

**Regulation Committee**  
**Thursday 1 December 2022**  
**2.00 pm Luttrell Room - County Hall,**  
**Taunton**



**SUPPLEMENT TO THE AGENDA**

To: The Members of the Regulation Committee

We are now able to enclose the **Case Officer presentations given at the meeting, covering Agenda Item 5 and Agenda Item 6**

Published on 01 December 2022

Democratic Services, County Hall, Taunton, TA1 4DY

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# Regulation Committee

**1<sup>st</sup> December 2022**

**Item 5 – SCC/3938/2022-** Regulation 3 Application which seeks to erect a new Primary School and Nursery in Comeytrove, Taunton.

**Item 6 – SCC/4005/2022-** S106A application to Discharge of s106 obligation at Delhorn Lane Lympsham Grid ref 334176 153444 Bridleway AX22/11 & AX17/11



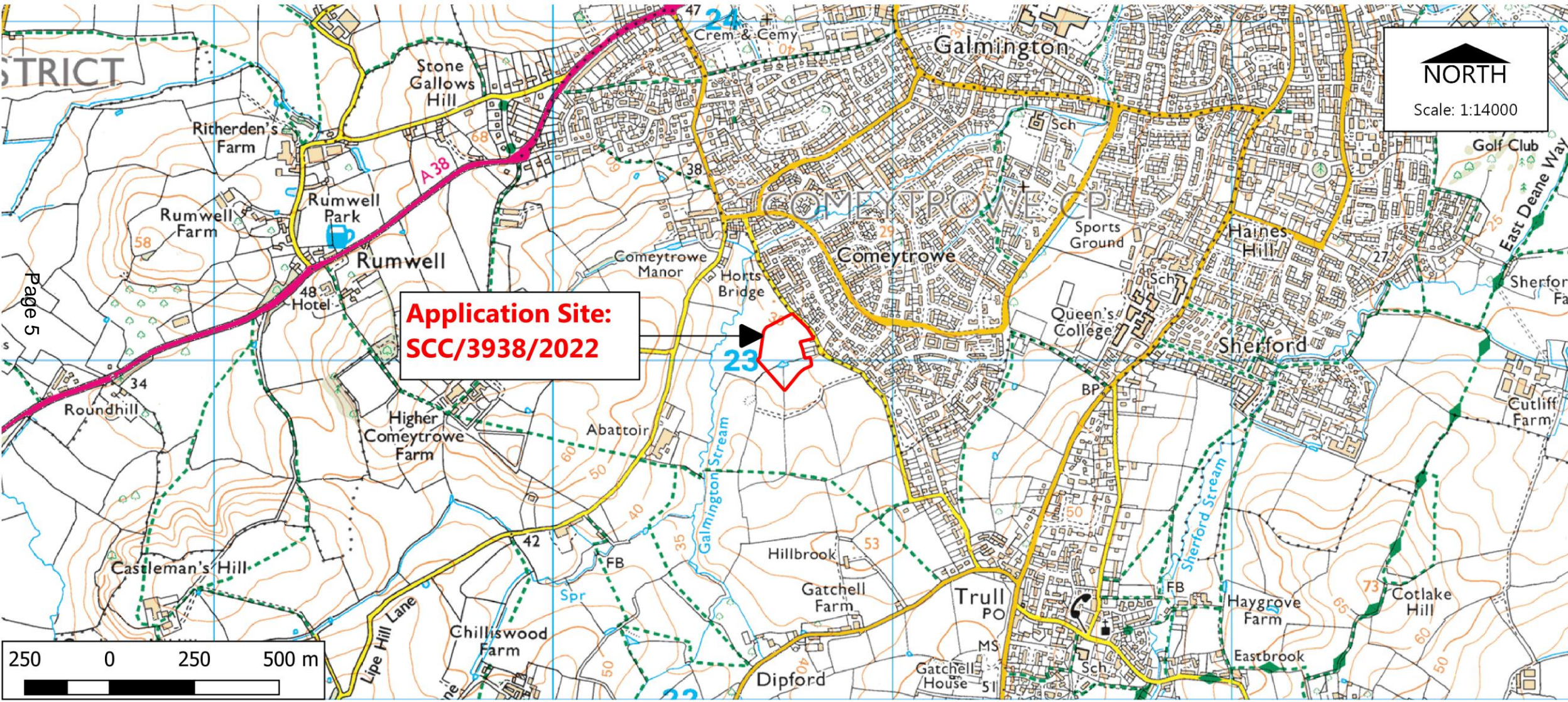


## Item 5: Land at Comeytrowe, Taunton

**Application number:** SCC/3938/2022

**Application Proposal:**

Erection of a new primary school & nursery, to include construction of sports pitches, parking area, new access onto spine road and incorporating Landscaping and infrastructure (Outline approval has been granted as part of wider Orchard Grove development: 42/14/0069).



**Application Site:  
SCC/3938/2022**


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

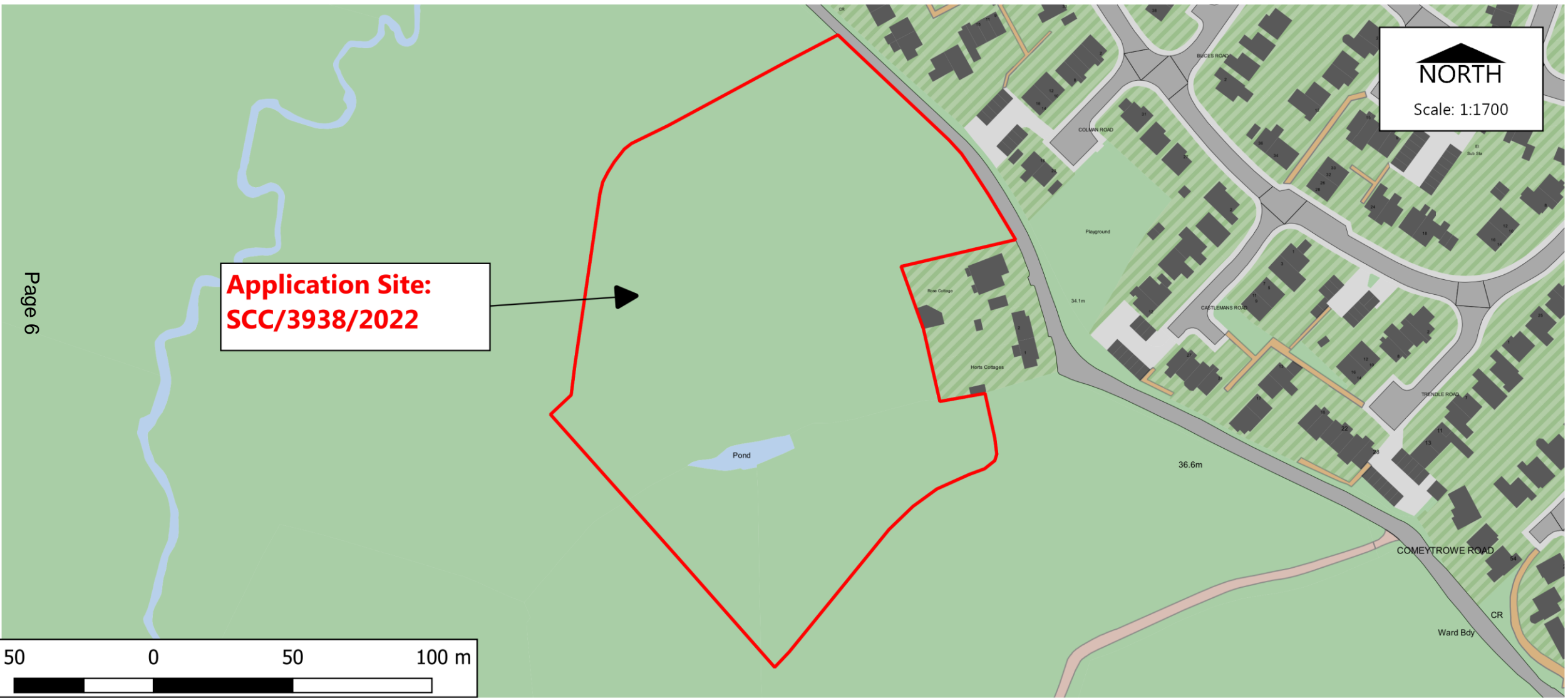
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Planning Control  
 Drawn by: K Squire

**Location Plan**  
 Dated: 18/11/2022

**Application Site:  
SCC/3938/2022**

  
**NORTH**  
 Scale: 1:1700



  
**SOMERSET**  
 County Council

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

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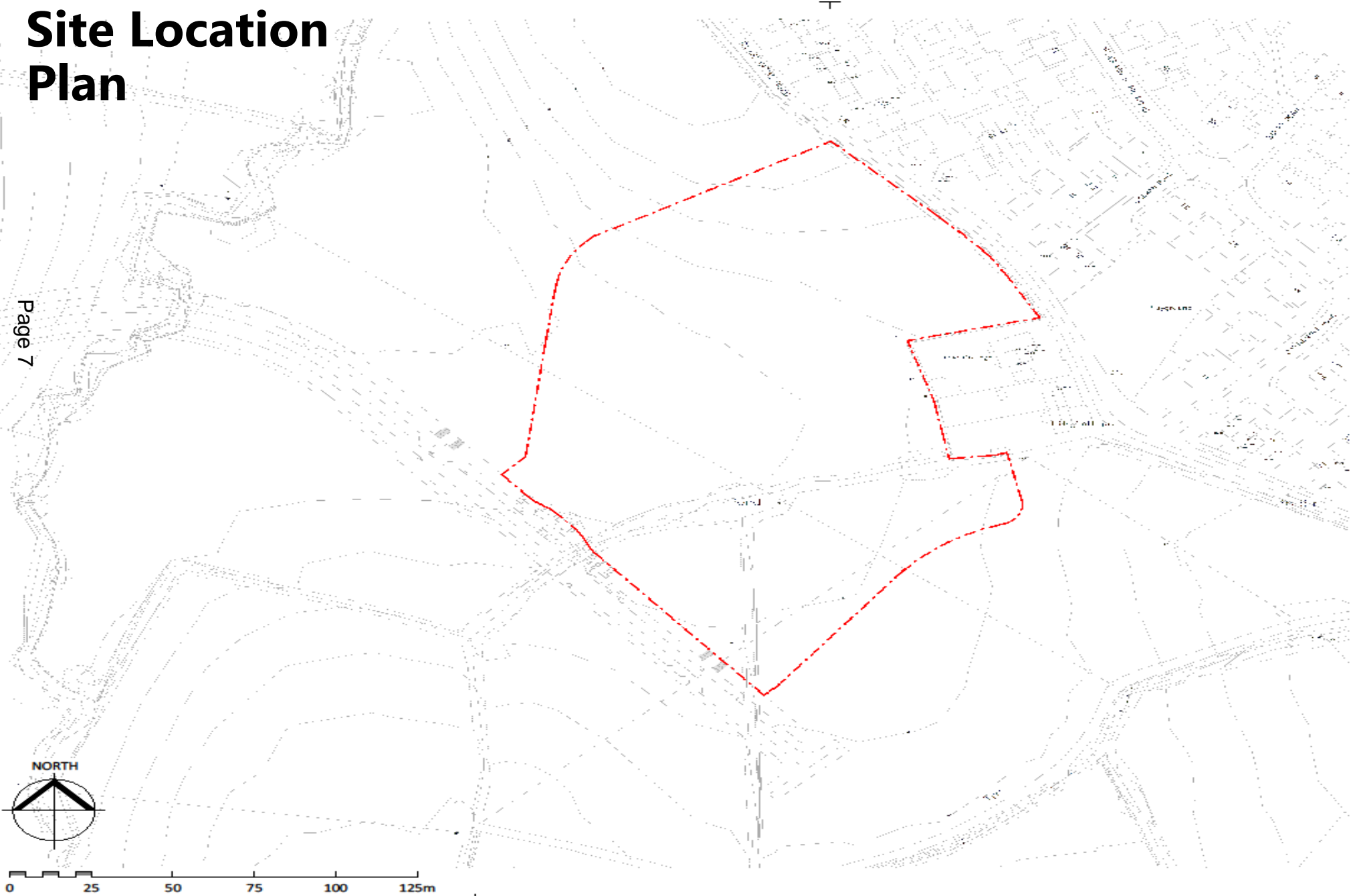
Planning Control  
 Drawn by: K Squire

