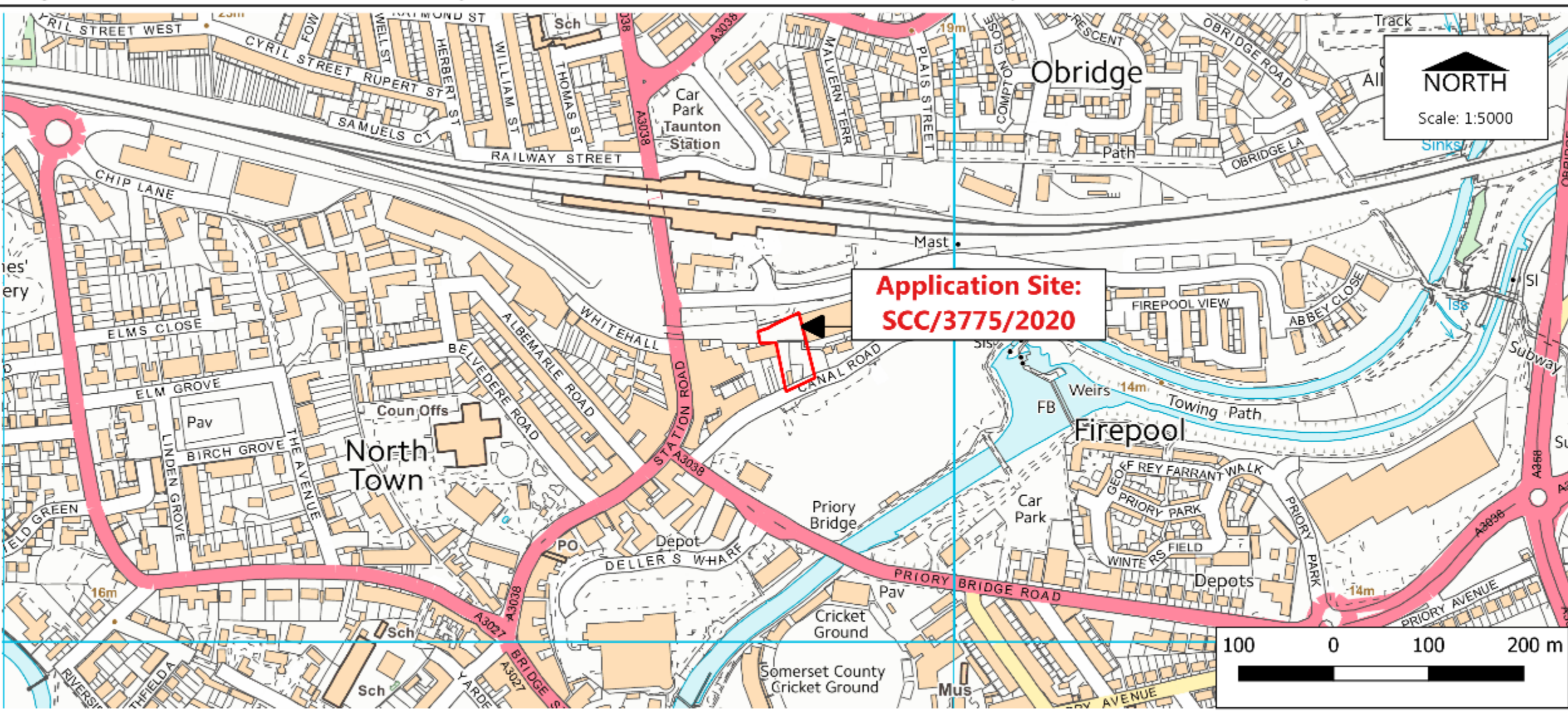


Item 5: Land adjacent to Trenchard Way, Taunton, Somerset, TA1 1PN

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.





