

Somerset County Council

Regulation Committee – 2nd September 2021

Report by Service Manager - Planning & Development, Enforcement & Compliance:

Application Number: SCC/3853/2021

Date Registered: 5 July 2021

Parish: Not Applicable

District: Somerset West and Taunton Council

Member Division: Bishops Hull and Taunton West

Local Member: Councillor John Hunt

Case Officer: Joseph Rose

Contact Details: E-mail: JCRose@somerset.gov.uk Tel: 01823 359 042

Description of Application: The application proposes to extend the staff carpark and to create a multi-use games area within the grounds of Parkfield County Primary School, Taunton.

Grid Reference: **Easting** - 321915, **Northing** - 124172

Applicant: Mrs. Mary Scott – School Business Manager at Parkfield Primary School, on behalf of Somerset County Council.

Location: Parkfield County Primary School, Parkfield Road, Taunton, TA1 4RT

1. Summary of Key Issues and Recommendation(s)

The main issues for members to consider are:

- The need for the development
- Impacts on residential and public amenity
- Design and access
- Flood risk
- Ecology

1.3 It is recommended that planning permission be **GRANTED** subject to the views of the Environment Agency (with regard to the additional information requested in relation to the proposed fencing) and to the imposition of the conditions set out in section 9 of this report, and that authority to undertake any minor nonmaterial editing which may be necessary to the wording of those conditions be delegated to the Service Manager – Planning & Development, Enforcement & Compliance.

2. Description of the Site

2.1 The application site is located within the existing site boundary of Parkfield County Primary School, approximately 1km to the southwest of Taunton Town Centre, in a suburbanised area between Tangier and Wilton, in the Somerset West and Taunton District of Somerset. A mixture of residential properties in all directions surrounds the school and Musgrove Park Hospital is located approximately 260m to the west of the application site.

The application site occupies 1585 square metres of land including the existing staff car park and access road; however, the area to be developed only occupies 719 square metres (359 square metres allocated to the extension of the staff car park and 360 square metres allocated to the proposed Multi-Use Games Area (MUGA). The Galmington Stream lies approximately 7 metres away from the most northern corner of the application site. The school fence and several trees separate the school boundary from the riverbank.

3. The Proposal

3.1 The application proposes to extend the staff carpark and to create a multi-use games area within the grounds of the existing school.

The extension of the staff car park will occupy 359 square metres of the existing school playing field and will act as a staff car park during the daytime providing an additional 12 car-parking spaces from the existing 25 spaces, bringing the total proposed spaces to 37. The need for additional car parking spaces is required to - accommodate current car parking pressures and to replace spaces lost as a result of the implementation of -

the kitchen pod installation (See Prior Approval Application Ref: SCC/3847/2021 for details).

The carpark extension will measure 359 square metres and will consist of a 250mm hard-core sub-base, a 60mm (average thickness) AC32 base-course and a 30mm (average thickness) 10mm Stone Mastic Asphalt (SMA) surface. Inside the perimeter of the extended staff carpark, a pathway will be provided in order to ensure safe access from the car park itself into the main school grounds. On the inner edge of the pathway (between the pathway itself and the carpark) there will be a 2m high metal fence (in blue, co-ordinating with school's 'Parkfield-Blue' colour), which will include a double-gate allowing access. On the outer perimeter of the pathway (between the pathways itself, the proposed MUGA pitch and the existing school playing field), there will be kerbing on a 100mm concrete bed.

The Multi-Use Games Area will measure 360 square metres and will consist of a 200mm sub-base, a 60mm (average thickness) AC32 base-course and a 60mm (average thickness) 6mm Stone Mastic Asphalt (SMA) surface. There will also be kerbing around the outer perimeter of the MUGA pitch on a 100mm concrete bed. The MUGA is proposed to increase the space where children can play throughout the year and will take pressure off the current two over-crowded play areas that the school already has. The school's most recent Ofsted inspection commented on the overcrowded playgrounds at the school. However, the addition of an all-year round play/games area will help significantly to enhance the children's play and well-being. (This part of the development will be particularly effective during times of rainfall, when the school field is out of action).

Outside of core educational hours, the proposed MUGA pitch will provide another space for after school activities and extended school clubs to take place. Additionally, to this, the site will also provide a space for a range of community led groups to utilize during evenings, weekends, and school holidays. The extended car park will also support any community users that wish to park on site and will help avoid any unnecessary congestion on Parkfield Road as a result.

4. Background

Part of the existing school field where the proposed MUGA pitch and extension of staff carpark is to be developed has mainly been covered with a 15m x 9m marquee and a 3m x 3m generator test since October 2020 and will remain this way until the end of July 2021. -

The extended staff car park site:

To the best of the school's knowledge, the area that will occupy the extended staff car park has not played any part in the school's sporting activities since at least September 2015 and has never been marked up with any kind of sports markings. Indeed, up until 2010/2011, an Elliot unit that provided a double classroom primarily occupied this area of land and the subsequent remaining manhole cover means that the site is currently unsuitable for sports. In addition, because of the restricted line of sight and paved areas on three sides, the space is not used during lunchtime activities, as children cannot be easily supervised from the main field area.