**Site Plan**


Dated: 18/11/2022

# Site Location Plan

Page 7



Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

**KEY:**  
 Red line Site Boundary

PL P18 04/05/22 Vehicle entrance updated in line with transport engineer's layout  
 PL P17 06/04/22 PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISION BY
				HX
				GMCK



PROJECT  
 Orchard Grove Primary School  
 Taunton, Somerset

DRAWING TITLE  
 Site Location Plan

SUSTAINABILITY STATUS  
 PL : PLANNING

SCALE  
 1 : 1250@ A3

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER | REVISION  
 CPS-STL-XX-XX-DR-1-09001 | P18

# Site Access Plan

Page 8



Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



## KEY:

Red line Site Boundary

## SITE CIRCULATION ROUTES

- Pedestrian Circulation Route
- Cycle Circulation Route
- Car & Van Circulation Route
- Vehicle Parking Area
- Deliveries & Refuse Circulation Route
- Fire Appliance Route

PL P18 04/05/22 Vehicle entrance updated in line with transport engineer's layout  
PL P17 06/04/22 PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HDX
				GMCK



PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Site Access Plan

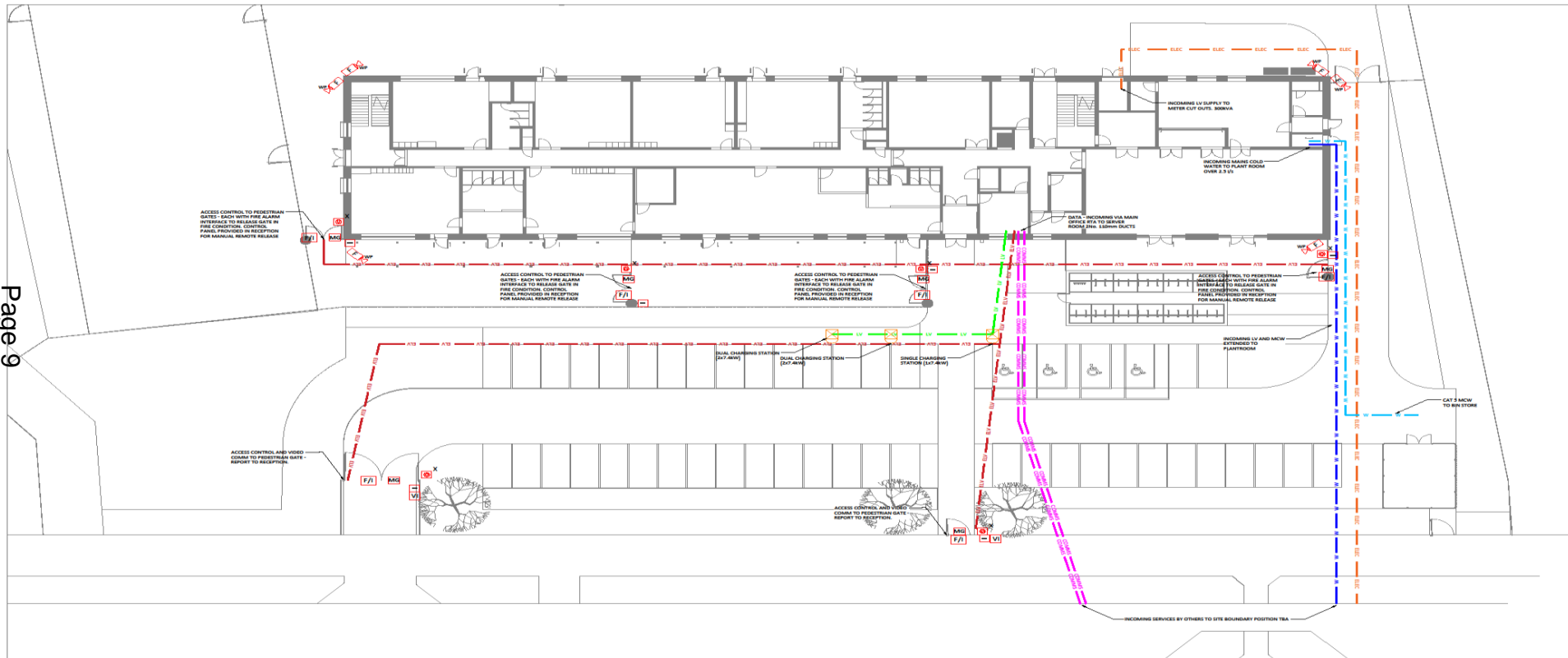
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PL: PLANNING

SCALE  
1:1000  
As ed @ A3

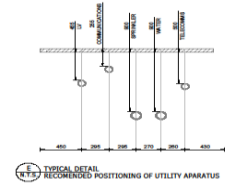
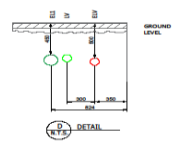
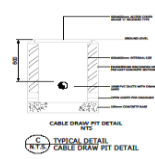
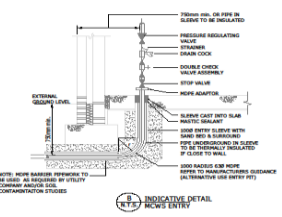
PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER | REVISION  
CPS-STL-XX-XX-DR-L-09003 | P18



# External Services Layout



- LEGEND**
- Services**
- LV Duct for External Lighting & Small Power
  - 150mm Incoming LV Duct for WPD Main Electrical Supply
  - Duct for ELV services
  - Incoming Comms Duct
  - Ø63mm MCW (Mains Cold Water) Pipework
  - Category 5 Boosted Cold Water Pipework
  - Electrical Vehicle Charging Station
- Access Control System**
- Fob Access Reader
  - Push button gate release
  - Door Maglock
  - Video Intercom linked back to locations in the school
  - Fire Alarm Interface
  - Floor fixed magnet for activation of vehicle gates
- CCTV System**
- Fixed Weatherproof CCTV Camera



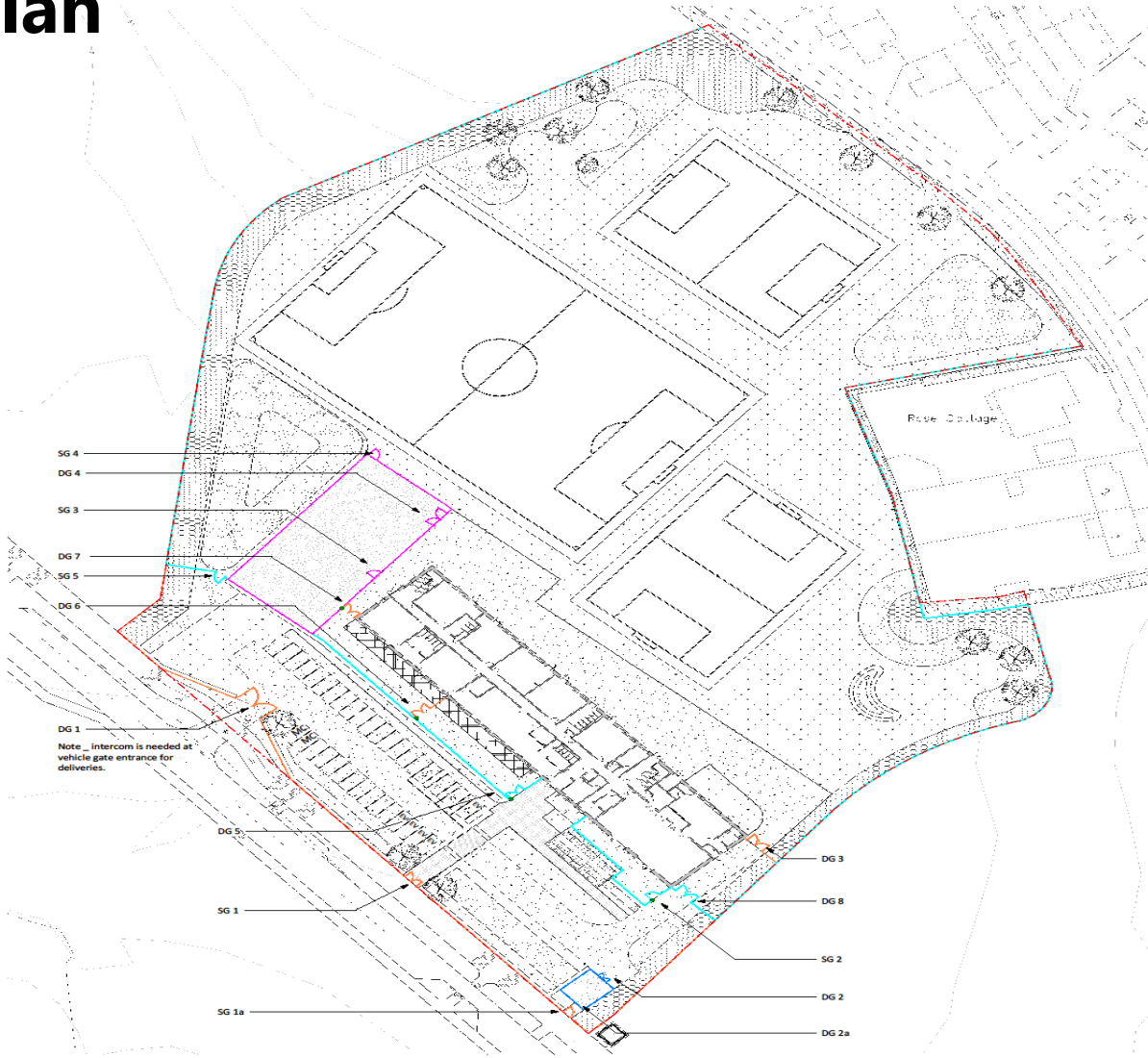
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PROJ	17114	REVISED	DATE	BY	CHK	APPV
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<p><b>Hydrock</b></p> <p>777 GLOUCESTER PLACE 1000 WESTBURY WILMINGTON, DE 19812 TEL: 302.438.1000 WWW.HYDROCK.COM</p>						
CLIENT	BAM					
PROJECT	COMETROWE PRIMARY SCHOOL					
TITLE	EXTERNAL SERVICES					
HYDROCK PROJECT NO.	17114	SCALE	NTS			
HYDROCK DRAWING NO.	SUITABLE FOR REVIEW & COMMENT		DATE	5/3		
HYDROCK PROJECT NO.	CPS-HYD-ZZ-ZZ-DR-ME-9100	DATE	P02			



# Boundary Treatment Plan

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Drawings should be printed in colour to read all information.

Page 11



**KEY:**  
 Red line boundary

**FENCING ELEMENTS:**

- MUGA Fence  
3.0m high weldmesh fence with associated access gates \_ black colour
- Secure Boundary Line  
2.1m high weldmesh fence with associated access gates \_ black colour
- Internal Play Area Fences  
1.2m high bow-top fence with associated access gates \_ black colour
- Bin Store Fences  
1.8m high hit & miss timber fence with associated access gates \_ natural colour

**GATE SCHEDULE**

GATE Nr	SIZE	DESCRIPTION
<b>Double Gates</b>		
DG1	6.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts and intercom link to reception. 1.2m high steel bowtop profile to match fence
DG2	2.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.8m high timber hit&miss board profile to match enclosure
DG2a	2.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.8m high timber hit&miss board profile to match enclosure
DG3	4.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.2m high steel bowtop profile to match fence
DG4	3.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
DG5	3.0m wide clear opening	double leaf gate, matlock access control linked to release on emergency alarm with manual override. 2.1m high Weld Mesh profile to match fence
DG6	3.0m wide clear opening	double leaf gate, matlock access control linked to release on emergency alarm with manual override. 1.2m high steel bowtop profile to match fence
DG7	3.0m wide clear opening	double leaf gate, matlock access control linked to release on emergency alarm with manual override. 1.2m high steel bowtop profile to match fence
DG8	4.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
<b>Single Gates</b>		
SG1 (double)	3.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.2m high steel bowtop profile to match fence
SG1a	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 1.2m high steel bowtop profile to match fence
SG2	1.2m wide clear opening	single leaf gate, matlock access control linked to release on emergency alarm. 2.1m high Weld Mesh profile to match fence
SG3	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
SG4	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
SG5	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence

STATUS	REV	DATE	DESCRIPTION
PL	P26	14/06/22	Updates in line with comments received from LPA
PL	P18	03/05/22	Vehicle entrance updated in line with transport engineer's layout
PL	P17	06/04/22	PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HJK
				CHECKED BY
				GMCK