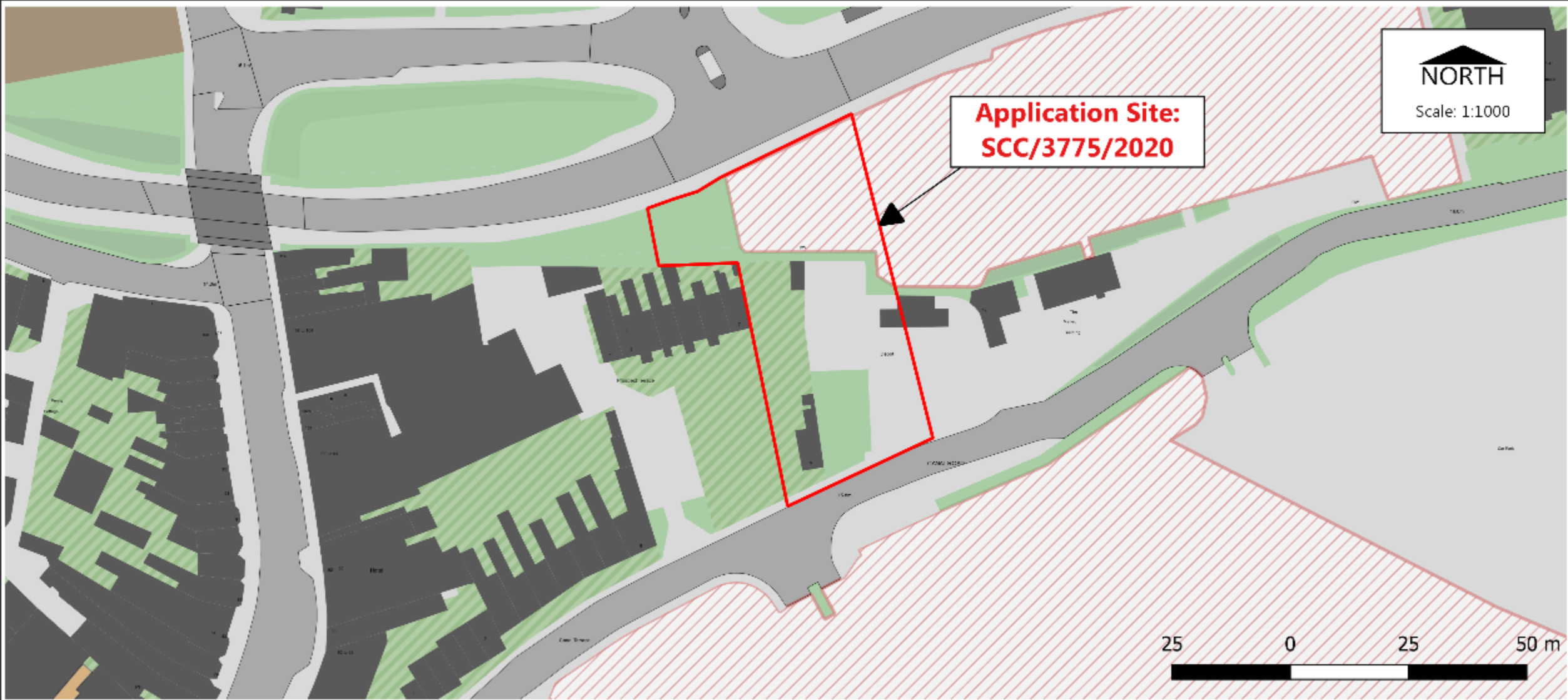
Paul Hickson,
 Strategic Commissioning Manager
 Community & Environmental Services
 Somerset County Council
 County Hall, Taunton, TA1 4DY

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Planning Control
 Drawn by: K Blackmore

LOCATION PLAN

Dated: 19/01/2021



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

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Planning Control
Drawn by: K Blackmore

SITE PLAN

Dated: 19/01/2021



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

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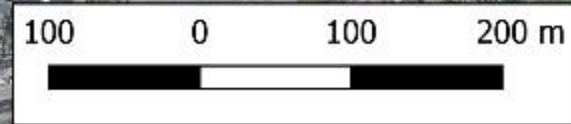
Planning Control
Drawn by: K Blackmore