The Multi-Use Games Area site:

The low-lying aspect of the school playing fields means that following any rain in the area, the field cannot be used for any playtime or sports activities. However, implementing a MUGA pitch on this site will ensure that the school can utilise this area all year round, and will not be restricted to use on this site on dry days from June through until the end of September, as currently is the case.

The existing staff car park:

An Armco crash barrier and series of wooden posts are in place to edge the car park, where there is a difference in ground level.

Previous Planning Applications:

Planning Reference	Proposal	Decision	Date of Decision
SCC/3847/2021	Installation of a pod kitchen situated off the north-eastern elevation of the main school building, within the existing school car park.	Application approved under Permitted Development	30/06/2021
4/38/11/0216	Alterations to Pedestrian Access, including Replacement Gates and Fence, Removal and Planting of Trees, and Laying of Tarmac to form a Bicycle Storage Area and Level Access	Application approved	21/07/2011
4/38/08/0530	Extension to accommodate 4 no. classrooms, 2 no. group rooms, plus ancillary works including Roof-Mounted -	Application approved	27/01/2009

	Photo-Voltaic Panels on the existing building.		
4/38/07/620	Single storey extension consisting of four classrooms and associated facilities, plus external ancillary works.	Application withdrawn	23/01/2008

5. The Application

Documents submitted with the application:

- Application Form (Superseded by Revision 2)
- Biodiversity Statement
- Environmental Statement
- Flood Risk Assessment (Superseded by Revision 2)
- Foul Water Statement
- Site Photographs

Plans submitted with the application:

- Existing Site Boundary Plan
- Location Plan (Superseded by Revision 2)
- Site Plan (Superseded by Revision 2) -
- Aerial Plan (Superseded by Revision 2)
- Site Measurements
- Extension of Staff Carpark – Layout Plan

6. Environmental Impact Assessment (EIA)

No such Environmental Impact Assessment (EIA) was necessary in relation to the proposals at Parkfield County Primary School.

7. Consultation Responses Received

(Internal Consultations)

7.1 Highways Development Control – No objection:

“Based on the submitted information, I would refer this application to Standing Advice.”

Officer Comments: Appendix 11.7 of the Somerset County Council – Parking Strategy (Adopted: September 2013), outlines that the minimum parking dimensions for car parking spaces perpendicular to kerbs should measure 4.8m x 2.4m. Referring to this Standing Advice, the Local Planning Authority proposes that a parking condition be implemented to any permission granted outlining the required dimensions.

7.2 Community Protection (Noise) – Concerns Raised:

“There are two distinct aspects of the noise impact that might arise from a school MUGA development:

1. Those associated with school use during school hours,
2. Those associated with any community use during extended hours.

I note there is no planning statement, and the only detail is on the application form. The applicant’s answer to question 19 on the application form indicates they do not consider the hours of opening as significant. However, I have some uncertainty in what is meant by the applicant when they state, “*The area can be closed off and used as a multi-use games area for after school activities and in the school holidays as well at weekends and other times for community groups.*” In this respect the noise arising from the school may be seen to change and extend and impacts on nearby housing will then depend on the times of this use and the activities and behaviour of new unsupervised users of the development.

In my view there will be an expectation for noise from the external areas of a school when pupils are at play or undertaking supervised lessons or after-school clubs. There is likely to be acceptance of this noise during the school day even though it may appear distinct within the gardens surrounding school land but similar noise outside of school use raises greater risk of impacts on amenity. My email to you on 28/6 highlighted a situation of noise disturbance experienced by a resident close to a MUGA development at Hayward Academy, and while this is not an identical situation, it illustrates the different tolerance shown toward noise from school usage and noise from community usage.

The application plan would suggest the rear gardens of housing on Parkfield Drive are located at 20m and more from the north-western boundary of the MUGA and housing on Parkfield Road are at 30m and more from the south-eastern boundary of the MUGA and 20m from the new surfaced area. In my view it is therefore likely that football -

kicks and fence impacts and the voices of users could all be perceived as distinctive to residents in these nearby gardens. The levels of these noises are likely to increase with the age of the users, and periods of out-of-school use will be more likely to conflict with greater expectations for residential amenity, particularly during weekends.

Conclusion

The noise impacts from this development arise from its users and noise has not been considered by the applicant. In my opinion the noise impact arising from supervised primary school use of the proposed MUGA would be limited and not beyond the reasonable expectation for residents surrounding a school. Under these situations of use I raise no planning concern.

I am uncertain about the school's intention for community use of this development and the noise disturbance that might then arise. Noise impacts would be expected to increase with any out-of-hours community use, particularly if the MUGA facility was included with this, and it was to be in frequent use. The extent of the impacts on residential amenity arising from community use are, however, difficult to predict and conversely the development may only attract infrequent use. The application, however, provides no detail of school intention for community use or the mechanism for controlling this. If the school is to control access, as is expected, it might then need to define a policy for MUGA use that would help to reduce some planning uncertainties in regard to periods of community use and the procedures to address any disturbance issues that may be raised by residents.