PROJECT  
 Orchard Grove Primary School  
 Taunton, Somerset

DRAWING TITLE  
 Boundary Treatment Plan









SUITABILITY STATUS <b>PL : PLANNING</b>	SCALE As indicated @ <b>A1</b>
PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   NUMBER CPS-STL-XX-XX-DR-L-09004	REVISION <b>P26</b>

# External Finishes

## HARDWORKS

COMPONENT	PRODUCT/ SUPPLIER	COLOUR/ FINISH	LAYING	IMAGE	COMMENT
HARD SURFACE AND SPORTS COURT	Standard and permeable asphalt Standard asphalt to pedestrian footways and vehicle roads Permeable asphalt to sports court To engineers specification over prepared base information	Black	Refer to engineers specification		
SAFETY PLAY SURFACE	Rubber Crumb Outside of nursery and reception	Blue	As per manufacturers recommendations		
PEDESTRIAN PATH	Concrete paving slabs Marshalls Saxon textured paving slabs, 450x450x50mm	Natural	Lay over 30mm depth sand bedding and prepared base		
PEDESTRIAN PATH CROSS OVER	Concrete paving slabs Marshalls Keyblok paving setts, 200x100x80mm	Natural	Lay over 30mm depth sand bedding and prepared base		
TACTILE PAVING TO PEDESTRIAN CROSSING AREAS	Tactile flags or similar L400 x W400 x H50mm	Buff	As per manufacturers recommendations		
KERB EDGING	Pre Cast Concrete HB2 Kerb L915 x H255 x W125mm	Grey As cast	Refer to engineers specification		
PATH EDGING	Pre Cast Concrete Pin Kerb L915 x H150 x W50mm	Grey As cast	Refer to engineers specification		
EDGINGS	Timber Edging with Timber Stakes Jacksens or similar 25 x 100 x 3660 mm	Swan, ground treated timbers	Installed to contain surrounding surfaces		

## SITE FURNITURE







COMPONENT	PRODUCT/ SUPPLIER	COLOUR/ FINISH	LAYING	IMAGE	COMMENT
FENCING TO BOUNDARY	Weld Mesh Fence 2.1m high (gates to match)	Black	As per manufacturers recommendations		
FENCING TO OUTDOOR HARD PLAY	Weld Mesh Fence 3.0m high (gates to match)	Black	As per manufacturers recommendations		
FENCING ENCLOSURE TO BIN STORE	HR & Mas Fence 1.8m high (gates to match)	Soft wood timbers	As per manufacturers recommendations		
FENCING BETWEEN NURSERY AND RECEPTION	Tangorall TR800 Bowtop Fence or similar 1.2m high (gates to match)	Black	As per manufacturers recommendations		
CYCLE SHELTER	Broxap Wardale Cycle Shelter with clear polycarbonate roof Overall dimensions 5500mm(w) x 12700mm(l) x 2150mm(h)	Galvanised steel finished with powercoated colour tbc	Fixed below ground into brushed concrete base		
CYCLE STANDS	Broxap, Sheffield Cycle Stands or similar	Galvanised	Root fixed into concrete foundation		
SCOOTER RACK	Broxap, Scooter rack or similar	Galvanised	Root fixed into concrete foundation		
DOOR BARRIER	BOYCO, DOOR RESTRAINER RANGE (DRSC/PP) or similar H1350 x W450mm	TBC	Root fixed into concrete foundation		

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All construction information should be taken from figured dimensions only.  
Printing should be printed in colour by hand only.

0mm 50mm 100m  
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## SOFTWORKS

COMPONENT	PRODUCT/ SUPPLIER	COLOUR/ FINISH	LAYING	IMAGE	COMMENT
BIRD BOX	Schwegler bird boxes Woodcrete birdboxes, exact number and model type to be confirmed with Ecologist	Available in brown or green colour	Locations for fixing to be agreed with Ecologist		
BAT BOX	Schwegler bat boxes Exact number and model type to be confirmed with Ecologist	Available in black or white colour	Locations for fixing to be agreed with Ecologist		
PROPOSED TREE PLANTING	Selected native & ornamental species Standard & extra standard sizes supplier by nominated nursery and regulated by national growing standards	Dependent on species to provide seasonal colour	Double staked in placed and fitted with aeration rings. Installation by experienced horticultural trades person		
PROPOSED SHRUB PLANTING	Selected native & ornamental species 2/3L stock sizes supplier by nominated nursery and regulated by national growing standards	Dependent on species to provide seasonal colour	Installation by experienced horticultural trades person		
PROPOSED GRASS SEED	Amenity grass seed and wildflower seed mixes sown into cultivated soil profile	Dependent on species to provide seasonal colour	Installation by experienced horticultural trades person		
PROPOSED GRASS SEED TO SPORTS PITCHES	Sports area with grass, markings and drainage to specialist design	To specialist design	To specialist design		

PL P17 06/04/22 PLANNING ISSUE

STATUS | REV | DATE | DESCRIPTION

REVISED BY  
HX

CHECKED BY  
GMcK



PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
External Finishes

SUITABILITY STATUS  
PL : PLANNING

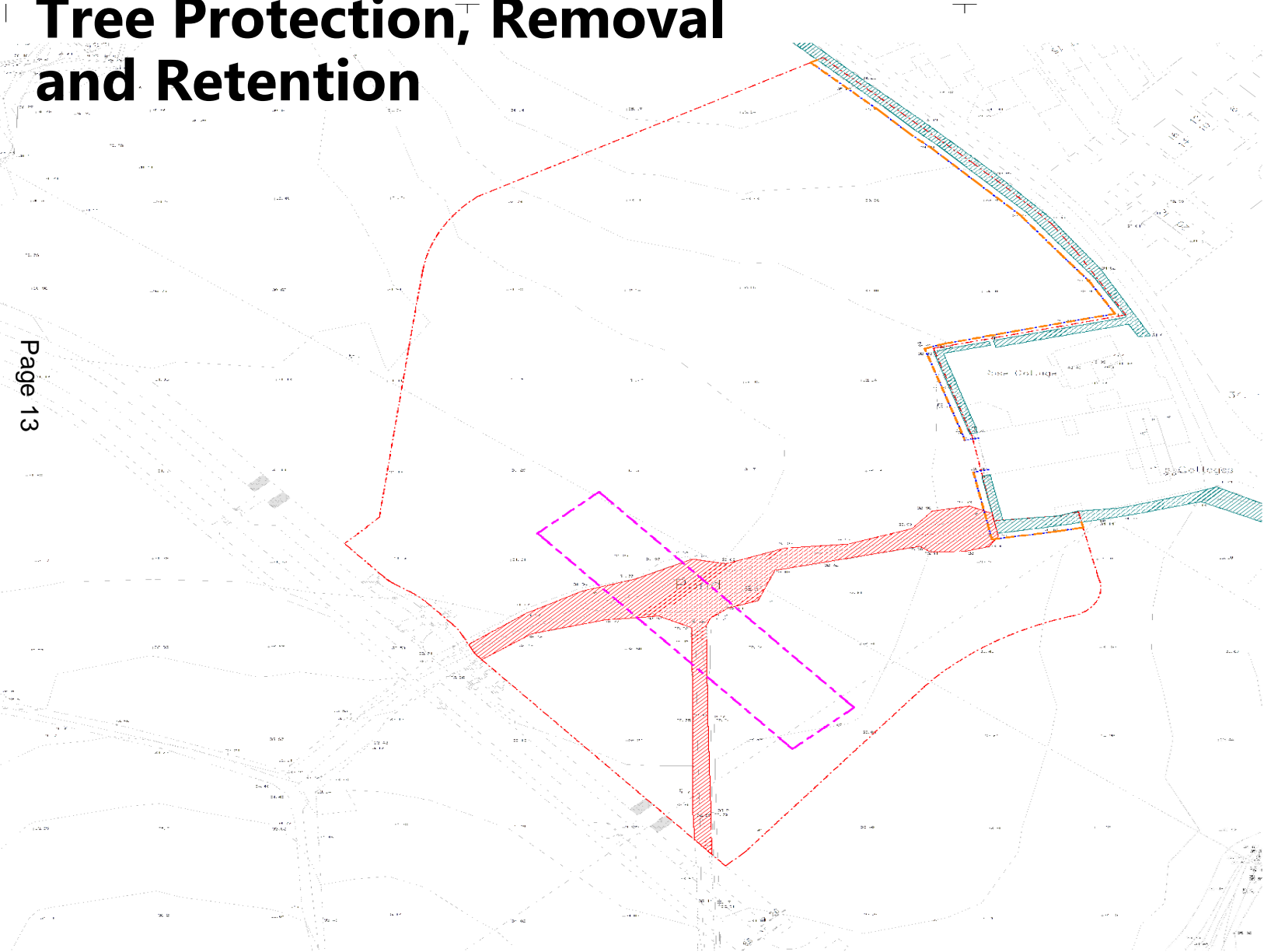
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PROJECT ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER  
CPS-STL-XX-XX-DR-L-09007

REVISION  
P17

# Tree Protection, Removal and Retention

Page 13



**NOTES**

- Drawing to be read in conjunction with Arboricultural Survey
- All tree works are to comply with the recommendations of this document and are to be carried out by a suitably qualified arboriculturalist
- All works are to be carried out in accordance with guidance from BS 5837:2012 Trees in relation to design, demolition and construction and BS 3998:2010 Recommendations for Tree Work

1. The root protection area is the area (m<sup>2</sup>) surrounding a tree which contains sufficient rooting volume to ensure the survival of the tree.

**Excavation in protected area - Refer: BS 3998: Recommendations for tree work**

- Method: By hand or approved mechanical machinery (air spade) under arboricultural supervision
- Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
- Outside protected area: Give notice of roots exceeding 25 mm and do not cut without approval from Arboricultural Consultant.

**Cutting**

- Make clean smooth cuts with no ragged edges.
- Pare cut surfaces smooth with a sharp knife.
- Treatment of cut roots: To Arboricultural Consultants recommendations

Backfill: As dug material. Copious watering may alleviate further stress and reduce further root dieback due to desiccation. (Refer to BS 3998: Recommendations for tree work)

2. Care must be taken to protect the existing trees to be retained (As listed in the Arboricultural survey), to a level which ensures the trees, shape, form and healthy survival.

Precautions required to be taken during the demolition and construction stage of works should be in accordance with BS 5837 2012: Trees in relation to design, demolition and construction, including:

- Prevention of physical damage to roots by soil compaction or severing
- Provisions for water and oxygen to roots systems
- Allowing for future growth to the root systems
- Preservation of the soil structure around root system at suitable bulk density for root function.

(Refer: BS 5837 :2012 Trees in relation to design, demolition and construction)

**3. Removal of trees: To standard of BS 3998**

- Identification: Clearly mark trees to be removed, with spray paint marker and tag on trunk.
- Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides.
- Felling: As close to the ground as possible. All work to be undertaken by a qualified tree surgeon.
- Stumps: Remove to a minimum depth of 450 mm below ground level or to a level set by the Structural Engineer in the specification, whatever the greater.
- Work near retained trees: Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally.

**Removing small trees, shrubs, hedges and roots: To standard of BS 3998**

- Identification: Clearly mark trees to be removed, with spray paint marker and tag on trunk.
- Small trees, shrubs and hedges: Cut down
- Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas
- Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides.

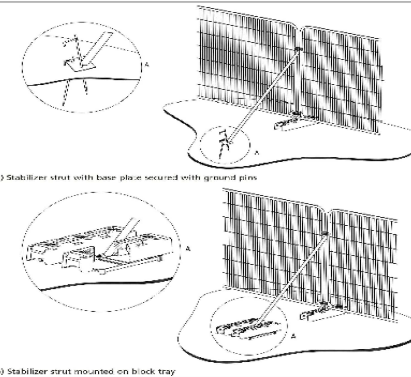
4. Should a tree be damaged or destroyed, the contractor will be liable for any Local Authority penalties and may need to replace the tree either with a healthy, semi-mature tree of an identical type /species, as defined by the National Plant Specification, or whatever age/type of tree is specified by the Local Authority, whichever is the more onerous.

5. No construction works to be commenced in proximity of existing retained trees until a full method statement describing all actions to be taken for each individual tree is submitted by the contractor and agreed in writing by an approved Arboriculturist and Local Authority.

**BRITISH STANDARD**

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Drawings should be plotted in colour to read all information.