AERIAL PLAN

Dated: 19/01/2021



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



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

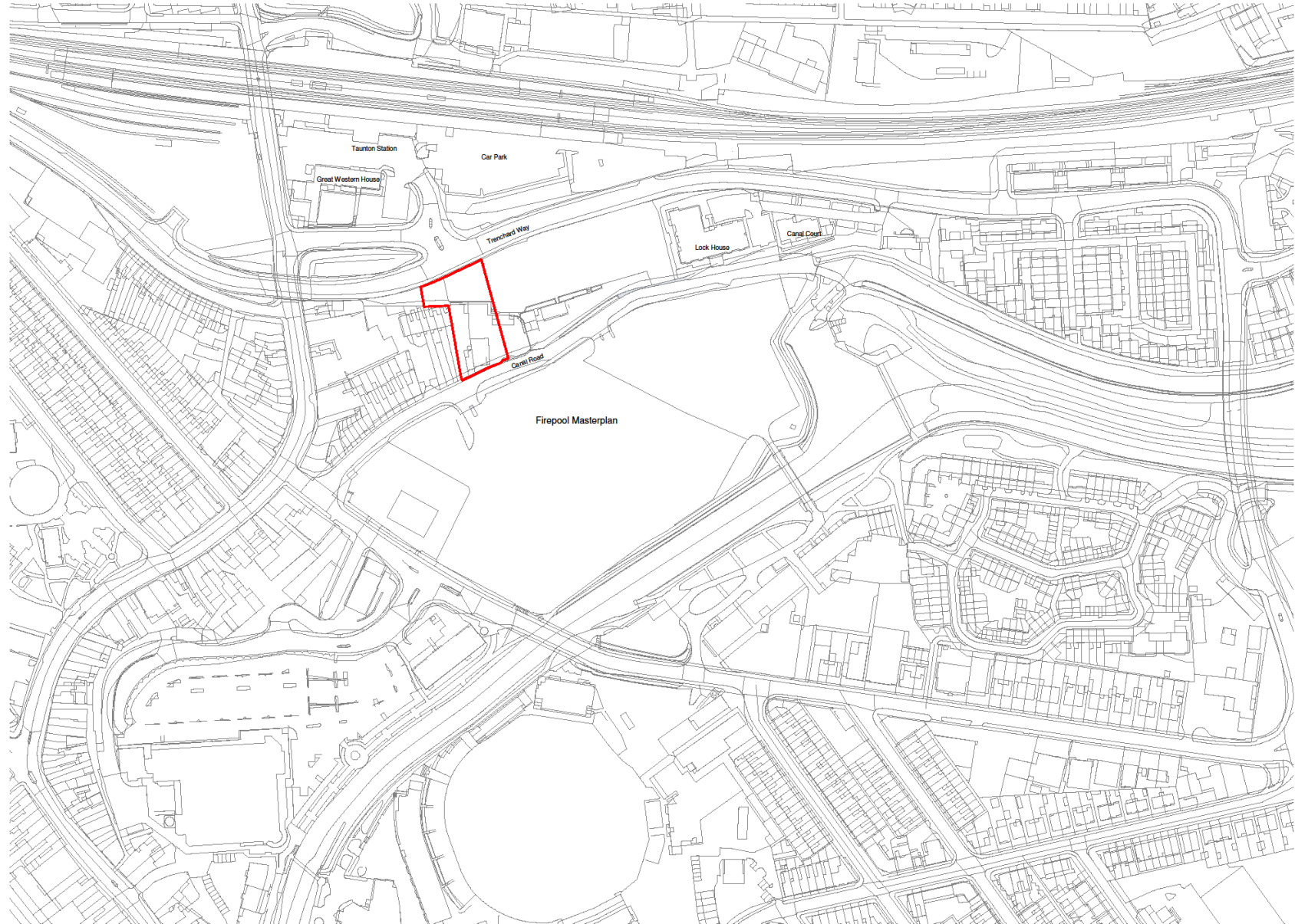
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Planning Control
Drawn by: K Blackmore

AERIAL PLAN

Dated: 19/01/2021

Item 5: Site in context



Project:

- 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 COM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS

IN ACCORDANCE WITH THE CONSTRUCTION (CONSTRUCTION PHASE) REGULATIONS, THE DOCUMENT PROVIDES INFORMATION ON THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. FOR A FULLER UNDERSTANDING OF THE INFORMATION, PLEASE REFER TO THE PROJECT DOCUMENTS.