In my opinion the noise arising from ball impact on a fenced enclosure should be reduced by good design and shock isolation of the fencing panels from the metal supports. The application provides no detail on the proposed design and planning may wish to clarify this point. For this noise control measure to remain effective it would require periodic inspection and maintenance over the life of the facility.

I hope these comments are helpful."

7.3 Ecology – No objection subject to planning conditions:

"Please attach the following conditions and informative to any planning permission granted.

Badgers

Due to the potential presence of foraging and commuting badgers please attach the following informative:

- The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations, or large pipes (>200mm -

diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

Trees

The MUGA looks to be in close proximity to mature trees, therefore please attach the following condition:

- As root may be directly damage a Tree Protection Plan accordance with BS5837:2012 will be commissioned and submitted to the LPA for review and approval. The TPP will include measures to protect trees from mechanical damage, pollution incidents and compaction of roots during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows and other sensitive habitats. Photographs of the measures shall be submitted to the Local Planning Authority prior to the commencement of any vegetative clearance or groundworks. The measures shall be maintained throughout the construction period.

Reason: A pre-commencement condition in the interests of European and UK protected species and biodiversity generally and in accordance with the Taunton Deane Core Strategy 2011 -2028: Policy CP 8 Environment

Birds

The species poor hedgerow to be removed has the potential to support nesting birds, therefore please attach the following condition:

- No removal of hedgerows and any areas of shrubs, tall ruderals and climbing plants shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.

Reason: In the interests of nesting wild birds and in accordance with the Taunton Deane Core Strategy 2011 -2028: Policy CP 8 Environment.

Biodiversity Enhancement (Net Gain)

As enhancement and compensation measures, and in accordance with National Planning Policy Framework (NPPF), please apply the following condition to any planning permission granted.

- The following will be incorporated into the site proposal with photographs of the installed features submitted to the Local Planning Authority prior to the completion of construction works:
 - Installation of 1 X woodcrete bat box onto a mature tree on site, facing west or south at a height above 3m.
 - Installation of 1x Schwegler 1SP Sparrow terraces, or similar, under the eaves and away from windows on the north or west elevations of a building on site.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework

Provided the above conditions are applied as worded, I have no objection to this application.”

7.4 Lead Local Flood Authority – No Objection:

“Thank you for consulting the LLFA on this application and apologies for the late response. There are currently no details on the drainage scheme and how the increase in impermeable area will be managed.

Furthermore, as this is a school site, this is an excellent opportunity to include sustainable drainage systems, such as rainwater gardens, tree pits, swales and biorientation areas to maximise multiple benefits and provide factors such as amenity, biodiversity, water quality, water quality and education purposes. Therefore, SuDS features as a means of managing surface water due to the increase in impermeable area should be explored to its the fullest potential.”

Officer Comment: This can be dealt with by implementing a sustainable drainage scheme condition to any permission granted.

7.5 Councillor John Hunt – Was notified but made no comments.

(External Consultations)

7.6 South West Heritage Trust (Archaeology) – No objection:

“As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.”

7.7 Sports England – No objection subject to planning conditions:

“Thank you for consulting Sport England on the above application.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- ***all or any part of a playing field, or***
- ***land which has been used as a playing field and remains undeveloped, or***
- ***land allocated for use as a playing field***

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

The application affects the playing field with two developments (1) Proposed new MUGA 24m x 15m and (2) Proposed new car park.

(1) Proposed new MUGA 24m x 15m -

Having assessed this aspect of the application, we welcome a MUGA but there are limited details to consider regarding construction and operation. No sports lighting is proposed. -

The MUGA should be built in accordance with Sport England's technical guidance notes. Sport England would expect that the proposed MUGA is fenced, would use a porous MacAdam surface with non-slip coat and identifiable line markings for different pitch and court sizes in line with our guidance *Comparative sizes of sports pitches and courts, September 2015* <https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/> .

SAPCA also has some useful technical guidance on MUGAs <http://www.sapca.org.uk/technical-guidance/multi-use-games-areas-mugas>

A planning condition can be imposed on the decision notice if the Council are minded to grant permission that requires full details:

No development shall commence until details of the design and layout of the MUGA have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The MUGA shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

Informative: The applicant is advised that the design and layout of the MUGA should comply with the relevant industry Technical Design Guidance.

When responding to consultations on applications for sports facilities (e.g. Artificial Grass Pitches, Multi Use Games Areas etc.) proposed to be built on a playing field, the availability of the facility for community use is a material planning consideration in order for Sport England to assess whether an exception (e.g. E5) of Sport England's policy on planning applications for development on playing fields is met.

Where an applicant is relying on Exception E5 to overcome Sport England's objection, there will be cases where the imposition of a Community Use condition will be necessary in order to ensure that the provision of the new sports facility is of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field. It is not just a mechanism used on lottery funded projects.

Sports facilities provided at school sites are an important resource, not just for the school through the delivery of the national curriculum and extra-curricular sport, but potentially for the wider community. There are also direct benefits to young people, particularly in strengthening the links between their involvement in sport during school time and continued participation in their own time. Many children will be more willing to continue in sport if opportunities to participate are offered on the school site in familiar surroundings. Many schools are already well located in terms of access on -

foot or by public transport to the local community and so greater use of the sports facilities outside normal school hours should not add significantly to the number of trips generated by private car.