**KEY:**

- Red line boundary
- Extent of Hedgerow Canopies Retained
- Extent of Hedgerow Canopies Removed
- Root Protection Area
- Tree protection fencing locations Refer to fence detail below on sheet
- Proposed Building Outline

Note: Refer to Arboricultural Report for tree protection details

PL	P18	03/05/22	Vehicle entrance updated in line with transport engineer's layout
PL	P17	06/04/22	PLANNING ISSUE
[STATUS]	REV	DATE	DESCRIPTION

REVISED BY  
HX  
CHECKED BY  
GMCK



PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Tree Protection, Removal and Retention Plan

SUITABILITY STATUS <b>PL</b> : PLANNING	SCALE 1 : 500@ A1
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PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   NUMBER CPS-STL-XX-XX-DR-L-09101	REVISION P18
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# Soft Landscape Plan

Page 14



## PLANTING SCHEDULE:

**TREES**  
To be double staked.

Variety	Size (cm)	Code	Type	Root	Type
Betula pendula	10-12	3k	Standard	C	C/S
Carpinus betulus	10-12	3k	Extra Hvy Std	C	C/S
Corylus avellana	10-12	3k	Extra Hvy Std	C	C/S
Fagus sylvatica	10-12	3k	Standard	C	C/S
Sorbus torminalis	10-12	3k	Extra Hvy Std	C	C/S
Tilia cordata	10-12	3k	Standard	C	C/S
Malus var Pomeroy of Somerset	1.5m High		Standard	C	C/S

**NATIVE SHRUB MIX**  
To be staked with integrated shrub guards. Planted at 2.0m centres.

Variety	Age	Height	Root	Grouping	Mix%
Acer campestre	1+1 or 1/1	60-90	BR	5-10	10
Alnus glutinosa	1+1 or 1/1	60-90	BR	5-10	10
Betula pendula	1+1 or 1/1	60-90	BR	5-10	10
Carpinus betulus	1+1 or 1/1	60-90	BR	1-2	5
Cornus sanguinea	1+1 or 1/1	60-90	BR	10-15	20
Corylus avellana	1+1 or 1/1	60-90	BR	5-10	15
Fagus sylvatica	1+1 or 1/1	60-90	BR	1-2	5
Ilex aquifolium 'J.C. Van Tol'	3L C	60-90	C	3-5	5
Ligustrum vulgare	1+1 or 1/1	60-90	BR	5-10	10
Quercus robur	1+1 or 1/1	60-90	BR	1-2	5
Sorbus aucuparia	1+1 or 1/1	60-90	BR	5-10	5

**NATIVE HEDGE MIX**  
To be staked with integrated shrub guards. Planted at 5 plants/m2 in double staggered rows.

Variety	Age	Height	Root	Mix%
Acer campestre	1+1 or 1/1	60-90	C	10
Carpinus betulus	1+1 or 1/1	60-90	C	10
Cornus sanguinea	1+1 or 1/1	60-90	C	25
Corylus avellana	1+1 or 1/1	60-90	C	25
Fagus sylvatica	1+1 or 1/1	60-90	C	10
Ligustrum vulgare	1+1 or 1/1	60-90	C	15
Lonicera pileata	1+1 or 1/1	60-90	C	5

**HEDGE PLANTING**  
To be staked with integrated shrub guards. Sit pots at 500mm ctrs in double row.

Variety	Size	Height	Root	Mix%
Ligustrum vulgare	Sit	40-50	C	100

**ORNAMENTAL SHRUB PLANTING**  
Planted in swathes at 5-7 plants/m2.

Variety	Pat (ltr)	Height	Habit	Notes
Allium atropurpureum	3	30-45	Upright	Full pot
Ajuga reptans	3	30-45	Matt	Full pot
Anemone the lessoniana	3	30-45	Bushy	Full pot
Brachyglottis 'Sunshine'	3	30-45	Bushy	Full pot
Choisya Aztec Pearl	3	30-45	Bushy	Full pot
Echinacea purpurea	3	30-45	Clump	Full pot
Hebe 'Autumn Glory'	3	30-45	Bushy	Full pot
Lavender 'Hidcote'	3	30-45	Bushy	Full pot
Salvia officinalis	3	30-45	Bushy	Full pot
Viburnum davidii	5	40-60	Bushy	Full pot
Viburnum burkwoodii	5	40-60	Bushy	Full pot

**GRASS SEED MIX**  
Mix Type  
Emorsgate EG22 - Strong Lawn Grass Mixture at 25g/m<sup>2</sup>

**WILDFLOWER & GRASSES MEADOW MIX**  
Mix Type  
Emorsgate EN1-Special Pollen and Nectar Meadow Mixture at 4g/m<sup>2</sup>

**Landscape Maintenance**  
To be carried out by maintenance service provider associated with the School Grounds

**Grass Areas - Sports**  
Grass is to be mown regularly throughout the year to ensure ball sports and informal play can be achieved. All arising are to be removed from area. Re-seed bare areas or poor seed germination to ensure good grass cover.

**General Grass Areas**  
Grass is to be mown at regular intervals, keep at maximum height of 150mm. Timings of mowing can be reduced during winter periods. All arising are to be removed from the area. Re-seed bare areas or poor seed germination to ensure good grass cover.

**Grass Area Meadow**  
Meadow grass is to be cut two / three times a year. 1st cut in March to a height of 50mm with arisings removed from the area. Once the flower season has completed (end of July / start of Aug) complete 2 and 3 cuts to height of 50mm leaving arisings spread over area.

**Native shrub planting**  
Annually check plant stakes and shrub guards, replace or repair after any damages or strong winds. Remove unwanted weeds by hand weeding or carefully strimming.

After planting water in and continue watering through prolonged dry periods for the first 12mths to avoid plants falling. Replace any dead plants to original planting specification.

After 5 years review the need for stakes or guards, if not necessary they can be removed.  
Long term continued annual monitoring of woodland shrubs. After 8-10yrs selective thinning will be required to allow for specimens to mature.

**Tree Planting**  
Annual check tree stakes and ties, specifically after strong winds. After planting water in and continue watering through prolonged dry periods for the first 3yrs to avoid plants falling. Replace any dead trees to original planting specification.

After 4-5 years review the need for stakes, if not necessary they can be removed.  
Long term continued annual monitoring of tree health and development. If tree work is required to remove branches, work is to be undertaken by an experienced tree arboriculturalist.

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- KEY:**
- Red line boundary
  - Existing hedgerow planting to be retained Refer to drawing 09101 Tree Retention and Protection Plan for details
  - Proposed tree planting Refer to drawing 09A20 for tree pit details.
  - Native woodland shrub planting
  - Mixed species native hedgerow
  - Single species hedge planting
  - Ornamental shrub planting
  - Wildflower seeded areas
  - Grass seeded areas
  - Sports area with grass, markings and drainage to specialist design

PL	REV	DATE	DESCRIPTION
P26	14/06/22		Updates in line with comments received from LPA
P21	12/05/22		Hedgerow added
P18	03/05/22		Vehicle entrance updated in line with transport engineer's layout
P17	06/04/22		PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HX
				GMC



PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Soft Landscape Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 500@ A1
PROJECT ORIGINATOR   ZONE   LEVEL TYPE   ROLE   NUMBER	REVISION
CPS-STL-XX-XX-DR-L-09140	P26

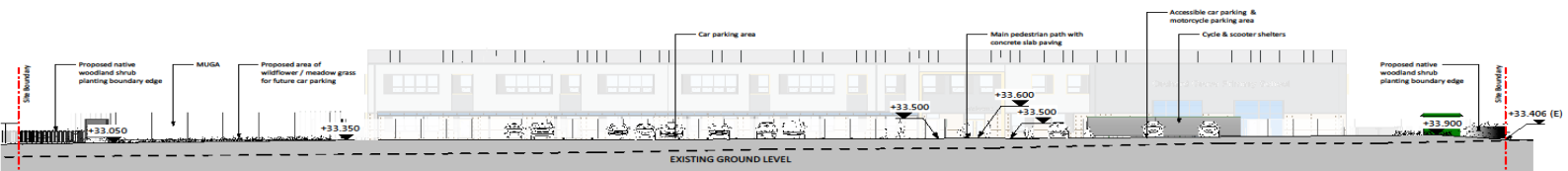
# Site Section

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Printing should be scripted in colour to read all information.

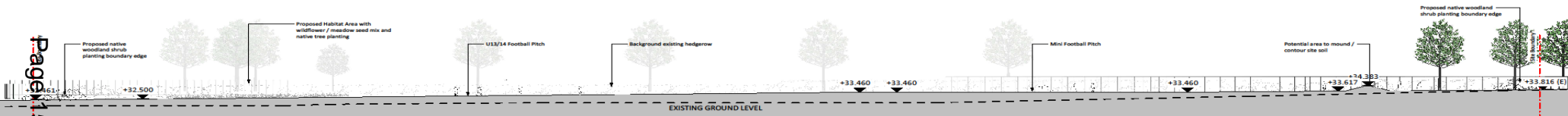
0mm 50mm 100m



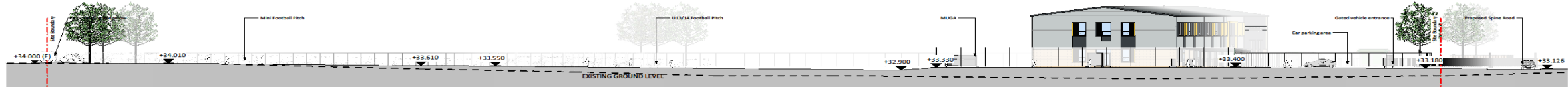
Location Plan 1:1250



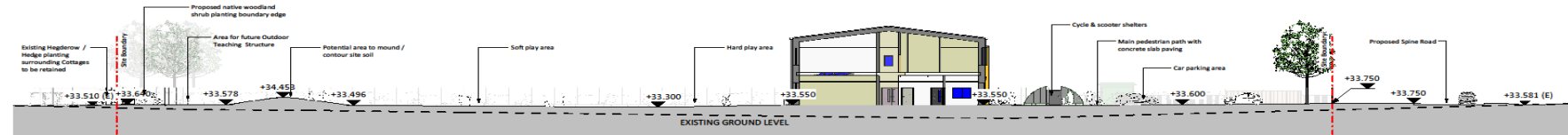
Section 1  
1:250



Section 2  
1:250



Section 3  
1:250



Section 4  
1:250

Page 15

PL P17 06/04/22 PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HX
				GMcK



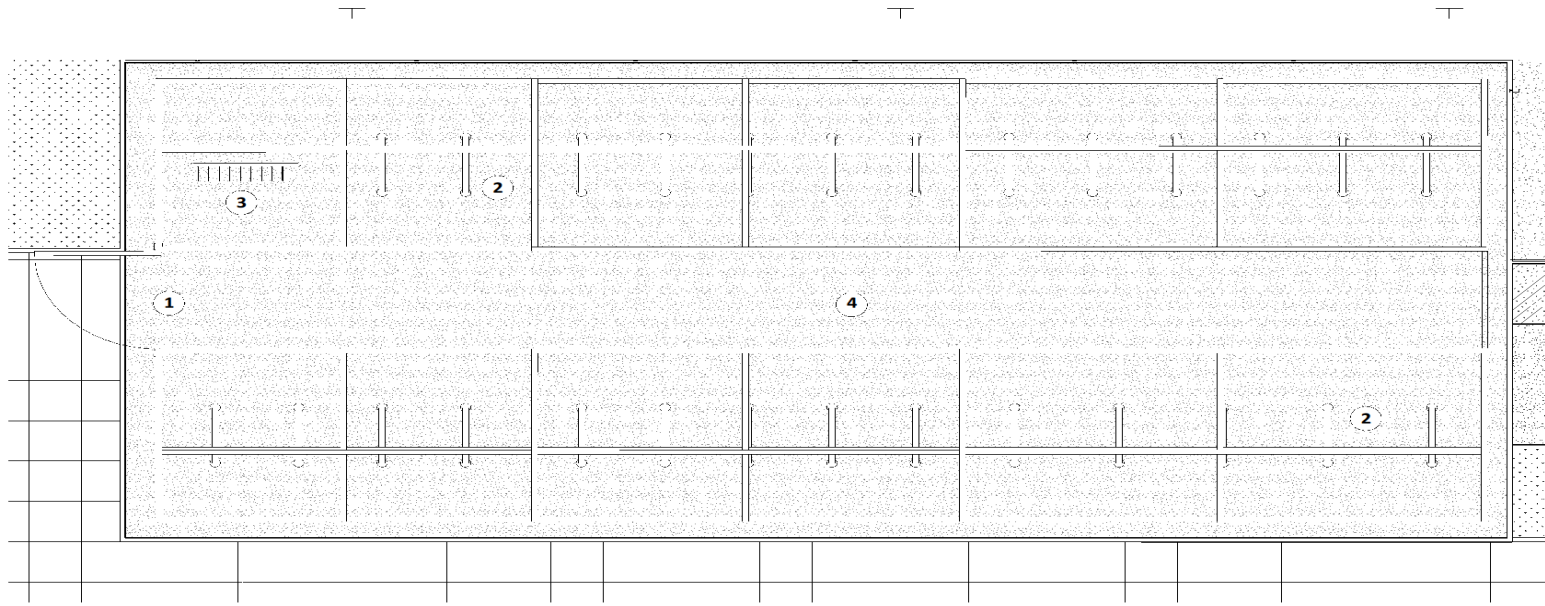
PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Site Section

