



PLANNING COMMITTEE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE PLANNING COMMITTEE TO BE HELD IN THE PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 2ND MARCH 2005 AT 17:00.

(RESERVE DATE : THURSDAY 3RD MARCH 2005 AT 17:00)

AGENDA

1. Apologies
2. Minutes (TO FOLLOW).
3. Public Question Time
4. LYDEARD ST LAWRENCE - 22/2005/002
ERECTION OF DWELLING HOUSE, LAND AT THE CAUSEWAY,
LYDEARD ST LAWRENCE AS AMENDED BY ...
5. NORTON FITZWARREN - 25/2004/037
FORMATION OF VEHICULAR ACCESS AND ACCESS TRACK AT
COURTLANDS INDUSTRIAL ESTATE, NORTON FITZWARREN
6. NORTON FITZWARREN - 25/2005/001
ERECTION OF TERRACE OF 3 NO. TWO STOREY DWELLINGS
AND FORMATION OF ACCESS OFF NORTHWOOD CLOSE,
LOXLEY, NORTON FITZWARREN AS AMENDED BY LETTER
DATED 31ST JANUARY, 2005 WITH ACCOMPANYING DRAWING
NOS. 1231/1A AND 2A
7. TAUNTON - 38/2005/003
CHANGE OF USE OF DWELLING TO ADDITIONAL HOTEL
BEDROOMS AND ERECTION OF NEW BUILDING TO PROVIDE
ADDITIONAL HOTEL BEDROOMS, CORNER HOUSE HOTEL,
PARK STREET AND 4 WELLINGTON ROAD, TAUNTON AS
AMENDED BY AGENTS LETTER DATED 21ST JANUARY, 2005
AND DRAWING NO. A978/20.03A AND AGENTS LETTER DATED
18TH FEBRUARY, 2005 AND ACCOMPANYING PLAN NO.
A978/10.01 REV A AND SITE PLAN
8. TAUNTON - 38/2005/004LB
ALTERATIONS TO DWELLING TO PROVIDE ADDITIONAL HOTEL
BEDROOMS AND DEMOLITION OF EXISTING GREENHOUSE,
SHED, TIMBER FENCE, POLYCARBONATE ROOF AND GARAGE
DOOR, CORNER HOUSE HOTEL AND 4 WELLINGTON ROAD,
TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST
JANUARY, 2005 AND DRAWING NO. A978/20.04A AND AGENTS
LETTER DATED 18TH FEBRUARY, 2005 AND PLAN NO.
A978/10.01 REV A AND SITE PLAN

9. WELLINGTON (WITHOUT) - 44/2004/019
CONVERSION OF OUTBUILDING TO ANNEXE AT THE OLD
FORGE, PLEAMORE CROSS, WELLINGTON AS AMENDED BY
LETTER DATED 31ST JANUARY, 2005 WITH ACCOMPANING
PLAN
 10. WIVELISCOMBE - 49/2004/081
CONVERSION OF FORMER PUMPING STATION TO DWELLING
AT WIVELISCOMBE PUMPING STATION, WIVELISCOMBE.
 11. WIVELISCOMBE - 49/2005/002
CHANGE OF USE OF OFFICE/STORE TO FORM SINGLE
DWELLING, 24 STYLE ROAD (CORNER OF GOLDEN HILL),
WIVELISCOMBE (RESUBMISSION OF APPLICATION
49/2004/060).
 12. BISHOPS LYDEARD - 06/1998/042
CONSTRUCTION OF INFRASTRUCTURE WORKS INCLUDING
ROADS, SEWERS AND DRAINAGE/FLOOD ATTENUATION
WORKS (PHASE 2), COTFORD ST. LUKE
- Miscellaneous item

G P DYKE
Member Services Manager

The Deane House
Belvedere Road
TAUNTON
Somerset

TA1 1HE

23 February 2005

TEA FOR COUNCILLORS WILL BE AVAILABLE FROM 16.45 ONWARDS IN COMMITTEE ROOM NO.2.

Planning Committee Members:-

Councillor Miss Peppard (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillor Beaven
Councillor Bowrah
Councillor Miss Cavill
Councillor Croad
Councillor Denington
Councillor Floyd
Councillor Guerrier
Councillor Henley
Councillor Hindley
Councillor House
Councillor Phillips
Councillor Mrs Smith
Councillor Stuart-Thorn
Councillor Vail
Councillor Wedderkopp
Councillor Weston



Members of the public are welcome to attend the meeting and listen to the discussion. Lift access to the main committee room on the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is a time set aside at the beginning of the meeting to allow the public to ask questions



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact Greg Dyke on:



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Website: www.tauntondeane.gov.uk (Council, Executive, Review Board & Review Panel Agenda, Reports and Minutes are available on the Website)

Planning Committee –16 February 2005

Present: Councillor Mrs Hill (Vice-Chairman) (In the Chair)
Councillors Beaven, Bowrah, Croad, Denington, Floyd, Henley, Hindley,
House, Phillips, Mrs Smith, Stuart-Thorn, Vail and Wedderkopp

Officers: Mr T Burton (Development Control Manager), Mr J Hamer (Area Planning Officer (West)), Mr G Clifford (Area Planning Officer (East)), Mrs J Moore (Principal Planning Officer (East)), Mrs J M Jackson (Senior Solicitor) and Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm).

