

# 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 6	<b>Application number:</b> SCC/3745/2020 - Presentation
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Published on 09 February 2021

Democratic Services, County Hall, Taunton

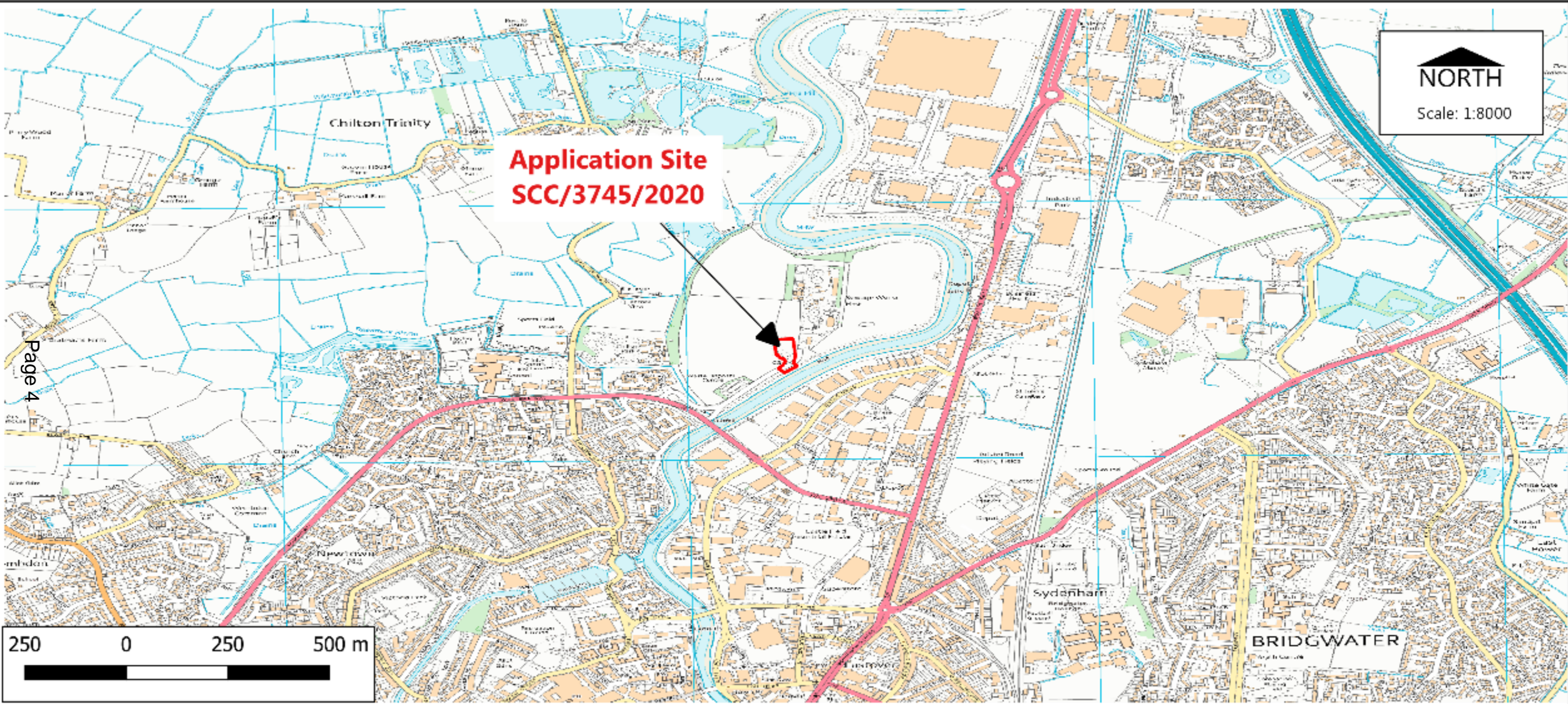
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# Item 6: Saltlands Depot, Saltlands, Western Way, Bridgwater, TA6 3JG

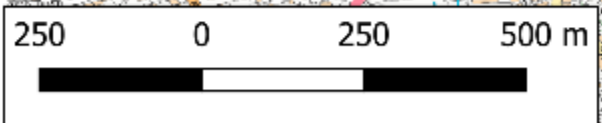
**Application number:** SCC/3745/2020

**Application Proposal:** Redevelopment of site to provide relocated school transport depot. Works include; surfacing, drainage, lighting, fencing, installation of office building and associated works.