SUITABILITY STATUS PL : PLANNING	SCALE As indicated @ A1
-------------------------------------	----------------------------

PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   NUMBER CPS-STL-XX-XX-DR-L-09301	REVISION P17
--	-----------------

# Cycle Shelter Detail



Bespoke Shelter Detail Plan  
1:25

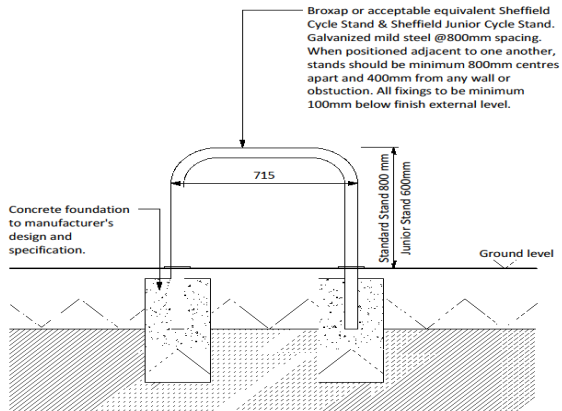
Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.  
Drawing should be accepted in spirit to match all interpretation.

**NOTES:**

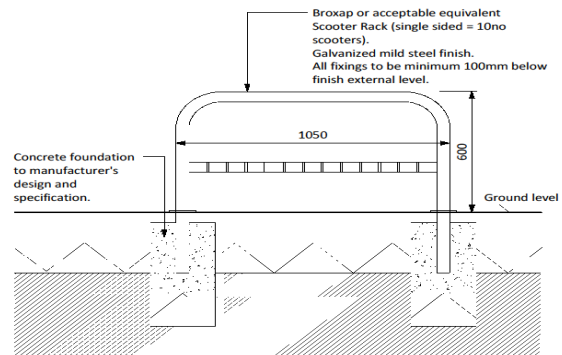
- Cycle shelter**  
Wardale Cycle shelter, steel frame with clear Polycarbonate roof & sides. Overall dimensions 5500mm(w) x 12700mm(l) x 2150mm(h), to include a Swinging Security Gate to entrance side and a Polycarbonate End Panel to the other side as shown on detail plan.
- Cycle stands**  
21no Broxap Sheffield Junior Cycle Hoops BXMW/GS in galvanised steel finish. (42no spaces)  
6nr Broxap Sheffield Senior Cycle hoops \_ galvanised steel  
To be root fixed into brushed concrete base.  
Cycle stands to be positioned 800mm apart.
- Scooter racks**  
1no Broxap Scooter Rack BXMW/SCO in galvanised steel finish. (10no spaces).  
To be baseplate fixed into brushed concrete base.
- Concrete base**  
Brushed concrete pad to engineer's specification.  
To be flush with surrounding hard surfaces and include a nominal fall for drainage to engineer's specification.



Example Wardale Cycle Shelter Compound



Cycle Stand Detail  
1:10



Scooter Rack Detail  
1:10

PL	P26	14/06/22	Updates in line with comments received from LPA.
PL	P17	06/04/22	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
			REVISD BY HXK
			CHECKED BY GMsk



PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

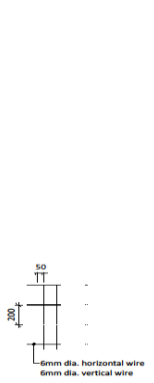
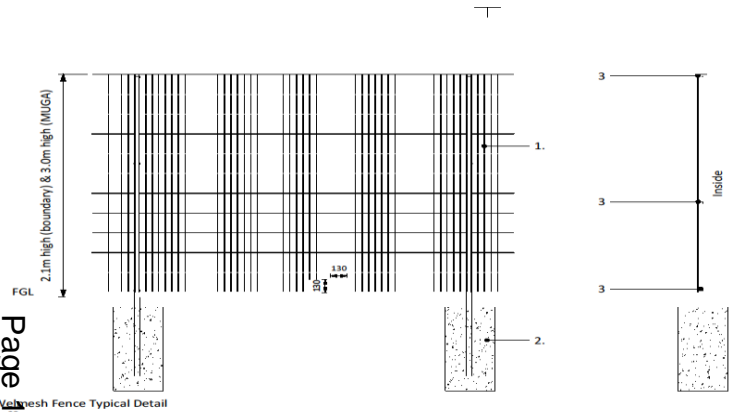
DRAWING TITLE  
Cycle Shelter Detail

SUITABILITY STATUS PL : PLANNING	SCALE As indicated @ A1
PROJECT ORIGINATOR   ZONE   LEVEL   TYPE   NODE   NUMBER CPS-STL-XX-XX-DR-L-09401	REVISION P26

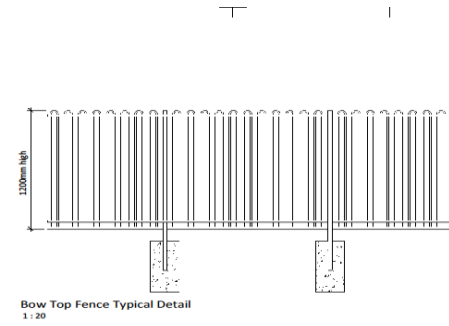




# Fence and Enclosure Details

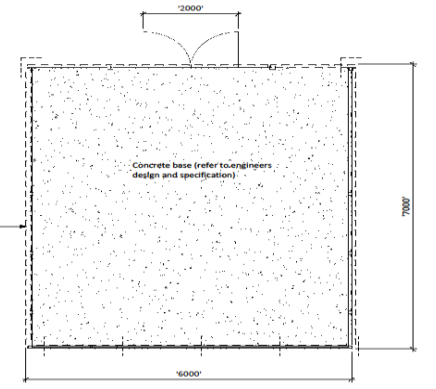
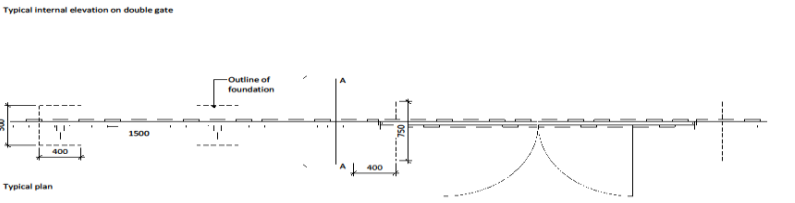
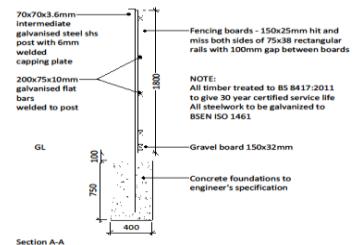
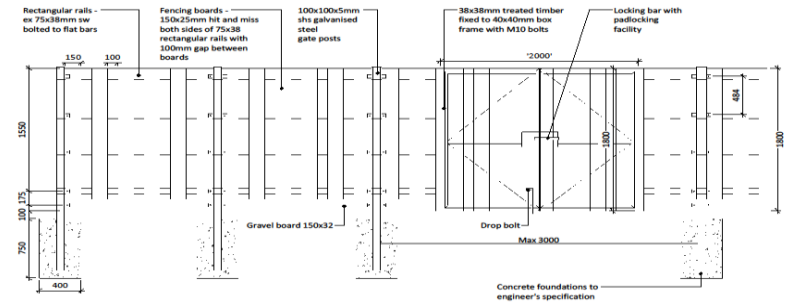


- Notes:**
1. Weld mesh panel fence with smooth top and bottom. Height varies - refer to drawing 09004. All steelwork to be polyester powder coated, black colour.
  2. In situ concrete foundation to engineer's specification. Top of foundation to finish below finished ground level so fixings are not visible.
  3. Fixing brackets.
  4. 130mm x 130mm holes to be cut into base of fence at approximately 50m centres to allow for wildlife movement.
- Fence to be installed in accordance with manufacturer's latest recommendations.  
Final dimension are to be confirmed on site prior fabrication.



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Drawing should be accepted in spirit to meet any interpretation.

Tangorail 'TR800-3G Play' bow top fence or similar approved, to be galvanised and powder coated, with matching gates.  
Black colour to all steelwork.  
Foundations to engineer's specification



PL	P17	06/04/22	PLANNING ISSUE	REVISED BY	HXK
[STATUS]	REV	DATE	[DESCRIPTION]	CHECKED BY	GMOK

**bam**

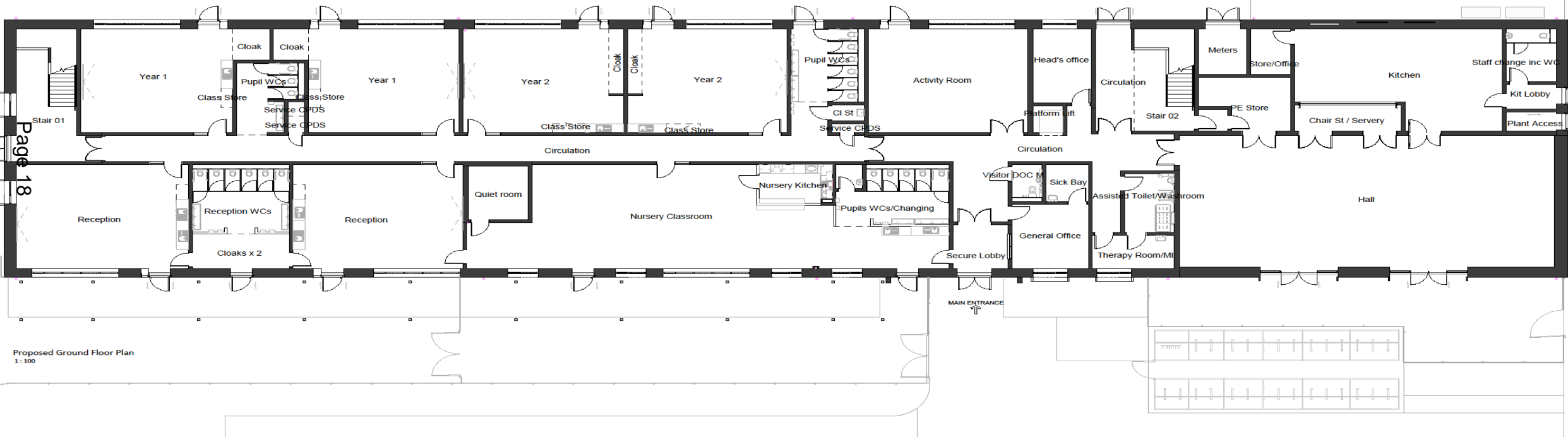
PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Fence & Enclosure Details

SUITABILITY STATUS PL: PLANNING	SCALE As indicated @ A1
PROJECT NUMBER   DATE   LOCAL FILE   REV   NUMBER CPS-STL-XX-XX-DR-L-09410	REVISION P17

# Proposed Ground Floor Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



Page 18

Proposed Ground Floor Plan  
1:100

PL	POS	06/04/2022	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
CLIENT			REVISED BY MP
			CHECKED BY HC
			ORIGINATOR NO 154306



**STRIDE TREGLOWN**  
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Orchard Grove Primary School  
Taunton, Somerset