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
Plot No: AAWW
45-52 Backton Street
Bristol
BS1 1QR
Tel: +44(0)117 9232335
www.aww-uk.com

S2 - ISSUED FOR INFORMATION

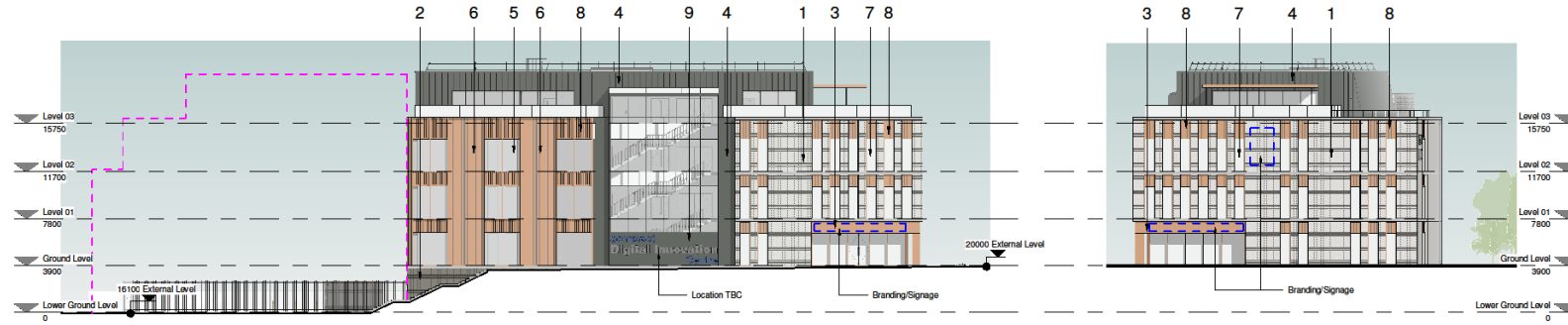
Project Name: Somerset Digital Innovation Centre

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

Site Location Plan

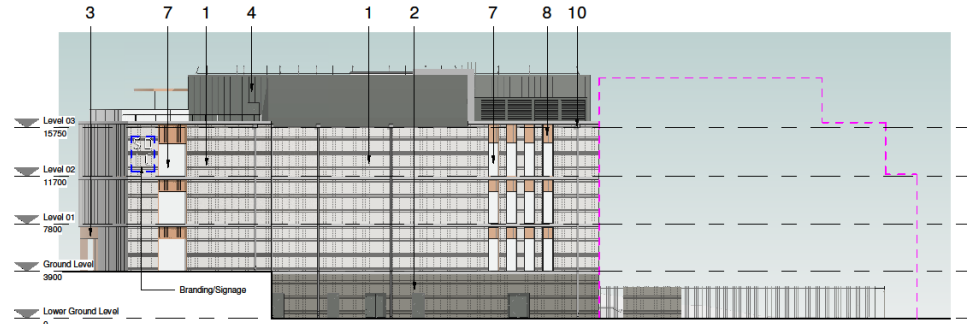
AWW Project Number		Drawing Number		Drawing Title	
PROJECT	AWW	V1	XX	DR	A
18/04/20					

Item 5: Proposed elevations

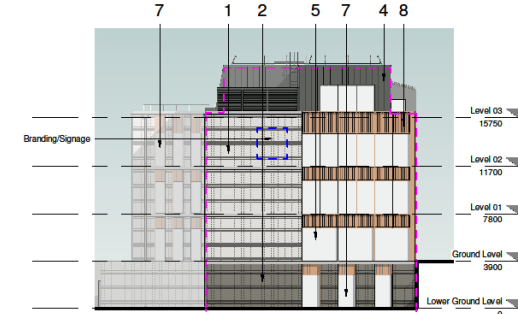


A East Elevation - Proposed
1:200

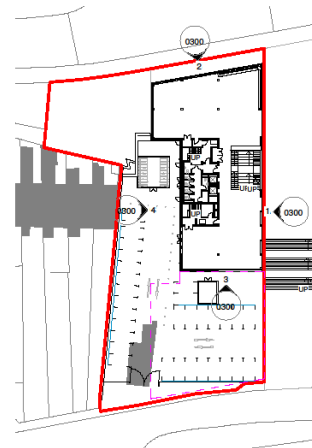
B North Elevation Proposed
1:200



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



Project:

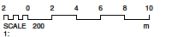
- Notes:
1. Do not scale from this drawing
 2. Size verify all dimensions prior to construction
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 4. This drawing is to be used in conjunction with all relevant documents and drawings
 5. Existing building heights furnished are approximate and not from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

KEY COM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS	

Site Boundary

Phase 2 Outline

Rev	Date	Drawn by - Checked by - Description	Revision Schedule	Issued by



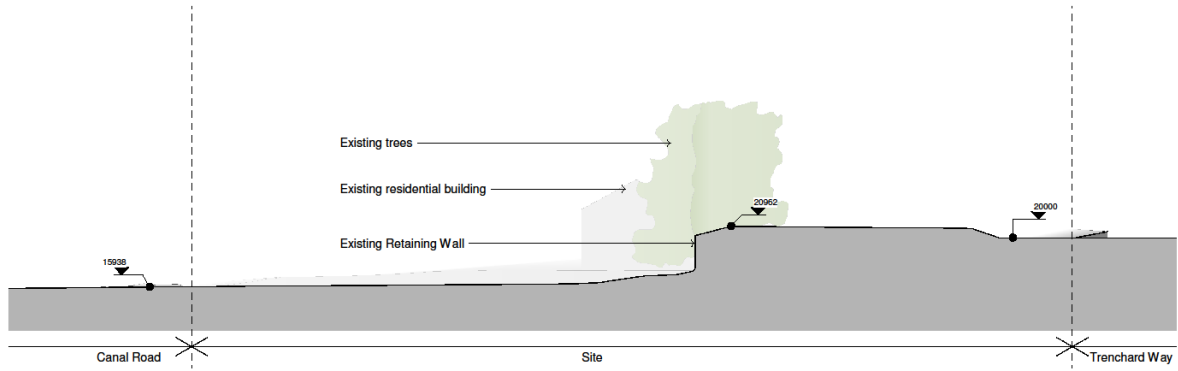
Drawing Originator: AWW Architects
 Project Name: Somerset Digital Innovation Centre
 Address: 45-52 Backwin Street, Bristol, BS1 1GB
 Tel: +44(0)117 9232335
 www.aww-uk.com

S2 - ISSUED FOR INFORMATION

Project Name	Somerset Digital Innovation Centre		
Approved by	Approved Date	Scale	As indicated
	18/08/20		
Title	Proposed Elevations		

AWW Project Number		Drawing Number		Drawing Title	
PROJECT	4284				
P18048	AWW	V1	ZZ	DR	A

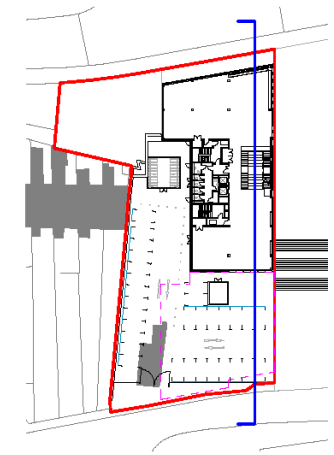
Item 5: Sections through site



Existing Site Section
1:200



Proposed Site Section
1:200



Project

- 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 read in conjunction with all relevant documents and drawings
 5. Existing building heights illustrated are approximate and not from measured survey

KEY CON RESIDUAL DESIGN AND ENVIRONMENTAL RISKS

IN ACCORDANCE WITH THE CONSTRUCTION (CONSTRUCTION PHASE) REGULATIONS, THE DOCUMENT CONTAINS AN ASSESSMENT OF THE ENVIRONMENTAL RISKS FOR THE CONSTRUCTION PHASE OF THE PROJECT. THIS ASSESSMENT HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REGULATIONS AND IS SUBJECT TO THE REQUIREMENTS OF THE REGULATIONS. FOR A FULLER ASSESSMENT OF ENVIRONMENTAL RISKS, SEE THE ENVIRONMENTAL STATEMENT.

- 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: Approver
 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	A
		0310	PS2

Item 5: Photographs 1 & 2



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



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



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.