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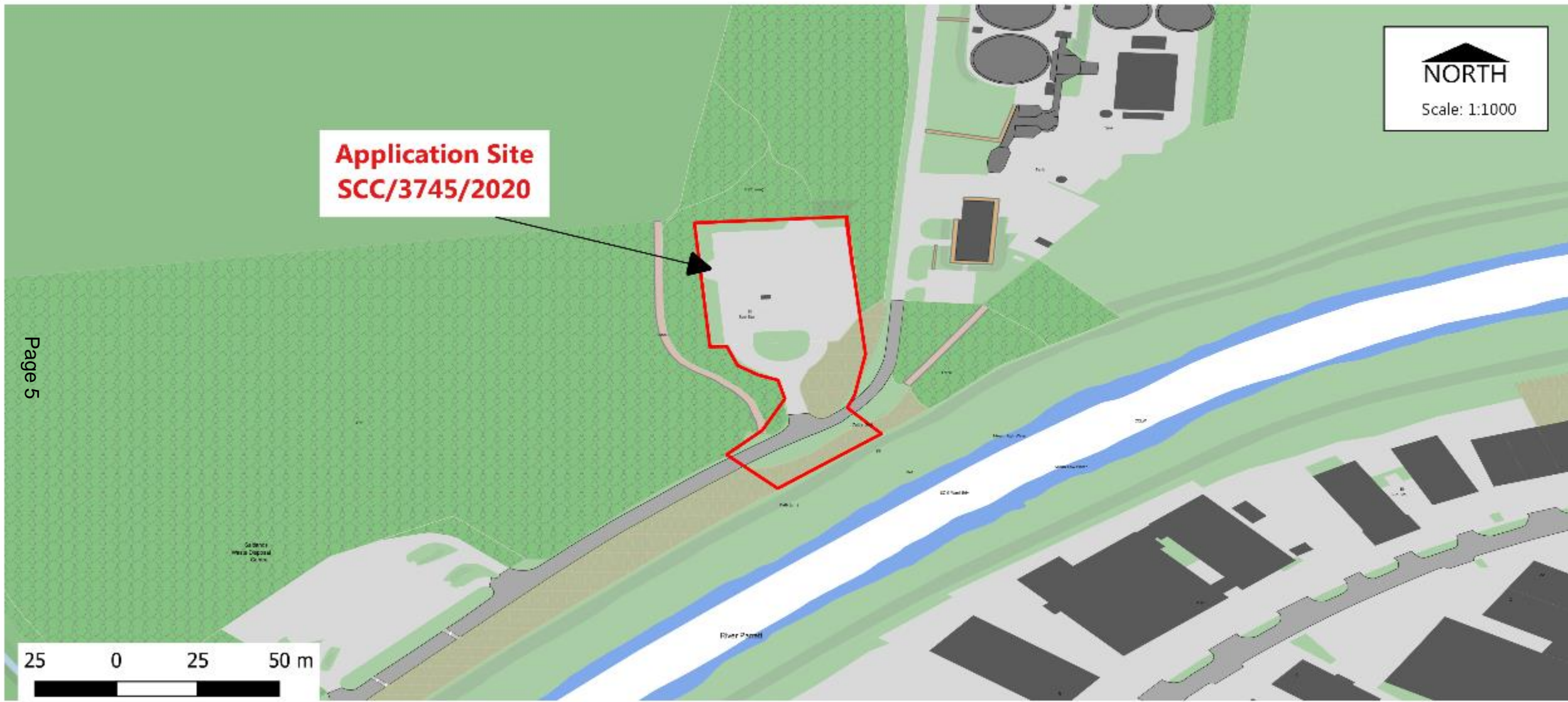

 Paul Hickson,  
 Strategic Commissioning Manager  
 Community & Environmental Services  
 Somerset County Council  
 County Hall, Taunton, TA1 4DY

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Planning Control  
 Drawn by: S Duncan

### LOCATION PLAN

Dated: 18/01/2021



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Paul Hickson,  
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**SITE PLAN**

Dated: 18/01/2021



**Application Site  
SCC/3745/2020**

**NORTH**  
Scale: 1:1000

25 0 25 50 m

Page 6



Paul Hickson,  
Strategic Commissioning Manager  
Community & Environmental Services  
Somerset County Council  
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**AERIAL PLAN**

Dated: 18/01/2021



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Paul Hickson,  
Strategic Commissioning Manager  
Community & Environmental Services  
Somerset County Council  
County Hall, Taunton, TA1 4DY

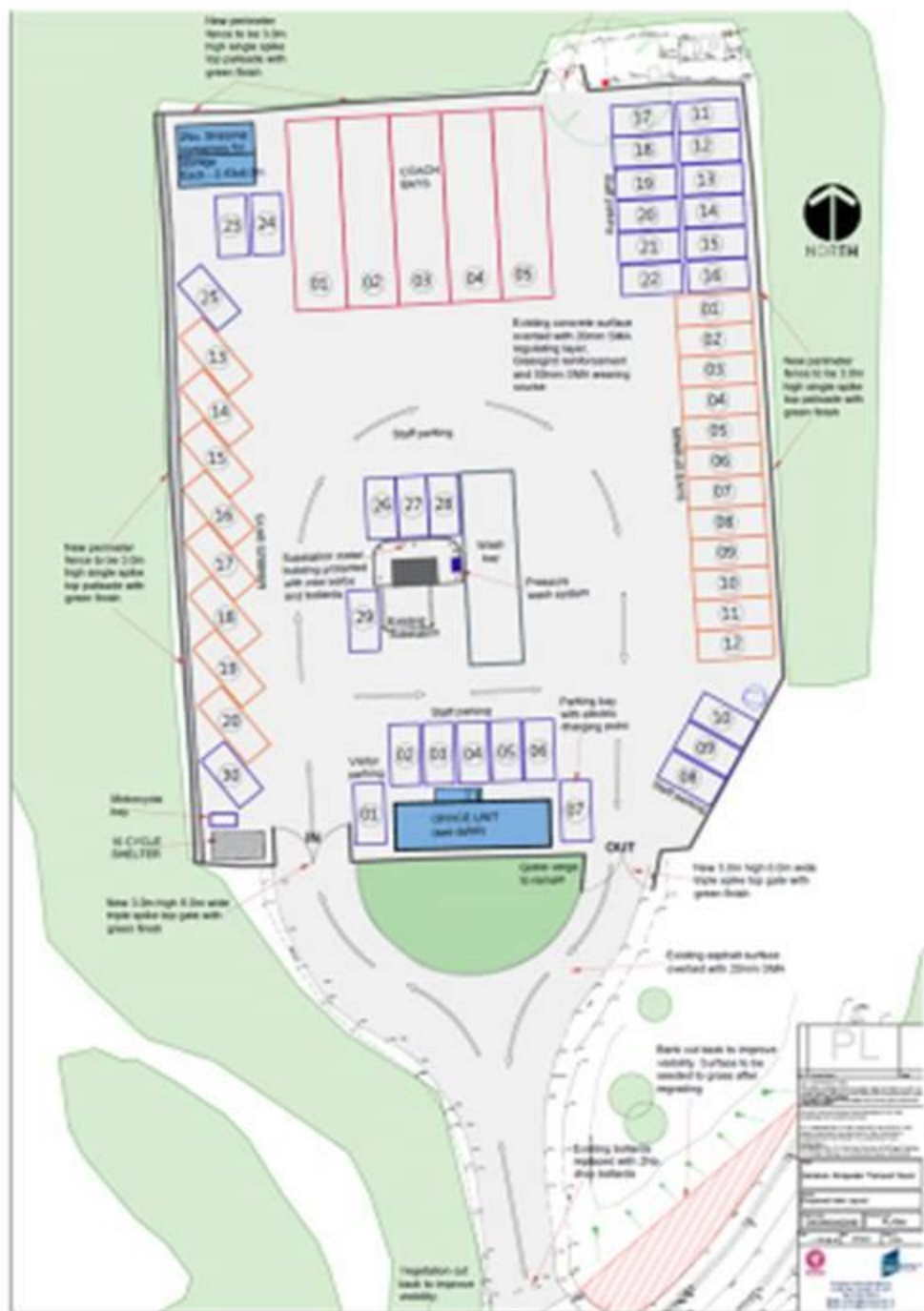
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**AERIAL PLAN**