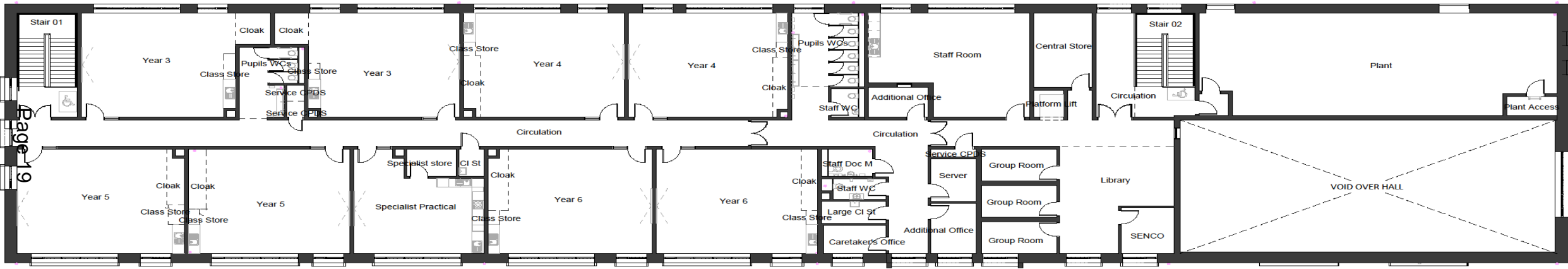
DRAWING TITLE  
Proposed Ground Floor Plan

STATUS CODE PL : Authorized and accepted	SCALE 1 : 100@A1
DRAWING USAGE: <b>PLANNING</b>	
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER CPS-STL-ZZ-ZZ-DR-A-0101	REVISION POS



# Proposed First Floor Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



Page 19

Proposed First Floor Plan  
1 : 100

PL	P08	06/06/2022	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
CLIENT			
			REVISED BY MP
			CHECKED BY HC
			ORIGINATOR NO 154306



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Taunton, Somerset

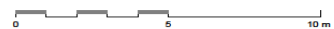
DRAWING TITLE  
Proposed First Floor Plan

STATUS CODE  
PL : Authorized and accepted  
SCALE  
1 : 100@A1

DRAWING USAGE: PLANNING  
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER  
CPS-STL-ZZ-ZZ-DR-A-0102

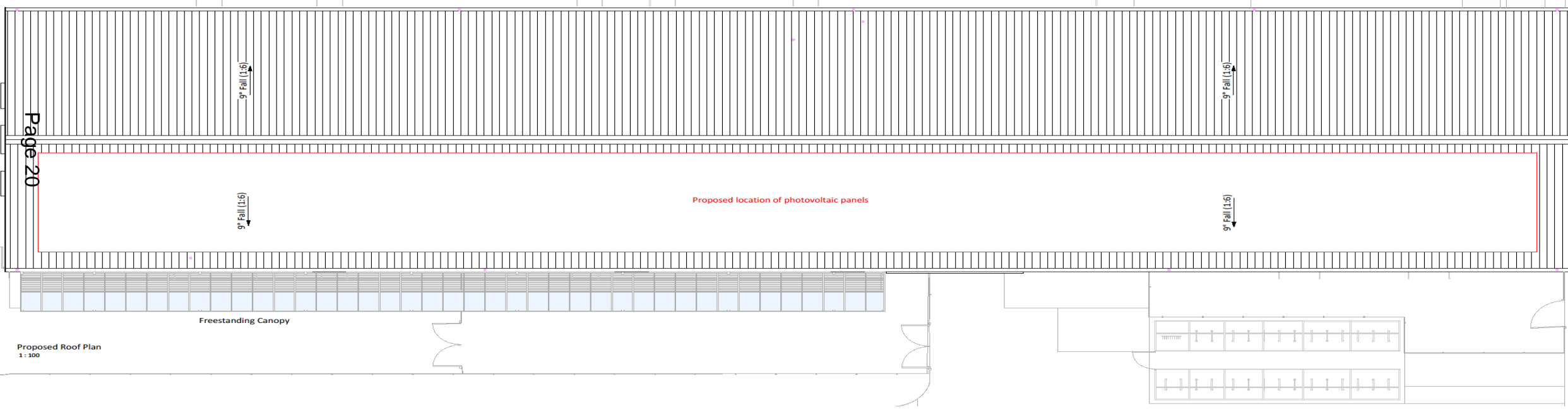
REVISION  
P08

SCALE 1:100@A1



# Proposed Roof Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



Page 20

Proposed Roof Plan  
1:100

ROOF PLAN LEGEND	
	Profiled metal roof covering - Colour: Grey

PL	POB	06/04/2022	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
CLIENT			
REVISED BY	MP		
CHECKED BY	HC		
ORIGINATOR NO	154306		



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PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Proposed Roof Plan

STATUS CODE	PL : Authorized and accepted	SCALE	1 : 100@A1
DRAWING USAGE:	PLANNING		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-ZZ-DR-A-0103	REVISION	P08

SCALE 1:100@A1



# Proposed Elevations



Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



North East Elevation  
1:100

Page 21



South West Elevation  
1:100



North West Elevation  
1:100



South East Elevation  
1:100



**EXTERNAL ELEVATIONS LEGEND**


PL	POS	06/04/2022	PLANNING ISSUE		REVISED BY	MP
[STATUS]	REV.	DATE	DESCRIPTION		CHECKED BY	HC
CLIENT					ORIGINATOR NO	154306

**bam**  
CONSULTANT  
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Taunton, Somerset

DRAWING TITLE  
Proposed Elevations

STATUS CODE	PL : Authorized and accepted	SCALE	1 : 100@A1
DRAWING USAGE	PLANNING	REVISION	POS
PROJECT	ORCHARD GROVE PRIMARY SCHOOL	PROJECT	CPS-STL-ZZ-DR-A-0201



# Materials to Elevations



Window Colour Pop-Out Elevation  
1:50



Main Entrance Elevation  
1:50

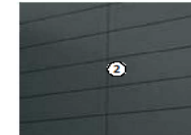
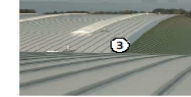


Hall Elevation  
1:50



EXTERNAL ELEVATIONS LEGEND			
	①		Architectural Masonry Blockwork
	②		Cladding Panel (Light Grey)
	③		Cladding Panel (Dark Grey)
	④		Trapezoidal Roofing System
	⑤		PPC Aluminium Windows/ Doors / Canopy (Dark Grey)
	⑥		PPC Aluminium Windows/ Doors (Colour TBC)
	⑦		Air Source Heat Pump
	⑧		Encased Shading (Projecting from building Dark Grey)
	⑨		Encased Shading (Projecting from building Colour TBC)

Responsibility is not accepted for errors made by others in using these drawings. All construction information should be taken from signed Memoranda only.



PL: 100	PL: 1000/2000 PLANNING RULE	REVIEWED BY: MJP
CLIENT: JESSIE L. JONES - EDUCATION		CREATED BY: HC
		ORIGINATOR NO: 154306



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PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Materials to Elevations

SUSTAINABILITY STATUS	SCALE
PL: Authorized and accepted	As indicated@A2
DRAWING USAGE: PLANNING	
PROJECT - CONSULTANT - PROJECT CODE - TITLE - SCALE - NUMBER	REVISION
CPS-STL-ZZ-ZZ-DR-A-0401	P08



# Proposed 3D Visuals (Sheet 1 of 2)

Page 23



01. Perspective View from South - Main Entrance and Hall



02. Perspective View from North - Play Area and Pitches

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



PL	POB	06/04/2022	PLANNING ISSUE	REVISED BY	MP
STATUS	REV	DATE	DESCRIPTION	CHECKED BY	HC
CLIENT				ORIGINATOR NO	154306



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PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Proposed 3D Visuals - Sheet 1 of 2

STATUS CODE	PL : Authorized and accepted	SCALE	@A1
DRAWING USAGE	PLANNING		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-ZZ-DR-A-0601	REVISION	POB

# Proposed 3D Visuals (Sheet 2 of 2)



03. Perspective View from South West- towards Main Entrance



04. Perspective View from North West - from Parking Area

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



PL	POS	06/06/2022	PLANNING ISSUE	
STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				MP
				CHECKED BY
				HC
				ORIGINATOR NO.
				154306

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PROJECT  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
Proposed 3D Visuals - Sheet 2 of 2

STATUS CODE	PL : Authorized and accepted	SCALE	@A1
DRAWING USAGE:	PLANNING		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-ZZ-DR-A-0602	REVISION	POS





**PLANTING SCHEDULE:**

**TREES**

To be double staked.

Variety	Size (cm)	Code	Type
Acer campestre	10-12	3k	Standard
Betula pendula	10-12	3k	Standard
Carpinus betulus	10-12	3k	Extra Hwy St
Corylus avellana	10-12	3k	Standard
Fagus sylvatica	10-12	3k	Standard
Sorbus torminalis	10-12	3k	Extra Hwy St
Tilia x europaea	10-12	3k	Standard

**NATIVE SHRUB MIX**

To be staked with integrated shrub guards.

Planted at 2.0m centres.

Variety	Age	Height	Root	Grouping
Acer campestre	1+1 or 1/1	60-90	BR	5-10
Alnus glutinosa	1+1 or 1/1	60-90	BR	5-10
Betula pendula	1+1 or 1/1	60-90	BR	5-10
Carpinus betulus	1+1 or 1/1	60-90	BR	3-2
Cornus sanguinea	1+1 or 1/1	60-90	BR	10-15
Corylus avellana	1+1 or 1/1	60-90	BR	5-10
Fagus sylvatica	1+1 or 1/1	60-90	BR	3-2
Ilex aquifolium 'J.C. Van Tol'	3L C	60-90	C	3-5
Ligustrum vulgare	1+1 or 1/1	60-90	BR	5-10
Quercus robur	1+1 or 1/1	60-90	BR	3-2
Sorbus aucuparia	1+1 or 1/1	60-90	BR	5-10

**ORNAMENTAL SHRUB PLANTING**

Planted in swathes at 5-7 plants/m<sup>2</sup>.

Variety	Pot (ltr)	Height	Habit	Notes
Allium atropurpureum	3	30-45	Upright	Full pot
Agave reptans	3	30-45	Matt	Full pot
Anemonehe lecaoniama	3	30-45	Bushy	Full pot
Brachyglottis 'Sunning'	3	30-45	Bushy	Full pot
Choisya Astec Pearl	3	30-45	Bushy	Full pot
Echinacea purpurea	3	30-45	Clump	Full pot
Hebe 'Autumn Glory'	3	30-45	Bushy	Full pot
Lavender 'Hidcote'	3	30-45	Bushy	Full pot
Salvia officinalis	3	30-45	Bushy	Full pot
Viburnum davidii	5	40-60	Bushy	Full pot
Viburnum burkwoodii	5	40-60	Bushy	Full pot