13. Apologies

The Chairman (Councillor Miss Peppard) and Councillor Miss Cavill.

14. Minutes

The minutes of the meeting held on the 26 January 2005 were taken as read and were signed.

15. Public Question Time

Mr Harold Dawson referred to the development of barns at Trents Farm, Churchinford. He was of the view, particularly following the recent approval of the twenty-first amendment to the original plans, that there were things on the site that were not fully in accordance with the plans. He asked whether the Enforcement Officer could visit the site to check the general situation but especially the height of the buildings, which were to have been below the skyline. He also enquired why the site notice for the amendment to the garages had been positioned in Royston Lane instead of Moor Lane?

In response, the Development Control Manager (Tim Burton) confirmed that he would ask the Enforcement Officer to undertake a visit to the Trents Farm development as soon as possible. As far as the positioning of the site notice was concerned, as the access to the garages was from Royston Lane, it was appropriate for it to be displayed there.

16. Applications for Planning Permission

The Committee received the report of the Development Control Manager on applications for planning permission and it was RESOLVED that they be dealt with as follows:-

- (1) That the **detailed plans be approved** for the undermentioned development, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

24/2004/047

Erection of dwelling at land west of Yew Tree Cottage, Wrantage.

Condition

The existing ditch shall be piped as shown on the approved plan, and no other culverting of the watercourse shall take place without the prior written consent of the Local Planning Authority.

(Notes to applicant:- (1) N021 – conditions; (2) N024 – development in accordance with approved plans; (3) Applicant was advised that the Environment Agency should be consulted about consent for the culvert of a watercourse under the terms of the Land Drainage Act 1991; (4) N061A – Highways Act Section 184 Permit).

Reason for detailed plan being approved:-

The reserved matters of this development were considered to be acceptable and would not harm visual nor residential amenity. Thereby, the development accorded with Taunton Deane Local Plan Policies S1 and S2.

- (2) That **planning permission be granted** for the under-mentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

10/2004/029

Conversion and extension of semi-derelict outbuilding to form guest accommodation ancillary to Lower Willand Farmhouse, Churchstanton.

Conditions

- (a) C001- time limit;
- (b) The surfaces of the works for which consent is hereby granted shall be of materials as shown on the submitted plan, and no other materials shall be used without the written consent of the Local Planning Authority;
- (c) Prior to the commencement of the construction of the bedroom, a sample panel of stonework shall be erected on site for the prior consideration and approval, in writing, of the Local Planning Authority;
- (d) The accommodation hereby permitted shall be used solely in connection with the use of the existing house as a single family dwelling and shall not at any time be used either as a holiday let, or as an independent dwellinghouse;
- (e) C926B – remediation investigation/certificate;
- (f) Details of the means of access to the roof space for bats and provision of bird boxes shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing on site and shall be carried out as agreed prior to first occupation;
- (g) Access to the piggery for barn swallow nests shall be maintained, and entrances to the buildings to be converted shall be made secure to

prevent birds entering and building their nests before conversion work commences;

- (h) If the development is not commenced before the 31 December 2005, a further wildlife survey shall be commissioned to ascertain any changes to bat and bird usage before works commence.

(Notes to applicant:- (1) Applicant was advised that mitigation measures should include avoiding work during the nesting or bat roosting/hibernation period; (2) Applicant was advised that English Nature can provide further advice on bats and all other protected species and may be able to recommend a list of suitable consultants to develop mitigation proposals; (3) Applicant was advised that the Hawk and Owl Trust can provide barn owl nest boxes, as well as practical advice regarding their positioning and will survey buildings for signs of use by barn owls prior to conversion; (4) Applicant was advised that all operators on site should be appropriately briefed on potential bat presence and instructed to stop work and seek expert advice should a bat be discovered. Workers must also be made aware that nesting birds are protected and if discovered must not be disturbed; (5) Applicant was advised that no walls, premises or cavities should be filled unless they have been thoroughly checked for bats by a competent bat worker; (6) N034A – drainage/water).

Reason for granting planning permission:-

The proposed development would not adversely affect the character of the building, the setting of the listed building, visual amenity or road safety and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2, H20 or EN17.

10/2004/030LB

Conversion and extension of semi-derelict outbuilding to form guest accommodation ancillary to Lower Willand Farmhouse, Churchanston.