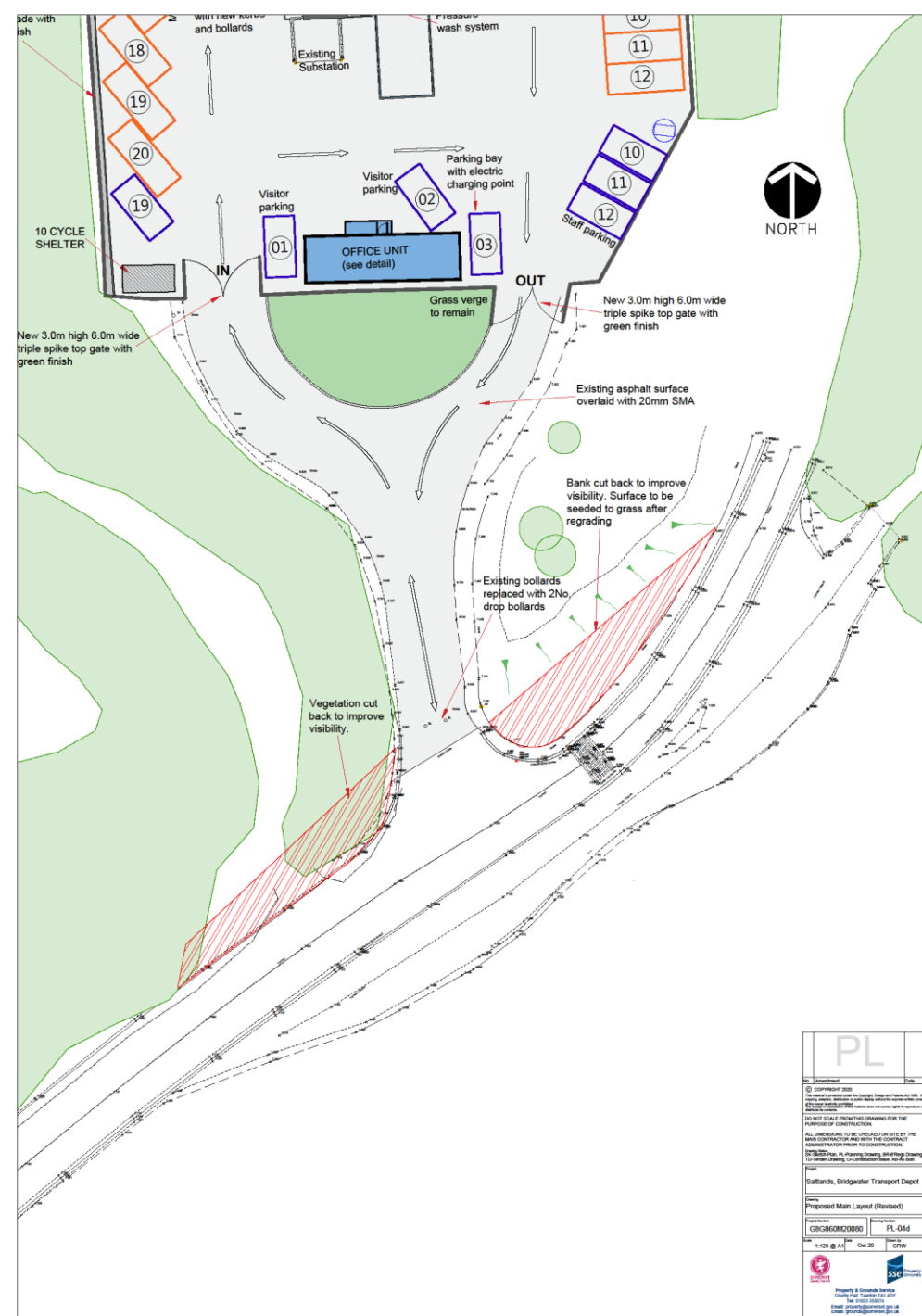
Dated: 19/01/2021

# Item 6: Block Plan showing proposed parking spaces





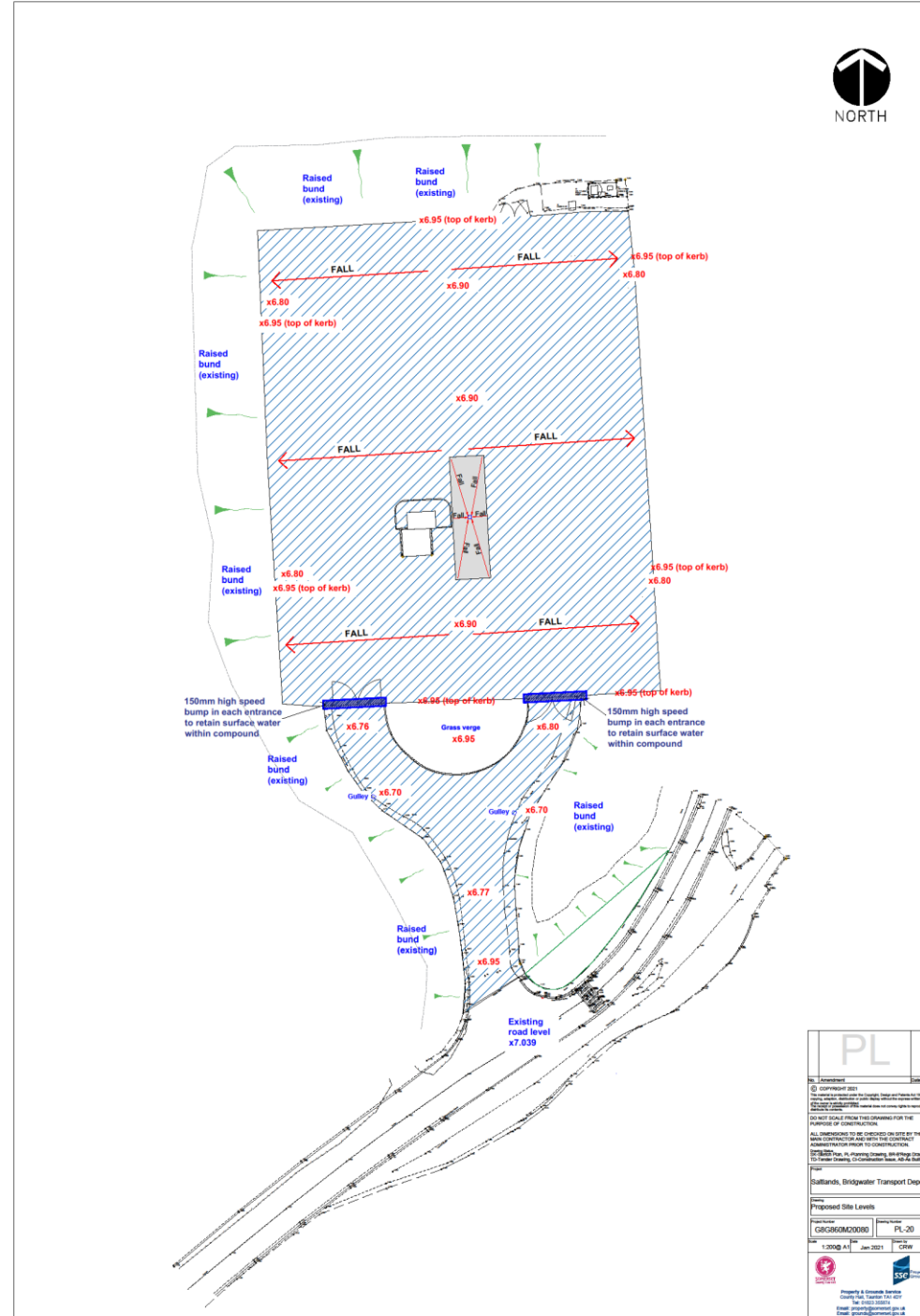
# Item 6: Block Plan showing 'in and out' arrangement for vehicles.



PL	
PL	04d
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<small>Project: Bullfunds, Bridgewater Transport Depot</small>	
<small>Proposed Main Layout (Revised)</small>	
<small>CAD/CHECKED</small>	<small>PL_04d</small>
<small>1:100 @ A1</small>	<small>04d 20</small>
<small>Property &amp; Technical Services City of London Corporation 60 Abchurch Lane London EC4A 3DF Email: <a href="mailto:proba@cityoflondon.gov.uk">proba@cityoflondon.gov.uk</a></small>	

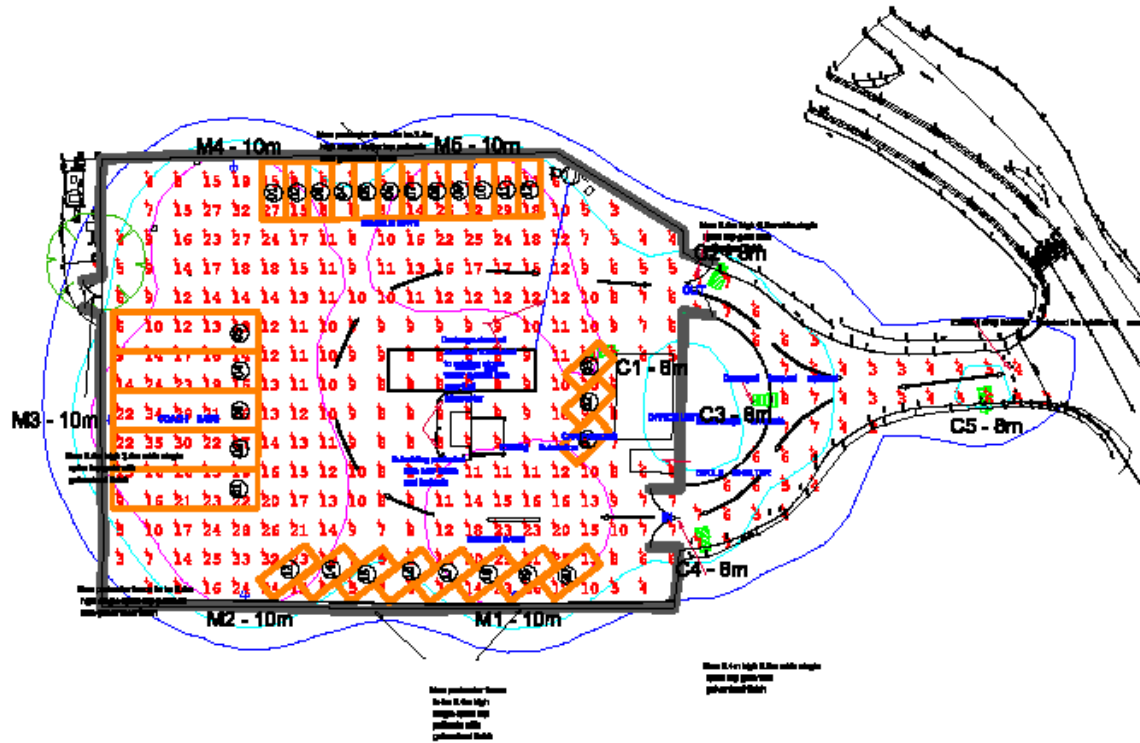


# Item 6: Site levels



PL	
Authorised	Date
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Stafflands, Bridgewater Transport Depot	
Proposed Site Levels	
CSC/20/00000	PL-20
1:2000 A1	Jan 2021

# Item 6: Lighting diagram



**LIGHTING EQUIPMENT:**  
 6 x 10m 400W 60° beam  
 M4-M5... 1 x AUTOSIMBAY  
 6 x 8m CEILING (C1-C2)  
 C3-C5... 1 x ALPHACORE - POINT TOP / 0° BEAM  
**ALL LED LAMPS TO BE DIMMED BY 60% DURING CURFEW HOURS**

**ILLUMINANCE LEVELS**  
 ENTRANCE ROAD  
 Cause = 8 LUX

Metric = 2  
**UNIFORMITY**  
 Min/Max = 0.98

**PAVING AREA**  
 Cause = 12 LUX  
 Metric = 3

**UNIFORMITY**  
 Min/Max = 0.98

**MAINTAINED LEVEL @ 0.5m**

**GRID VALUES IN LUX**  
 GRID = 2m  
**CONTOUR VALUES IN LUX**  
 CONTOUR @ 5.0 LUX

**MAINTAINED LEVEL @ 0.5m**

**PLEASE NOTE:** This design has been produced as an initial design only. Calculated lighting calculations in accordance to BS guidelines notes for surrounding areas have not been included.