**GRASS SEED MIX**











Mix Type

Emersgate EG22 - Strong Lawn Grass Mixture at 25g/m<sup>2</sup>

**WILDFLOWER & GRASSES MEADOW MIX**

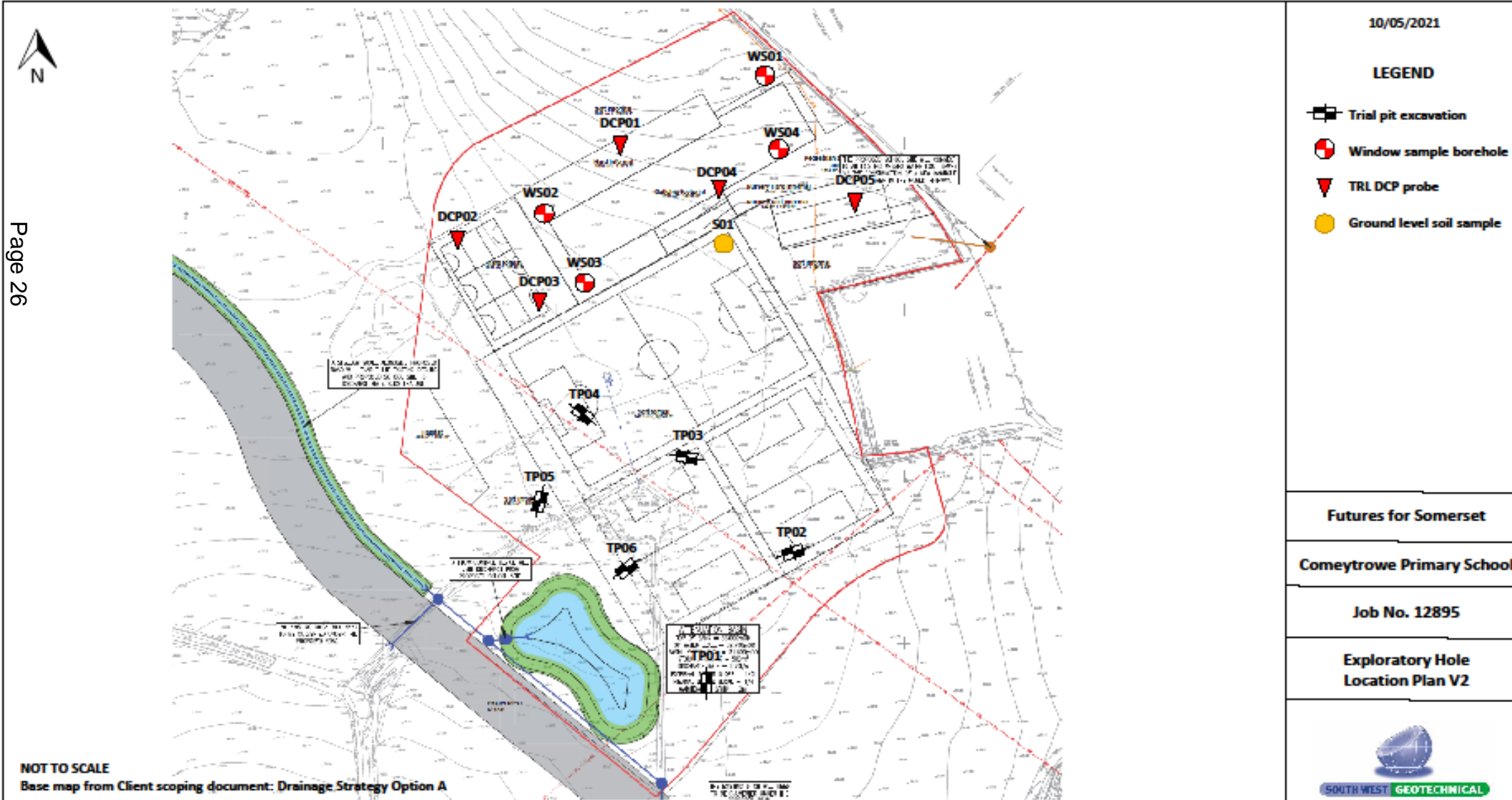
Mix Type

Emersgate EN2 - Special Pollen and Nectar Meadow Mixture at 4g/m<sup>2</sup>

-  Survey Area
-  Broadleaved Tree
-  h2 - hedgerow
-  h2a - hedgerow (priority habitat)
-  g3c - other neutral grassland
-  g4 - modified grassland
-  w1g - other woodland-broadleaved
-  h3 - dense scrub
-  u1b - developed land, sealed surface
-  u1b5 - buildings

# Retained and Created Habitats

# TP Plan Overlay WIP



# TP Plan



10/05/2021

## LEGEND

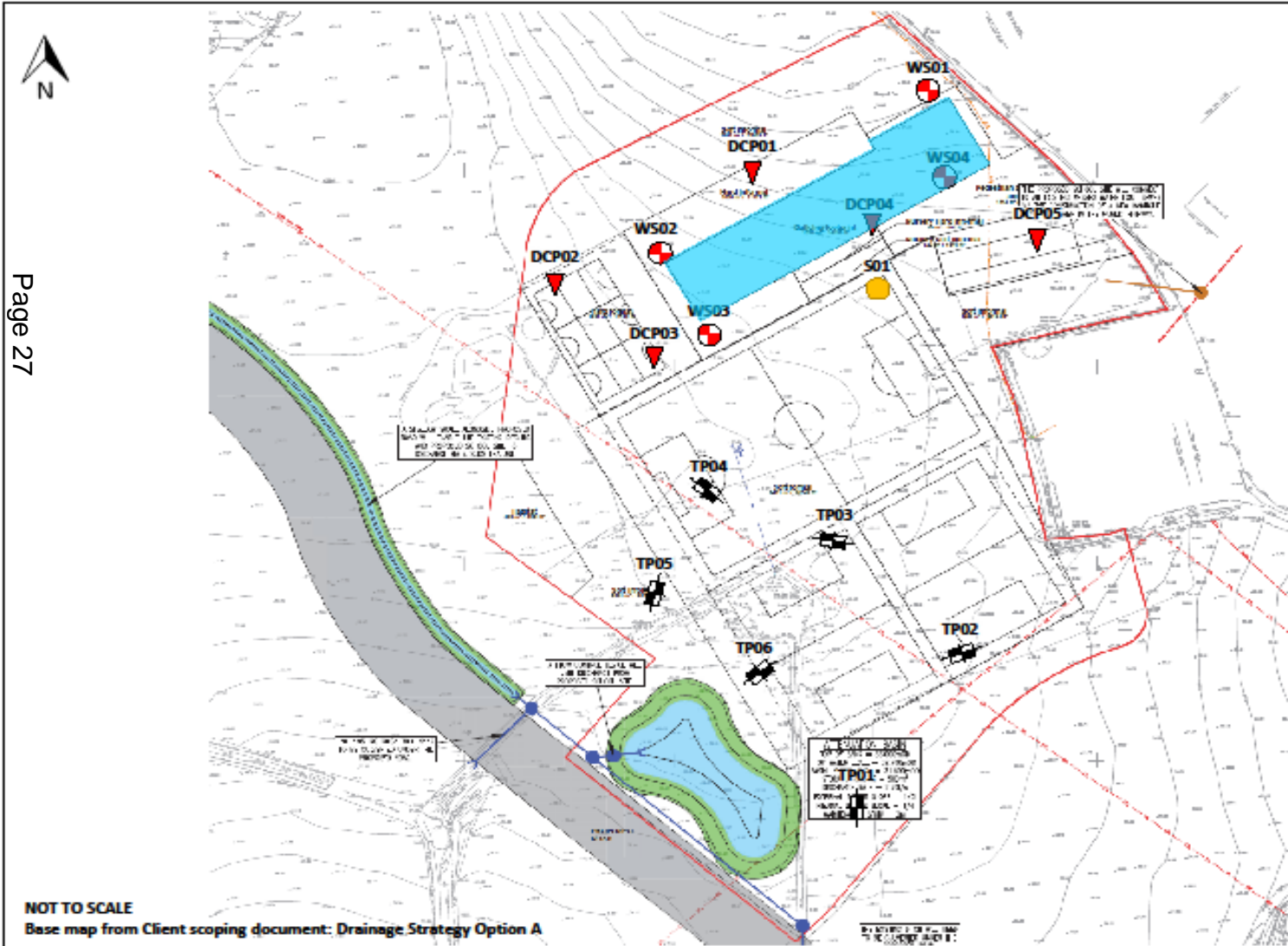
- Trial pit excavation
- Window sample borehole
- TRL DCP probe
- Ground level soil sample

Futures for Somerset

Comeytrove Primary School

Job No. 12895

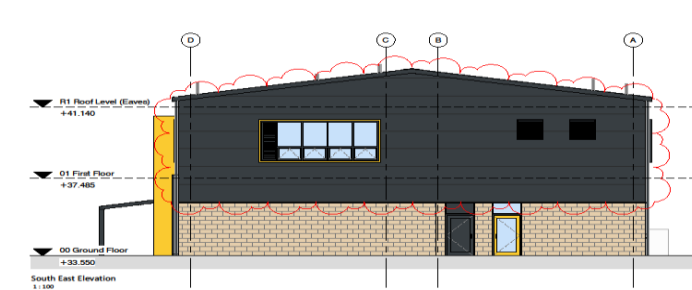
Exploratory Hole  
Location Plan V2



# External Elevations General Arrangement



Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.



**EXTERNAL ELEVATIONS LEGEND**


STATUS	REV	DATE	DESCRIPTION	REVISOR
S4	P13	15/06/2022	Cladding changed back to Kingspan panels	MP
S4	P10	13/06/2022	Stage 4 Issue	HC
S4	P09	12/04/2022	Stage 4 Issue	HC
S3	P08	11/04/2022	Stage 4 (Draft) Issue	HC
S3	P08	05/04/2022	Revisions following Stage 3 comments, and general revisions for M&E ducts and louvres	HC
S3	P07	24/03/2022	Stage 3 Issue	HC
S3	P04	17/03/2022	Stage 3 (Draft) Issue	HC
S3	P03	08/03/2022	Revised G&A Elevations - following pre-app G2 and meeting with Trust	HC
S2	P02	22/02/2022	Revised G&A Elevations - entrance and colour option following DPM 03	HC
S2	P01	16/02/2022	G&A Plans and Elevations issued for draft Stage 2 review	HC

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PROJECT:  
Orchard Grove Primary School  
Taunton, Somerset

DRAWING TITLE  
External Elevations General Arrangement

STATUS CODE	S4 : Suitable for stage approval	SCALE	1 : 100@A1
DRAWING USAGE:		REVISION	P13
PROJECT / CONSULTANT / VOLUME / LEVEL / TYPE / ROLE / NUMBER	CPS-STL-ZZ-ZR-A-2101		

# External Signage Plan and Details



**Construction Design & Management (CDM) Regulation 2015**  
 As a designer under the CDM regulations you are required to identify significant health and safety risks associated with our design. Risks are highlighted on our drawings using colour warning symbols (see below) in accordance with the provisions in the Construction (Design) and Management Regulations 2015.  
 The risks noted should be read in conjunction with the Principal Designer risk register.

	<b>A</b>	Roof - No access. Roof is designed not to be accessed. Clearing of PV panels, high level windows and canopy to occur from MEWP and telescopic water feed pole system. Outlets to be cleaned via MEWP.
	<b>B</b>	Double or full height area (raft). Works overhead, ensure suitable overhead protection netting, permits, scaffolding, during works.
	<b>C</b>	Open void during construction. Full height staircase - risk of falling during construction.
	<b>D</b>	Other openings between floors (R/C risers). Ensure suitably covered during construction.
	<b>E</b>	Fixed vertical access ladder. For escape only from Plant Room on first floor.
	<b>F</b>	Recess in Slab. Trip hazard until screed pour.
	<b>G</b>	High level access during construction. Ensure suitably managed during construction.
	<b>H</b>	Large glassed screens. Ensure suitable method for installation is established to minimise operative handling.
	<b>I</b>	Future replacement/removal of plants. High level, large scale removable panel. Ensure suitably handled.

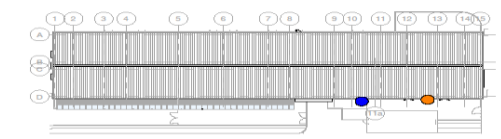
Responsibility is not accepted for errors made by others in scaling from this drawing.  
 All construction information should be taken from figured dimensions only.

**EXTERNAL SIGNAGE**

- Large School Name Sign**  
**Building Mounted**
  - Individual Stainless Steel letters with stand-off fixings from composite cladding.
  - Branding to be confirmed/agreed with client.
  - Fixing details to be confirmed by specialists subcontractor.
  - Non-illuminated.
- School Entrance Sign**  
**Located at Main Building Entrance**
  - Individual Stainless Steel letters with stand-off fixings from composite cladding.
  - Branding to be confirmed/agreed with client.
  - Fixing details to be confirmed by specialists subcontractor.
  - Non-illuminated.
- Site Entrance Sign**  
**Located at Vehicular & Pedestrian Main Entrance**
  - Post mounted.
  - Colour, branding and wording to be confirmed/agreed with client.
  - Fixing details to be confirmed by specialist subcontractor.
  - Non-illuminated.

**NOTES**  
 Any other signage requirements to be agreed with client at Stage 4/5  
 Proposed elevations of all signage types to be provided by signage subcontractor at Stage 5 for approval  
 All signage to be agreed as part of RDD process.