There is a free online resource from **Sport England (Use Our School)** that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; <https://www.sportengland.org/campaigns-and-our-work/use-our-school>

We request a community use agreement to secure the use of the site's facilities for community sport users that already happens on-site and for future users:

Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the MUGA and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **.

Informative: Guidance on preparing Community Use Agreements is available from Sport England. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=planning_applications

(2) Proposed new car park

Having assessed this aspect of the application, Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy, in that: 'The - proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); -

- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.'

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E3 and E5 of the above policy subject to the inclusion of the two planning conditions:

- 1. No development shall commence until details of the design and layout of the MUGA have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The MUGA shall not be constructed other than in accordance with the approved details.**

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

Informative: The applicant is advised that the design and layout of the MUGA should comply with the relevant industry Technical Design Guidance.

- 2. Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the MUGA and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism - for review. The development shall not be used otherwise than in strict compliance with the approved agreement."**

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **. -

Informative: Guidance on preparing Community Use Agreements is available from Sport England.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=planning_applications -

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

If you would like any further information or advice, please contact me at the address below."

7.8 Environment Agency – No Objection subject to planning conditions:

Original Response – 20/07/2021:

"Thank you for referring the above application, which was received 6 July 2021.

The Environment Agency OBJECTS to this application as it is not supported by an acceptable Flood Risk Assessment (FRA). We are therefore unable to determine if the development is in accordance with the National Planning Policy Framework (NPPF).

The application site lies within Flood Zone 2 and 3, which is land defined by the planning practice guidance as having a medium and high probability of flooding. The NPPF states that an acceptable FRA must be submitted when development is proposed in such locations.

A FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Although for the land to be used as a car park and recreation area is acceptable, in principle, the FRA provided does not have enough information to assess the flood risk or the increased flood risk to third parties. -

We would not have any issue with the staff car park, providing the ground level is not raised above ground level as a result of the proposal and our access to the watercourse is not impeded for emergency access.

In addition, we require further details concerning the multi games area, e.g. is there any ground raising proposed, what is the location of the play equipment, and what are the fencing, landscaping and tree planting requirement, etc?

To overcome our objection, the applicant should include the additional information within the FRA, and demonstrate that the development is safe without increasing flood risk elsewhere. Where possible, it should reduce flood risk overall. -

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

In addition, this development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Galmington Stream, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

If you wish to discuss any of the above, I contacted on the number below.

A copy of the subsequent decision notice would be appreciated.

We have sent a copy of this letter to the applicant for information.

Please quote the Agency's reference on any future correspondence regarding this matter."

Updated Response – 20/07/2021:

"Thank you for referring the additional information concerning the above proposal, which was received 28 July 2021.

Providing the Local Planning Authority (LPA) is satisfied that the requirements of the Sequential Test under the National Planning Policy Framework (NPPF) are met, and after reviewing the further details (email from Mary Scott dated 27 July 2021), the - Environment Agency can now WITHDRAW its earlier objection, subject to the inclusion of the following condition within the Decision Notice:

CONDITION:

There shall be no ground raising and no permanent or temporary fencing located -

within Flood Zones 2 and 3.

REASON:

To ensure no increased risk of flooding.

The following informatives and recommendations should be included in the Decision Notice:

The above proposal falls within Flood Zone 3 which is an area with a high probability of flooding, where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year).

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give valuable time to prepare for flooding, time that allows occupants to move themselves and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

The Council's Emergency Planners should be consulted in relation to flood emergency response and evacuation arrangements for the site. We strongly recommend that the applicant prepares a Flood Warning and Evacuation Plan for future occupants. We do not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users. The NPPF and the associated Planning Practice Guidance places responsibilities on LPA's to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. -

In addition, this development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Galmington Stream, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: -

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

A copy of the subsequent decision notice would be appreciated.

Please quote the Agency's reference on any future correspondence regarding this matter."

Officer Comments: At current, the proposals do include a small section of fencing in flood-zone 2 (between the proposed MUGA and the proposed staff carpark extension). The environment agency is aware of this and have requested further information from the applicant regarding the design of the proposed fencing and gated access to review and possibly amend the proposed condition detailed above. It is expected that the requested details will be provided, and that an update from the environment agency will be available to present to committee members on or before the 2nd September 2021.

7.9 Natural England – No objection:

"Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species, or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision-making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development. -

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>."

7.10 Somerset West & Taunton District Council – No objection:

"Referring to the above proposal, the Local Planning Authority has NO OBSERVATIONS to make on this development.

Would you please ensure that a copy of the County Council's decision notice is forwarded to us in due course."

7.11 Somerset Wildlife Trust – Was notified but made no comments.

7.12 RSPB – Was notified but made no comments.

(Public Consultation)

7.13 Two letters were received from two local residents, raising comments:

(Summary of Comments)

- No objection to the development in principle, providing that:
 - The MUGA is only used within school hours (not for community use).
 - The MUGA is not lit by any kind of external lighting.
 - The concerns raised by the Environment Agency are addressed (in regard to flood risk).
- The views of the County Acoustics Specialist are strongly agreed with.