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**Lighting Project: SALTALNDS TRANSPORT DEPOT**

**Title: HORIZONTAL ILLUMINANCE**

**Design Ref:**  
 LSS0018/1

**Revision(s) From Previous Design:**  
 CURFEW DIMMED LEVEL

**Design By:** ROB SCOTT

**Date:** 01/12/2020

**Scale:** 1:500 @ A3

All luminance values are the result of computer calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under consideration. In practice the values may vary due to tolerance on luminaires, luminaire positioning, reflection properties and electrical supply.

# Item 6: Photographs 1 & 2



Page 12  
Site notice placed opposite site



Standing near entrance to site looking back up road towards the water transfer site (tip)

# Item 6: Photographs 3 & 4

Page 13  
Hedgerow  
screening  
site to road



Gateway  
opposite site

# Item 6: Photographs 6 & 7



Page 14  
Informal  
layby  
opposite site



Gates at  
entrance to  
site

# Item 6: Photographs 8 & 9-



Page 15  
Entrance to  
site

Entrance to  
neighbouring  
site – Wessex  
Water



## Item 6: Key Issues

- Planning policy considerations and Principle of Development – In accordance with advice in NPPF – development on previously developed land – only reasonable use. Also in accordance with SP2 (Spatial strategy for Sedgemoor) Economic benefit. Far more preferable than previous site. Sustainable location
- Visual Impact – Minimal well screened site with dense hedgerow and tree boundaries
- Impact on surrounding residents/uses – Minimal given its semi- industrial location and good road network
- Contamination – Dealt with via a suitable planning condition
- Highway Safety and associated impacts – No objection from County Highways subject to suitable conditions
- Flood Risk – LLFA objection has been overcome with conditions and informatives.



