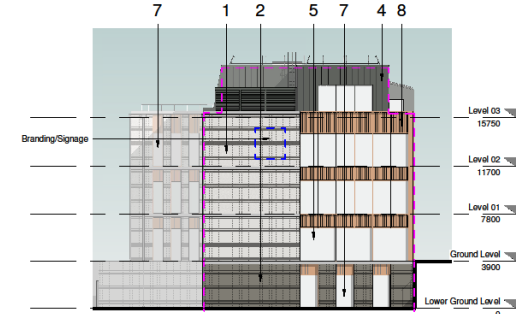


A East Elevation - Proposed
1:200

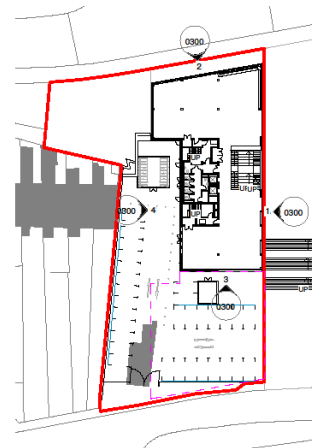
B North Elevation Proposed
1:200



C West Elevation - Proposed
1:200



D South Elevation - Proposed
1:200

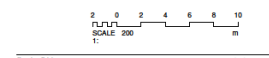


- 1) Grey Facing Brickwork
- 2) Dark Grey Facing Brickwork
- 3) Bronze Coloured Metal Cladding
- 4) Dark Grey Penalised Metal Cladding
- 5) Curtain Wall Glazing with Bronze Coloured Fin Capping
- 6) Vertically Profiled Bronze Coloured Metal Rainscreen Cladding
- 7) Bronze Coloured Framing to Windows
- 8) Bronze Coloured Vertical Metal Louvres
- 9) Dark Metal Cladding with Integrated Feature Building Signage
- 10) Rain Water Pipe

KEY COM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS	

— Site Boundary
 - - - - Phase 2 Outline

Rev	Date	Drawn by - Checked by - Description	Revision Schedule	Issued by
Plp	19/09/20			
Pls	17/09/20			



Drawing Originator: AWW Architects
 Project Name: Somerset Digital Innovation Centre
 Address: 45-52 Backwin Street, Bristol, BS1 1GB
 Tel: +44(0)117 9232335
 www.aww-uk.com

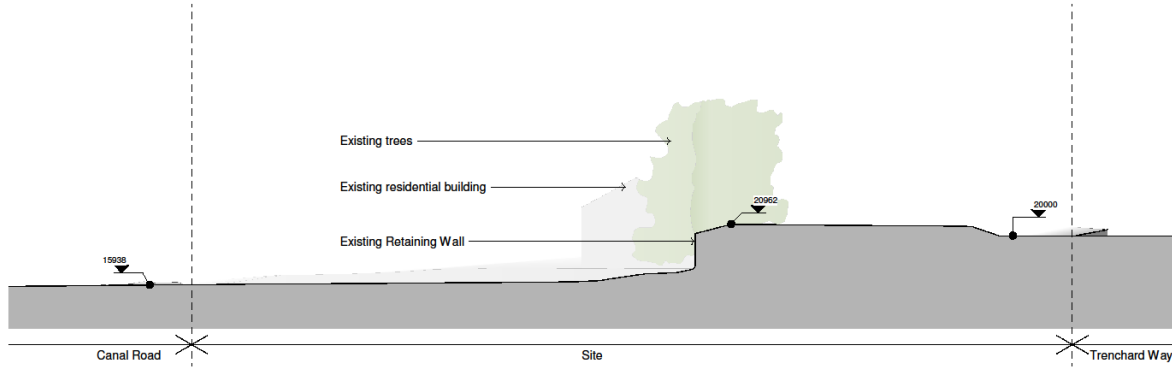
S2 - ISSUED FOR INFORMATION

Project Name	Somerset Digital Innovation Centre		
Approved by	Approved Date	Scale	As indicated
	19/09/20		