7.14 One letter was received from two local residents, raising Objections:

(Summary of Objection)

- Concerns relating to:
 - Misleading application documents and plans.
 - Increased flood risk on nearby residential properties.
 - Design of the proposed MUGA and the materials to be used.
 - The increase in noise levels on nearby residential properties.
 - The recommended hours of use. -

- The lack of toilet facilities provided for community users leading to potential hygiene and environmental issues .
- The disposal of foul sewage.
- The disruption caused to nearby trees and their roots.
- The potential future need for external lighting.

8. Comments of the Service Manager – Planning Control, Enforcement & Compliance

8.1 The key issues for Members to consider are:

- The need for the development:
- Impacts on residential and public amenity
- Design and access
- Flood Risk
- Ecology

The need for the development:

The purpose of the proposals at Parkfield County Primary School is to both ease the current parking pressures at the school, and to replace parking spaces that have been lost due to the installation of the kitchen pod (see application reference SCC/3847/2021 for details) and to ease pressures on the schools overcrowded playgrounds that were highlighted by the schools most recent Ofsted inspection. Having an additional all year-round play/games area will help significantly in easing these pressures and will enhance the children’s play and well-being.

The additional carpark space and MUGA pitch will enable the school to be used more diversely both during core-hours (including after school activities) and out of hours by local community groups.

Impacts on residential and public amenity:

Concerns have been raised by the County Council Acoustics Specialist in respect to the school’s intention for the proposed MUGA pitch to be used out of hours for community use. The acoustics specialist detailed within their report that whilst they have no concerns regarding the MUGA pitch being used during core-hours, they do have concerns over the proposed site being used after hours by community groups.

The Acoustics specialist stated in their consultation response that “I am uncertain about the school’s intention for community use of this development and the noise disturbance that might then arise. Noise impacts would be expected to increase with any out-of-hours community use, particularly if the MUGA facility was included with -

this, and it was to be in frequent use. The extent of the impacts on residential amenity arising from community use are, however, difficult to predict and conversely the development may only attract infrequent use. The application, however, provides no detail of school's intention for community use or the mechanism for controlling this. If the school is to control access, as is expected, it might then need to define a policy for MUGA use that would help to reduce some planning uncertainties regarding periods of community use and the procedures to address any disturbance issues that may be raised by residents."

In addition to the concerns raised by the County Council's Acoustics Specialist, the Local Planning Authority have also received a number of objections from local residents, whose concerns are also related to the possible noise implications. In respect of the concerns raised above and in the interest of residential and public amenity, the case officer recommends that the proposed staff carpark and multi-use games area are permitted to include out of hours community usage, subject to a number of planning conditions.

It is recommended that all activities and sports associated with, or taking place on the proposed MUGA pitch, shall only take place during the hours of 08:00am – 18:00pm Monday to Friday both during term time and school holidays in order to minimise any unreasonable disturbance to all local residents.

It is also recommended that a community use agreement is prepared in relation to the intended use of the MUGA and staff carpark at Parkfield County Primary School. The community use agreement should include details of, hours of use, acceptable and unacceptable behaviour, access by non-educational establishment users, management responsibilities and a mechanism for review. The school should make it clear within the agreement that any breaches of acceptable behaviour (including shouting, using offensive language, or using the site after its hours of operation) could lead to the school revoking access to specific users. In order to assess any unacceptable behaviours on site, all residents within 100m of the MUGA pitch - development should be provided with the details of a 'point of contact' at the school, should they wish to raise any complaints regarding unacceptable noise disturbances. The development shall not be used otherwise than in strict compliance with the approved agreement. Implementing a community use agreement will not only help to mitigate any possible noise disturbances to local residents but will also secure well managed safe community access to the MUGA pitch and will ensure that sufficient benefit to the development of sport is encouraged.

The applicant has not sought permission for the installation of any lighting/floodlighting on site and given that the recommendation is to limit the hours of operation to 08:00am – 18:00pm Monday to Friday, it is not considered necessary -

for the site to be lit, other than in winter, so it is presumed that the MUGA simply won't be used during dark hours. The applicant should be aware that should they wish to install any lighting on site at a later date that they will need to submit details showing the location, type of lighting appliance, the height and position of fitting, illumination levels and light spillage to the local planning authority to be approved in writing.

Design and access

Access to the proposed staff carpark extension and the MUGA pitch can be obtained through the existing staff carpark, as detailed within the Site Plan.

The Extension of Staff Carpark Layout plan also provides details of the proposed fencing that will shield the MUGA pitch from the carpark and illustrates where a double gate will be in place to allow access through to the proposed pathways, the MUGA pitch and the remainder of the school field. The double gate will be wide enough to provide adequate access for vehicles to get through to the school field in the event of a flooding emergency.

Sport England have raised no objection to this application, subject to the applicant providing details of the design and layout of the MUGA, prior to any development to ensure that the development is fit for purpose, sustainable and to accord with Development Plan Policy DM4 (Design), of the Taunton Deane Borough Council Adopted Core Strategy.