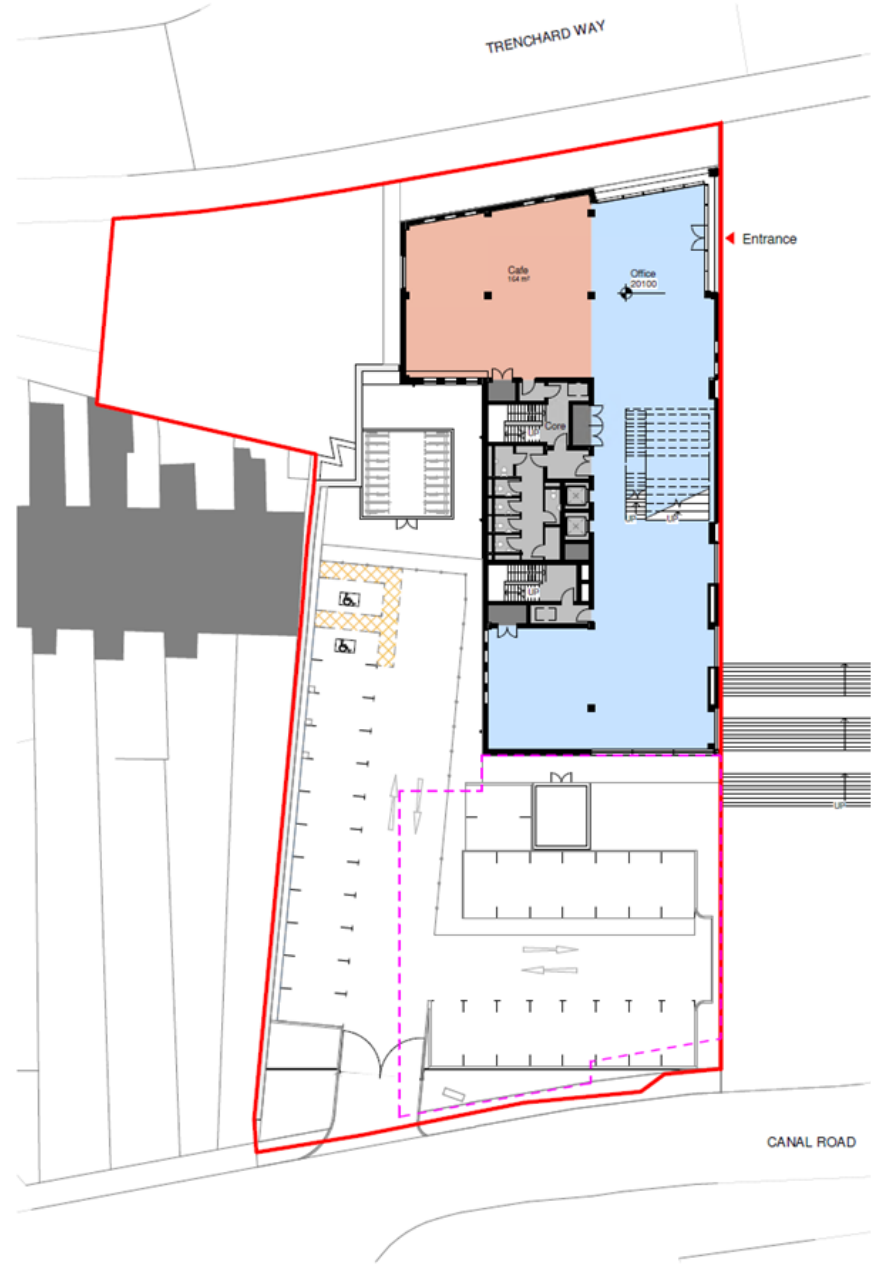


## Item 6: Officers Recommendation

- Somerset Transport is a key activity for Somerset County Council and therefore a county planning matter to be determined under Regulation 3 planning powers.
- The site has not been occupied for a substantial time and is a brownfield site capable for beneficial use enabling an essential service to be provided for Somerset County Council. The proposed development would contribute to meeting the requirements of the Sedgemoor District Local Plan as it is in accordance with Policy S4.
- The site has some beneficial characteristics for a proposed bus depot. It is well screened and some distance from residential properties which aids in the control of any eventual amenity and landscape impacts.
- The site also has an established, suitable access that allows it to be considered in proximity to the Strategic Road Network as defined in the Sedgemoor District Plan (2019).
- In Planning policy terms it is not against any of the strategic or development management policies in the Sedgemoor Local Plan and is in accordance with the objectives of the NPPF.
- It is the officer view that the principle of this proposal is acceptable.



0100 - Lower Ground - Phase 1  
1 : 200



0100 - Level 0\_Phase 1  
1 : 200

Project:

Notes:

1. Do not scale from this drawing
2. Stipulate 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 illustrated are approximate and not from measured survey

KEY CIM RE-SIGNAL DESIGN AND ENVIRONMENTAL RISKS

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— Site Boundary

- - - Phase 2 Outline

Rev	Date	Drawn by - Checked by - Description	Issued by
P02	19/09/20	Planning Issue	SX
P01	17/09/20	Draft planning issue	SX



Drawing Originator: AWW Architects  
 Plot or Mark: 40 St Sabinian Street, Bristol, SS2 1GB  
 Tel: +44(0)117 9232525  
 www.aww-uk.com

S2 - ISSUED FOR INFORMATION

Project Name: Somerset Digital Innovation Centre

Approved by: [Signature] Approval Date: 19/09/20 Scale: 1 : 200

Title: Lower Ground & Ground Level - Phase 1

Project

- Notes:
1. Do not scale from this drawing.
  2. 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 indicated are approximate and not from measured survey.

KEY COMPLEMENTARY DESIGN AND ENVIRONMENTAL INFORMATION

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Site Boundary

Phase 2 Outline

P02	19/09/20	Planning Issue			
P01	17/09/20	Draft planning issue			
Rev	Date	Drawn by	Checked by	Description	Iss
Revision Schedule					



Drawing Originator: AWW & Partners  
 Plot - Mark  
 45 St Blaise St Bristol  
 BS1 1QR  
 Tel: +44(0)117 92 1111  
 www.aww.co.uk

Drawing title: code and description  
**S2 - ISSUED FOR INFORMATION**

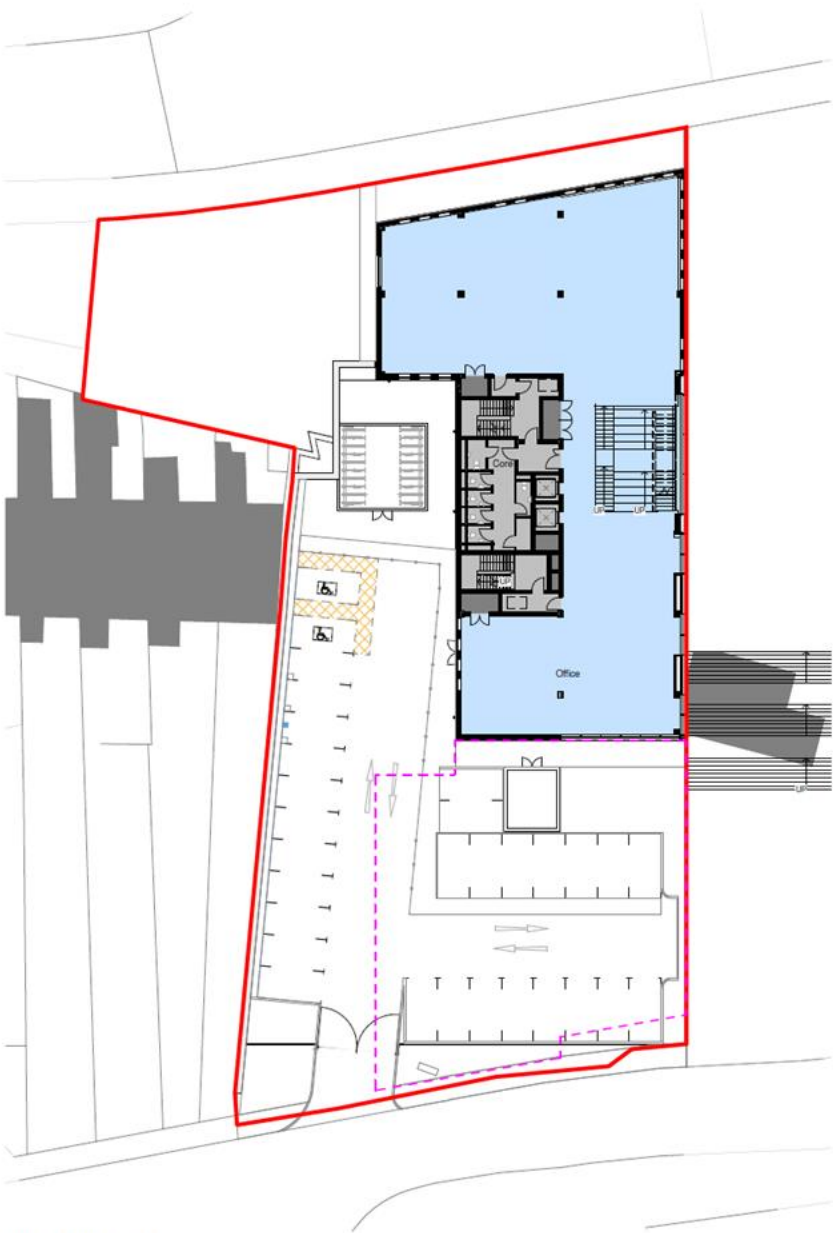
Project Name: Somerset Digital Innovation Centre