Proposed Elevations

AWW Project Number		Drawing Number		Drawing Title	
PROJECT	4284				

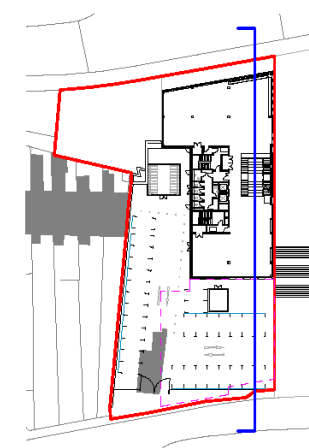
Item 5: Sections through site



Existing Site Section
1:200



Proposed Site Section
1:200



Project

- Notes:
1. Do not scale from the drawing
 2. Site verify all dimensions prior to construction
 3. Report all discrepancies to the Drawing Originator immediately
 4. This drawing is to be read in conjunction with all relevant documents and drawings
 5. Existing building heights illustrated are approximate and not from measured survey

KEY CDM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS

In accordance with the Construction (Design and Management) Regulations 2015, the Designer has identified the following residual design and environmental risks for the proposed scheme. The Designer has taken all reasonable steps to identify and assess the risks and has provided the information to the Client for their consideration.

- Site Boundary
- Phase 2 Outline

Proj	19/09/20	Planning Issue	IS
Pln	17/06/20	Draft planning issue	IS
Rev	Date	Drawn by - Checked by - Description	Issued by
		Revision Schedule	

Drawing Originator: AWW Architects
 Philip A. Mack
 45-52 Backwin Street
 Bristol
 BS1 1GB
 Tel: +44(0)117 9232535
 www.aww-uk.com

S2 - ISSUED FOR INFORMATION

Project Name: Somerset Digital Innovation Centre
 Approved by: [Signature] Approved Date: 18/08/20 Scale: As indicated
 Title: Existing & Proposed Site Sections Original Drawing Sheet & A1

AWW Project Number		4284	
PROJECT	ISSUE	DATE	BY
P19048	AWW	V1	ZZ
DR	DR	A	0310
PS2			

Item 5: Photographs 1 & 2

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Examples of high buildings in vicinity of site

Item 5: Photographs 3 & 4



Residential Flats to the east of the site



Eastern portion of proposed site. Old railway building covered in scaffolding

Item 5: Photographs 5 & 6

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Viridor building



Bridge

Item 5: Photographs 7 & 8



Car park to east of site



View of site looking eastwards towards block of flats
and old railway building

Item 5: Photographs 9 & 10



View to east of site



The site – can see residential terrace to west and trees to be felled.

Item 5: Photographs 11 & 12

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Proposal site



Bridge

Item 5: Photographs 13 & 14



View looking north across site



View looking north across site



Item 5: Key Issues

- Principle of Development – complies with the Taunton Town Centre Area Action Plan (2008), Core Strategy and the Site Allocations and Development Management Plan. Within the Firepool regeneration Area
- Highways and Transport – No objections from the County Highway Authority. Car parking reduced down to 25 spaces to make it Policy compliant
- Design, Mass and Bulk – Reduced in scale to 3.5 storeys to reduce impact – materials changed to red brick and cladding in line with SW &T Design Review Panels comments
- Landscaping – Replacement trees added to compensate for the felled trees
- Ecology – Site has 'low ecological interest' – being a former garage site
- Neighbour objection – Matters addressed in the body of the committee report.



Item 5: Officers Recommendation

- The proposed innovation centre has no formal objections from any statutory consultee and the matters which remain outstanding can be adequately addressed via appropriate planning conditions which have been agreed between the local planning authority and the applicants (as well as the relevant statutory consultees)
- An innovation centre will boost the economy through jobs and learning opportunities for those who visit. The use is compatible with the nearby residential terrace being a relatively quiet use thought suitable for such a location. Both massing and overshadowing studies show that there will not be an unacceptable impact on neighbouring properties and the design is now considered acceptable. The highways authority are content with the scheme subject to suitable conditions. The scheme is considered to comply with Policies DM1, A1, A2, A3, A5, ENV2, ENV5, D1, D7, D8, D9, D12 and D13 of the Taunton Deane Site Allocations and Development Plan (2016) Policies SD1, CP2, CP3, CP5, CP6, CP7, CP8, SP1, SP2, DM1, DM4 and DM5 of the Taunton Deane Core Strategy (2012) Policies FP1, FP2, TR1, TR2, TR3, TR4, F1, F2, ED1, ED2, ED4, ED5, ED6 and TS1 of the Taunton Area Action Plan (2008), Taunton Town Centre Design Code and advice contained within the National Planning Policy Framework.

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