Sport England wrote within their response that: *"The MUGA should be built in accordance with Sport England's technical guidance notes. Sport England would expect that the proposed MUGA is fenced, would use a porous MacAdam surface with non-slip coat and identifiable line markings for different pitch and court sizes in line with our guidance Comparative sizes of sports pitches and courts, September -2015 <https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/>".*

The Local Planning Authority agrees in principle that a condition should be put in place to ensure that no development shall commence until details of the design and layout of the MUGA have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England) and that the MUGA shall not be constructed other than in accordance with the approved details.

The LPA recommends that the MUGA pitch uses a porous MacAdam surface, with a non-slip coating and identifiable line markings for different pitch and court sizes, in line with Sport England's guidance mentioned above. However, the Local Planning Authority does not find it necessary for the proposed MUGA pitch to be fenced -

(providing that fencing is provided between the extended staff carpark and the Multi-Use Games Area), for the following reasons:

Access - The application site lies within Flood Zone 2 & 3, which is land defined by the planning practice guidance as having a medium and high probability of flooding, considering its proximity to the Galmington Stream. Because of this, emergency access to the river through the school grounds is crucial in the event of flooding. If the site were to be fenced, this would impede emergency access to the Galmington stream watercourse, the school buildings and playing field as is stated in the Revised Flood Risk Assessment. The LPA and the applicant are hopeful that with this in mind, Planning Permission can be obtained with no requirement to fence the Multi-Use Games Area. The flood risk assessment provided by the applicant also includes adequate details of how the watercourse can be accessed by the Environment Agency in the event of such an emergency.

Noise - The County Acoustics specialist stated within their response that: *"In my opinion the noise arising from ball impact on a fenced enclosure should be reduced by good design and shock isolation of the fencing panels from the metal supports. The application provides no detail on the proposed design and planning may wish to clarify this point. For this noise control measure to remain effective it would require periodic inspection and maintenance over the life of the facility."* After conversations with the County Acoustics Specialist regarding their concerns over the development, the idea of not including a fence was supported. The acoustics specialist suggested that by not providing a fence would eliminate the noise impact of balls hitting them and reverberating which could contribute to a considerable amount of noise disturbance to residents. Additionally, to this, the acoustics specialist also suggested that community users would be less inclined to kick, bounce and hit balls as aggressively whilst playing sports, considering that there would be no fence in place for them to bounce back off.

The interest of the applicant - The applicant has never proposed that a fence be put in place around the MUGA pitch, as they would prefer this site to be open. The applicant has however recognised the importance for a fence to be erected between the MUGA pitch and the carpark to both protect children from traffic and to protect cars from the impact of balls and sports equipment etc. The application site also falls within the schools existing school boundary and as such will be guarded by the school's current boundary fencing and hedgerows.

Community Groups that wish to use the site outside of core educational hours will have access to the staff carpark (including the proposed extension area) for the sole purpose of parking their vehicles and will be provided with necessary access to the MUGA pitch, through the double-gate indicated on the Extension of Staff Carpark Layout Plan. It is recommended that the school, includes details of this within the community usage agreement as previously mentioned. The school should make it -

clear within this agreement that the carpark is not to be used for any sporting activities and that the hours of use condition imposed also relates to the carpark, to discourage loitering that will create unnecessary noise impacts to residents.

Flood Risk

The Environment Agency initially raised an objection to the proposed developments at Parkfield County Primary School in the absence of the applicant submitting an adequate flood risk assessment. However, in order to overcome the Environment Agencies initial objections, the applicant has since submitted a revised Flood Risk Assessment, which has been accepted by the Environment Agency, who have as a result withdrawn their initial objection, subject to the implementation of the necessary planning conditions and informative, detailed within their updated response.

Somerset County Councils Lead Local Flood Authority (LLFA) have also raised no objections to the proposals but made comment that there are currently no details of any drainage scheme included within the proposals or how the increase in impermeable area will be managed. The LLFA outlined that as this is a school site development, this would be an excellent opportunity to include sustainable drainage systems (SuDS), such as rainwater gardens, tree pits, swales and biorientation areas to maximise multiple benefits and provide factors such as amenity, biodiversity, water quality and education purposes and therefore have suggested that SuDS features as a means of managing surface water due to the increase in impermeable area should be explored to its fullest potential.

It is considered that that this aim could be achieved via a sustainable planning condition relating to the submission of a sustainable surface water drainage scheme, which should where possible incorporate the measures outlined by the LLFA.

Ecology:

Badgers – Due to the potential Presence of foraging and commuting badgers within the area, developers should be reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations, or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

Trees – The proposed MUGA pitch at Parkfield Primary School is in close proximity to mature trees and therefore requires a Tree Protection Plan to be commissioned in accordance with BS5837:2012 and submitted to the Local Planning Authority for review and approval. The Tree Protection Plan will need to include measures to protect trees from mechanical damage, pollution incidents and compaction of roots during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows, and other sensitive habitats. Photographs of the measures shall be submitted to the Local Planning Authority -prior to the commencement of any vegetative clearance or groundworks. The measures shall be maintained throughout the construction period. This is in the interests of European and UK protected species and biodiversity generally and in accordance with the Taunton Deane Core Strategy 2011 – 2028: Policy CP8 Environment.