Page 29

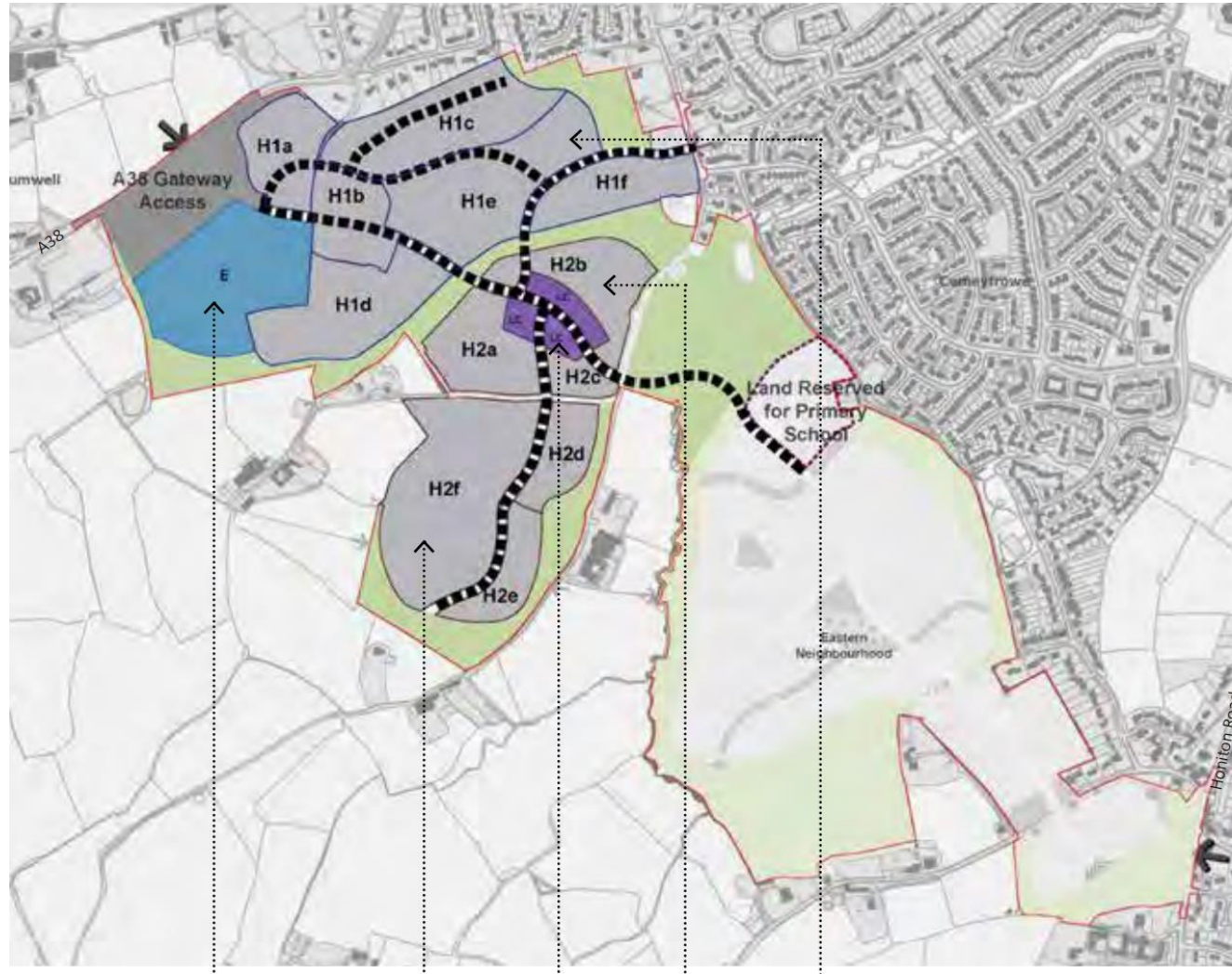


S4	P13	15/06/2023	Cladding changed back to Kingspan panels	REVISED BY	DUJ
S4	POB	12/04/2023	Stage 4 Issue	CHECKED BY	MP
ET0001	rev		Subcontractor	ORIGINATOR NO	154306
CLIENT				CONSULTANT	
				STRIDE TREGLOWN	
				www.stridetreglow.com	
				PROJECT	
				Orchard Grove Primary School	
				Taunton, Somerset	

DRAWING TITLE  
 External Signage Plan and Details

STATUS CODE	S4 : Suitable for stage approval	SCALE	A5
DRAWING USAGE:	indicated@A1		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-DR-A-4601	REVISION	P13

# Masterplan for whole site





## Item 5: Key Issues

- Whether the principle of the development is acceptable;
- Site Layout / Design;
- Impact on residential amenity;
- Flood Risk;
- Ecological Impacts; and
- Highway Impacts / safety



# LLFA condition

- Details of the filter strips and their locations, details of the detention basin including freeboards at 300mm, rainwater butts within the orchard, cellular storage, exceedance strategy and onward connection to the wider site drainage system shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.
- Reason: In accordance with Policy CP6 of the Taunton Deane Core Strategy





## Item 5: Officers Recommendation

- The officer's recommendation is that:
  - (i) planning permission be GRANTED subject to the prior completion of a Section 106 agreement to secure the financial provisions of the School Travel Plan dated Oct 2022 (Revision C) including the travel plan fee of £700 and the safeguarded sum of £49,320 and the conditions set out in Paragraph 9 of the report of the Service Manager - Planning and Development (to include the additional LLFA conditions as submitted in the late paper)
  - (i) authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Service Manager - Planning and Development.
- The approved version of the travel plan also needs to be referred to in the conditions to ensure the implementation of the non financial provisions.

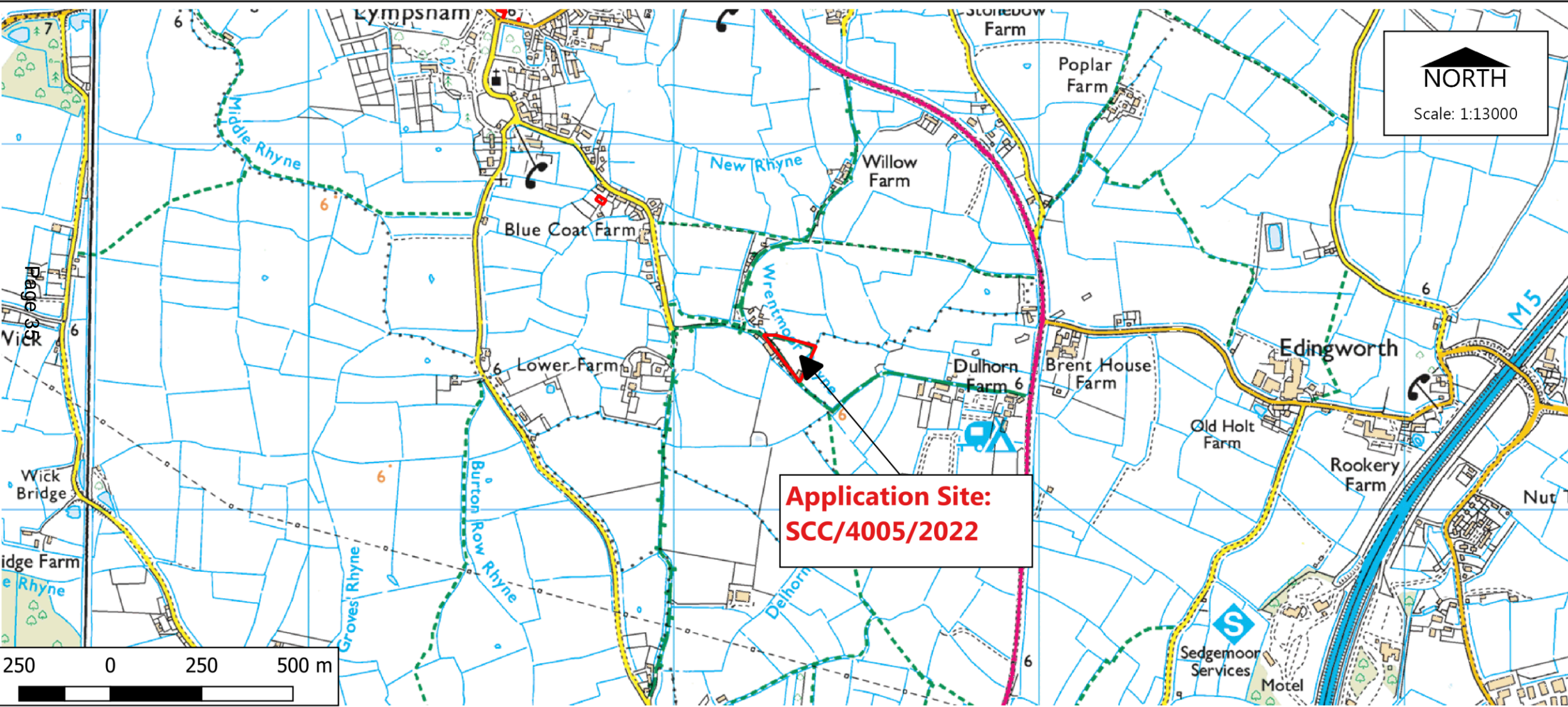
# **Item 6: Delhorn Lane, Lympsham Grid ref 334176 153444 Bridleway AX22/11 & AX17/11**

**Application number:** SCC/4005/2022

**Application Proposal:**

Discharge of s106 obligation.





**Application Site:**  
**SCC/4005/2022**



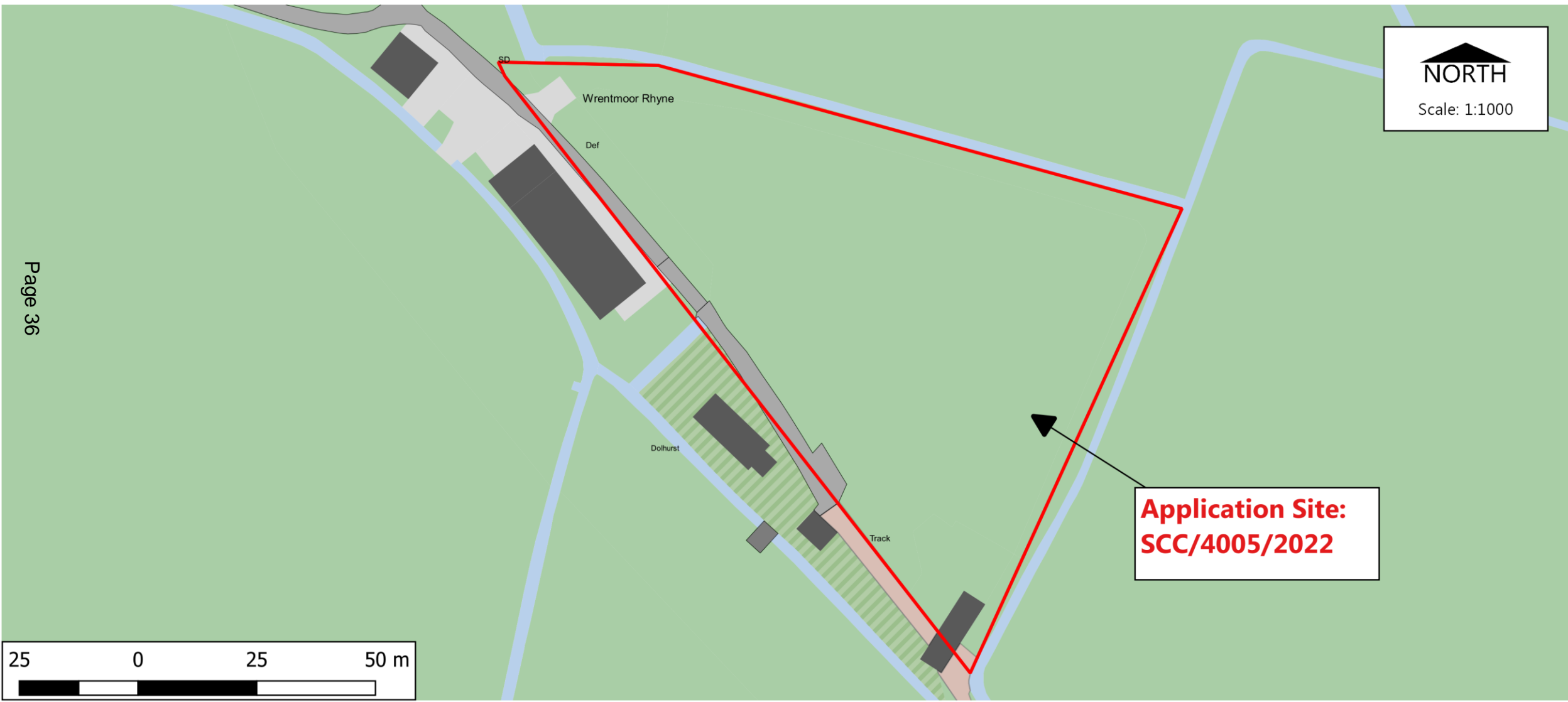
Paul Hickson,  
 Strategic Commissioning Manager  
 Community & Environmental Services  
 Somerset County Council  
 County Hall, Taunton, TA1 4DY

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Planning Control  
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**Location Plan**

Dated: 04/11/2022



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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: K Squire

### Site Plan

Dated: 04/11/2022

# Item 6: Site Photos

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# Item 6: Site Photos



# Item 6: Site Photos



# Item 6: Site Photos







## Item 6: Key Issues

- Whether or not the section 106 agreement still serves a useful purpose.
- Whether the agreement met the tests of being necessary, directly related to the development and reasonable in scale.



## Item 6: Officers Recommendation

- It is recommended that the application be **refused** and the obligation should not be discharged for the reasons outlined in section 8 of the report .