Approved by:	Approver	Approval Date:	19/09/20	Scale:	1:200
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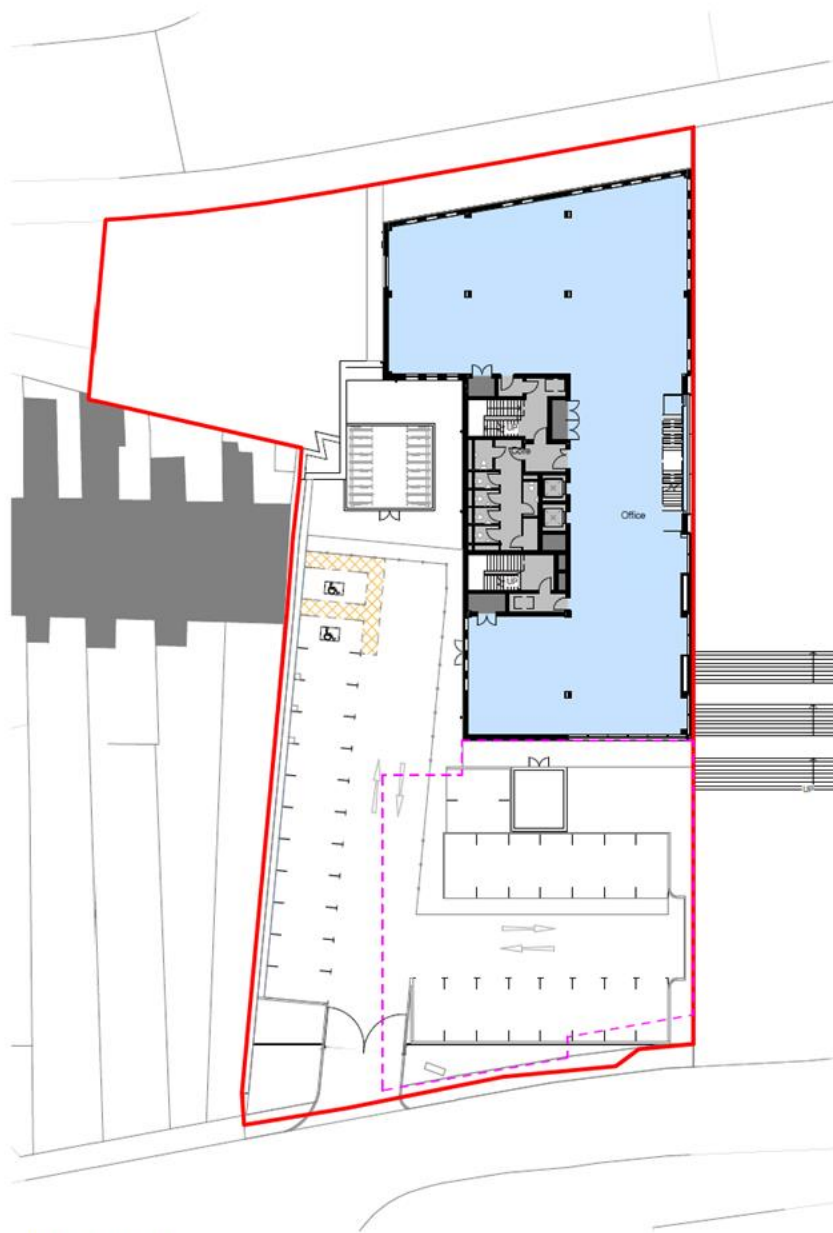
Title: Original drawing site

Levels 1 & 2 - Phase 1

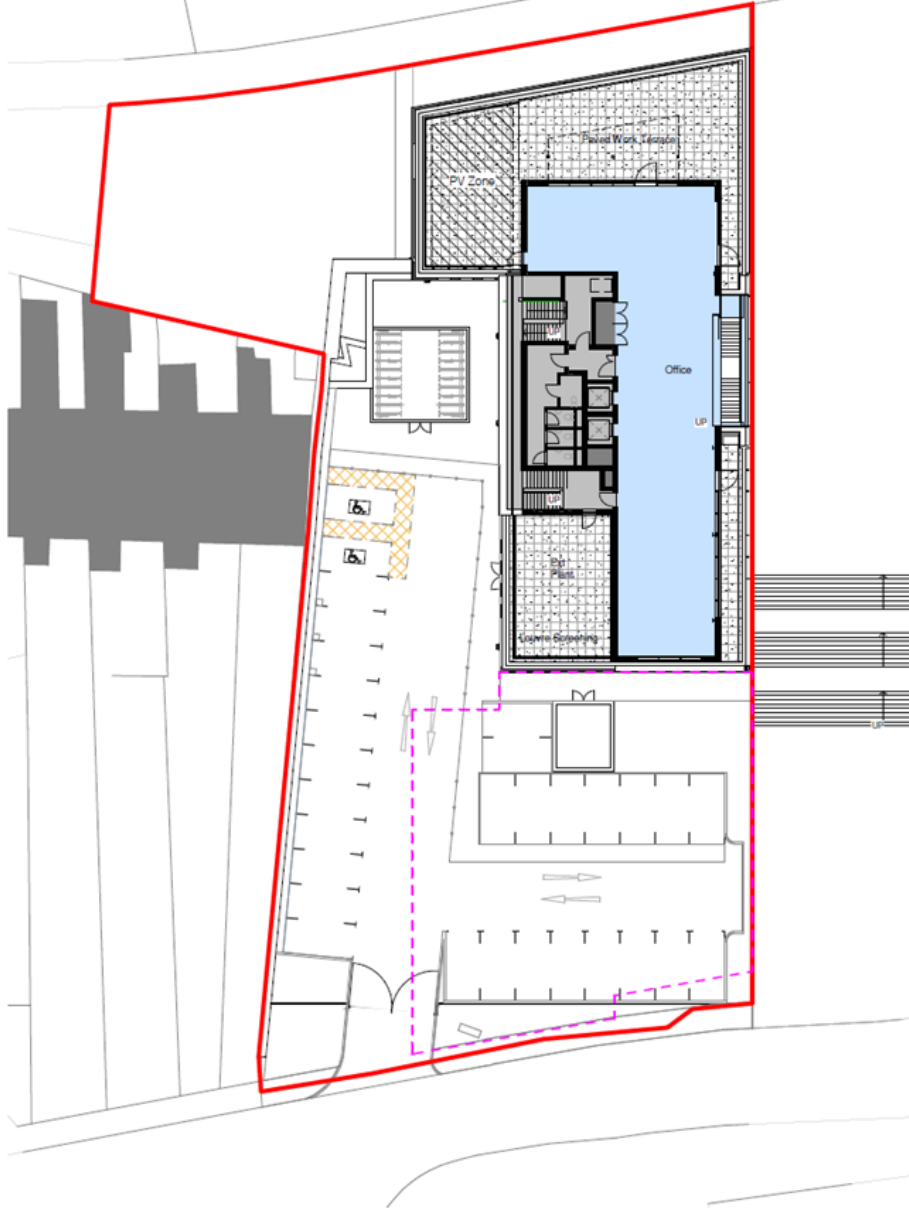
AWW Project Number	4284						
PROJECT	WORK	ISSUE	DATE	BY	DESCRIPTION	SCALE	DATE