Birds – The non-native (*Escallonia*) hedgerow to be removed, has the potential to support nesting birds and therefore no removal of the hedgerow and any areas of shrubs, tall ruderals and climbing plants shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds. This is in the interests of nesting wild birds and in accordance with the Taunton Deane Core Strategy 2011 – 2028: Policy CP8 Environment.

Biodiversity Enhancement (Net Gain) – As enhancement and compensation measures, and in accordance with National Planning Policy Framework (NPPF), the following should be incorporated into the site proposal with photographs of the installed features submitted to the Local Planning Authority prior to the completion of construction works:

- Installation of 1 X woodcrete bat box onto a mature tree on site, facing west or south at a height above 3m.
- Installation of 1x Schwegler 1SP Sparrow terraces, or similar, under the eaves and away from windows on the north or west elevations of a building on site.

This is in accordance with government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework.

8.2 The Development Plan for the area comprises:

Regard is to be had to the development plan for the purpose of the determination of this planning application, which must be made in accordance with the plan unless -

material considerations indicate otherwise. The Development Plan for the area comprises:

- Taunton Deane Borough Council Adopted Core Strategy to 2028, adopted in 2011.

8.3 Other material considerations for the area comprise:

- National Planning Policy Framework February 2019 (NPPF)
- Planning Practice Guidance (PPG)

Conclusion

9. Recommendation:

1.3 It is recommended that planning permission be **GRANTED** subject to the views of the Environment Agency (with regard to the additional information requested in relation to the proposed fencing) and to the imposition of the conditions set out in section 9 of this report, and that authority to undertake any minor nonmaterial editing which may be necessary to the wording of those conditions be delegated to the Service Manager – Planning & Development, Enforcement & Compliance.

Conditions:

1 Time Limit (3 Year Implementation):

The development hereby permitted shall be commenced within three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 Completion in accordance with the approved details:

The development hereby permitted shall be carried out in strict accordance with the approved plans and specifications, and with any scheme, working programme or other details submitted for the approval of the Local Planning Authority in pursuance of any condition attached to this permission, unless prior written approval is obtained from the County Planning Authority to any variation:

- Application Form (Revision 2)
- Existing Site Boundary Plan
- Location Plan (Revision 2)
- Site Plan (Revision 2)
- Site Measurements -

- Extension of staff carpark – Layout
- Flood Risk Assessment (Revision 2)

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Development in accordance with approved design and layout:

No development shall commence until details of the design and layout of the MUGA have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The MUGA shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose, sustainable and to accord with Development Plan Policy DM4 (Design), of the Taunton Deane Borough Council Adopted Core Strategy.

4 Lighting Scheme:

No external lighting/floodlighting shall be installed on site until details showing the location, type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the County Planning Authority. The lighting approved shall be installed and maintained thereafter for the duration of the development hereby permitted in accordance with the approved details.

Reason: In the interests of minimising disturbance to residential and public amenity.

5 Operating/Working Hours:

All activities and sports associated with, or taking place on the proposed MUGA pitch, shall only take place during the hours of 08:00am – 18:00pm Monday to Friday (including during school holidays).

Reason: In the interests of minimising disturbance to residential and public amenity.

6 Community usage:

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the MUGA and include details of, hours of use, acceptable and unacceptable behaviour, access by non-educational establishment users, management responsibilities and a mechanism for review. Residents that live within 100m of the MUGA pitch will also be provided with details of a 'point of contact' at the school -

should they wish to raise any complaints regarding noise. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, in the interests of residential amenity and to accord with Development Plan Policy CP5 (Inclusive Communities) of the Taunton Deane Borough Council Adopted Core Strategy.

7 Trees:

As roots may be directly damaged, a Tree Protection Plan in accordance with BS5837:2012 will be commissioned and submitted to the LPA for review and approval. The TPP will include measures to protect trees from mechanical damage, pollution incidents and compaction of roots during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows, and other sensitive habitats. Photographs of the measures shall be submitted to the Local Planning Authority prior to the commencement of any vegetative clearance or groundworks. The measures shall be maintained throughout the construction period.

Reason: A pre-commencement condition in the interests of European and UK protected species and biodiversity generally and in accordance with the Taunton Deane Core Strategy 2011 -2028: Policy CP 8 Environment.

8 Birds:

No removal of hedgerows and any areas of shrubs, tall ruderals and climbing plants shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.

Reason: In the interests of nesting wild birds and in accordance with the Taunton Deane Core Strategy 2011 -2028: Policy CP 8 Environment.

9 Biodiversity Enhancement (Net Gain):

The following will be incorporated into the site proposal with photographs of the installed features submitted to the Local Planning Authority prior to the completion of construction works: -

- Installation of 1 X woodcrete bat box onto a mature tree on site, facing west or south at a height above 3m.
- Installation of 1x Schwegler 1SP Sparrow terraces, or similar, under the eaves and away from windows on the north or west elevations of a building on site.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework.

10 Ground raising and fencing:

Other than hereby approved, there shall be no ground raising and no permanent or temporary fencing located within Flood Zones 2 and 3.

Reason: To ensure no increased risk of flooding.

11 Surface water drainage:

Before the development hereby permitted is commenced details of the proposed surface water drainage systems (including the use of SuDs where possible) shall be submitted in writing for the approval of the County Planning Authority. The approved drainage schemes shall be completed and fully operational before any of the developments are in use. Following its installation, the approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of the proper drainage of the area and in accordance with Policies CP1 & CP8 of the Taunton Deane Borough Council Adopted Core Strategy.

12 Parking dimensions

All new carparking bays to be implemented should at minimum measure 4.8m x 2.4m as is outlined by Appendix 11.7 of the Somerset County Council – Parking Strategy (Adopted: September 2013).

Reason: To comply with Appendix 11.7 of the Somerset County Council – Parking Strategy (Adopted: September 2013).

Informative:

1 Development in accordance with approved design and layout:

The applicant is advised that the design and layout of the MUGA should comply with the relevant industry Technical Design Guidance.

2 Community usage:

Guidance on preparing Community Use Agreements is available from Sport England: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=planning_applications

3 Badgers:

The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers or signs of badgers are unexpectedly encountered during implementation of this - permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

4 Flooding:

The above proposal falls within Flood Zone 3 which is an area with a high probability of flooding, where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give valuable time to prepare for flooding, time that allows occupants to move themselves and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

The Council's Emergency Planners should be consulted in relation to flood emergency response and evacuation arrangements for the site. We strongly recommend that the applicant prepares a Flood Warning and Evacuation Plan for future occupants. We -

do not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users. The NPPF and the associated Planning Practice Guidance places responsibilities on LPA's to consult their Emergency Planners with regard to specific emergency planning issues relating to new development.

In addition, this development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Galmington Stream, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> .

The need for an Environmental Permit is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506. Some activities are now excluded or exempt; please see the following link for further information: <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> .

10. Relevant Development Plan Policies

The following is a summary of the reasons for the County Council's decision to grant planning permission.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this decision has been taken with due regard to the development plan unless material considerations indicate otherwise. The decision has been taken having regard to:

- Taunton Deane Borough Council Adopted Core Strategy to 2028, adopted in 2011.

The proposal is in accordance with this Development Plan and in particular the following policies:

Policy:	Description:	Policy Consideration:
SD1	Presumption in favour of sustainable development	In accordance – The proposal meets all planning policy requirements, as discussed above. Further, there are no other material - planning considerations that indicate that

		planning permission should not be granted.
CP1	Climate Change	In accordance – Providing that the recommendations detailed above by the Lead Local Flood Authority are adhered to and that the recommended Surface Water Drainage condition is implemented, the proposals will minimise off site water discharge. This will contribute towards creating a sustainable environment within the local area whilst demonstrating that the issue of climate change has been addressed.
CP5	Inclusive Communities	In accordance – The proposed development will promote sustainable development that creates social cohesive and inclusive communities, ensuring better quality of life for everyone both now and for future generations. The proposals will also contribute towards the protection and enhancement of the supply of community facilities and local services.
CP6	Transport and Accessibility	In accordance – The development will contribute towards reducing the need to travel, by providing the surrounding community with a small sports facility, thus discouraging residents to travel afar to other sports facilities in Taunton and the surrounding area. The development will also improve on the schools current carparking pressures that will as a result, reduce congestion and Improve road safety on Parkfield Road.
CP8	Environment	In accordance – Providing that the recommendations detailed above by the county ecologist are adhered to and that the suggested conditions are implemented, the proposals will contribute towards conserving and enhancing the natural environment within and surrounding Parkfield School.
SP1	Sustainable Development Locations	In accordance – The proposals seek to prioritise the most accessible and suitable locations at Parkfield County Primary - School for the creation of the extended

		staff car park and MUGA pitch whilst making efficient use of the land. At current, the land to be developed is either unsuitable for its intended purposes or limited to specific times of the year when rainfall is low.
SP2	Realising the vision for Taunton	In accordance – The development will contribute towards the creation of balanced and sustainable, high quality mixed-use communities through the provision of the schools’ sports facilities.
DM1	General Requirements	In accordance – The proposals represent the effective use of land; will not adversely affect the highway network to an unacceptable degree; will not harm protected wildlife species or their habitats; will not adversely affect the surrounding landscape character, building or street scene; will not compromise the amenities of the occupiers of nearby residential properties to an unacceptable degree (ensuring that the relevant planning conditions are implemented); and will not create any pollution or nuisance to the surrounding area.

The County Planning Authority has also had regard to all other material considerations.

Statement of Compliance with Article 35 of the Town and Country Development Management Procedure Order 2015:

In dealing with this planning application, the County Planning Authority has adopted a positive and proactive manner. The Council offers a pre- application advice service for minor and major applications, and applicants are encouraged to take up this - service. This proposal has been assessed against the National Planning Policy Framework, Minerals Local Plan and Local Plan policies, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reasons for approval. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.