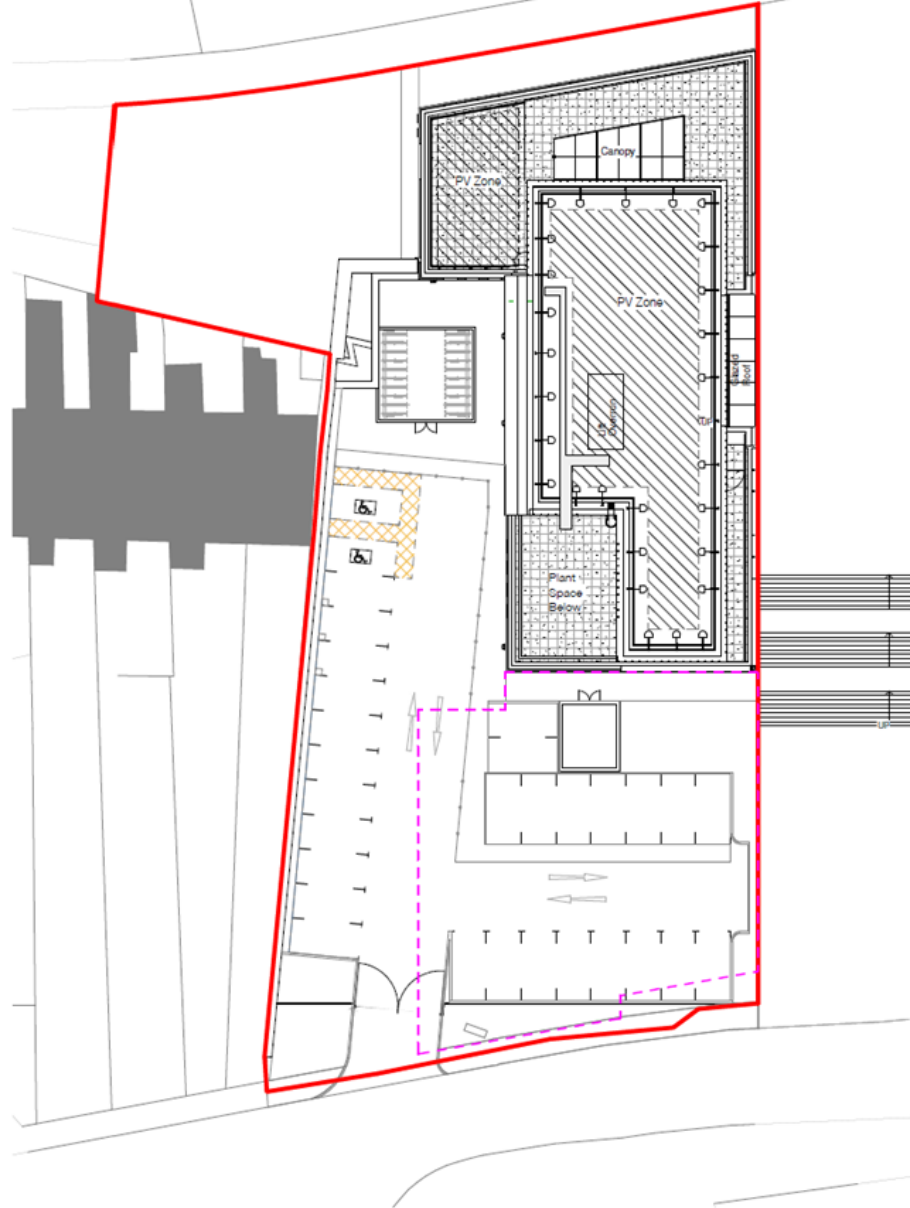
0100 - Level 1\_Phase 1  
1:200



0100 - Level 2\_Phase 1  
1:200



0100 - Level 3\_Phase 1  
1:200



0100 - Level 4\_Phase 1  
1:200

Project:

Notes:

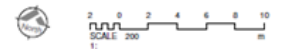
1. Do not scale from this drawing
2. Show all dimensions prior to construction
3. Report all discrepancies to the Drawing Originator immediately
4. This drawing is to be used in conjunction with all relevant documents and drawings
5. Existing building heights illustrated are approximate and not from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

KEY COM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS	

— Site Boundary

- - - Phase 2 Outline

Rev	Date	Drawn by - Revision Schedule	Checked by - Description	Issued by
P02	19/09/20		Planning Issue	SX
P01	17/09/20		Draft planning issue	SX



Drawing Originator: AWW Architects  
 Plot - Mark,  
 48-50 Sudben Street  
 Bristol  
 BS1 1GB  
 Tel: +44(0)117 9232535  
 www.aww-uk.com

Drawing status - code and description  
**S2 - ISSUED FOR INFORMATION**

Project Name			
Somerset Digital Innovation Centre			
Approved by	Approval Date	Scale	
Approver	19/09/20	1:200	

Tls Original drawing sheet is A1  
**Levels 3 & 4 - Phase 1**