Conditions

- (a) C002 – time limit – listed building;
- (b) The surfaces of the works for which consent is hereby granted shall be of materials as indicated in the application form, and no other materials shall be used without the written consent of the Local Planning Authority;
- (c) Prior to the works for which consent is hereby granted are commenced, specific details of the timber-frame and new roof structure for the main barn shall be submitted to, and approved in writing by, the Local Planning Authority;
- (d) Prior to the construction of the building to house the bedroom commencing, for which consent is hereby granted, a sample panel of stonework shall be erected on site for the prior approval of the Local Planning Authority;
- (e) Prior to commissioning, specific details of the following shall be submitted to, and approved in writing by, the Local Planning Authority:- doors, windows, skirtings, spiral staircase, balustrading

- and construction details for the eyrie gallery and finished treatment(s) for joinery;
- (f) Prior to re-roofing commencing, details of the means by which recovered roofs will be vented shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (g) Prior to the works for which consent is hereby granted are commenced, specific details of the means by which insulation shall be introduced shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (h) No suspended or horizontal ceilings shall be introduced without the prior written approval of the Local Planning Authority;
 - (i) All soil pipes shall be provided within the building unless the written agreement of the Local Planning Authority is received to any variation thereto;
 - (j) Before the development hereby permitted is commenced, details of the guttering and rainwater goods shall be submitted to, and approved in writing by, the Local Planning Authority. Once approved, the guttering and rainwater goods shall be constructed as per the agreed details;
 - (k) All services shall be placed underground unless otherwise agreed in writing by the Local Planning Authority.

Reason for granting listed building consent:-

The proposed development would not adversely affect the character or appearance of the listed building and therefore did not conflict with Taunton Deane Local Plan Policies EN17 and EN18.

38/2004/574

Redevelopment of skittle alley to erect five flats with cycle storage, refuse area and change of use of public house to retail/office use at The Masons Arms, Magdalene Street, Taunton.

Conditions

- (a) C001 – time limit;
- (b) C101 – materials;
- (c) Prior to work commencing on site, details of the hard surfacing shall be submitted which shall include details of open joints between paving and shall be completely implemented before the development hereby permitted is occupied, and shall thereafter be so maintained;
- (d) Prior to the occupation of the residential units hereby permitted, the 12 cycle parking spaces shall be provided on site and shall be available for use by tenants/occupiers of the development only and shall be maintained as such thereafter;
- (e) Prior to the commencement of any development works upon this site the applicant shall, at his own expense, appoint a suitably qualified acoustic consultant with a remit to examine that area of land and identify what measures, if any, may be necessary to ensure that noise from traffic sources will not cause nuisance to the residential occupants of the premises on that area of land. The Consultant shall submit a

- written report to the Local Planning Authority which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which such scheme is based. Such report shall be agreed in writing by the Local Planning Authority prior to the commencement of development works upon this site and all agreed identified measures implemented prior to the occupation of the dwellings upon this site.
- (f) The proposed windows on the south-west elevation shall be installed in such a manner to ensure they do not overhang the adjacent accessway even when open;
 - (g) The existing public house premises shall be used for A1 (retail) or A2 (financial and professional services only) as defined in Classes A1 and A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any Statutory Instrument revoking and re-enacting that Order;
 - (h) The proposed bin storage shall be provided on site prior to the occupation of the units and shall be available for use by the occupants and thereafter maintained;
 - (i) C205 – hard landscaping;
 - (j) The windows, doors and blind windows hereby permitted shall be recessed in the wall to match the existing window and door recesses;
 - (k) Prior to the commencement of works on site, details of the proposed venting for the new and recovered roofs shall be submitted to, and approved in writing by, the Local Planning Authority. The approved venting shall be fully carried out and maintained as such thereafter;
 - (l) Prior to their installation on site, full details of the proposed windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (m) Prior to the development commencing, the proposed colour of the powder-coated architectural cladding panels shall be submitted to, and approved in writing by, the Local Planning Authority.
- (Notes to applicant:- (1) N112 – energy conservation; (2) N111 – disabled access; (3) N114 – meter boxes; (4) N116 – disabled access; (5) N117 – crime prevention; (6) Applicant was advised that the Primark access to the west of the property should not be obstructed at any time during the building works).

Reason for granting planning permission:-

The site was located within the settlement of Taunton where new residential development was in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR2 and Taunton Deane Local Plan Policies S1, S2, H1 and M3a.

38/2005/015

Erection of two-storey side extension and single storey rear extension to provide granny annex at 23 Ilminster Road, Taunton.

Conditions

- (a) C001 – time limit;

- (b) C102 – materials;
- (c) C404 – single-family unit.

Reason for granting planning permission:-

The proposed development would not adversely affect visual or residential amenity or the character of the building and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2 and H19.

46/2004/039

Continued use of land to site mobile home, Trees Farm, Blackmoor, West Buckland.

Conditions

- (a) C016 – temporary permission;
- (b) The occupation of the mobile home shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336(1) of The Town and County Planning Act 1990 or in forestry or a dependant of such a person residing with him or her or a widow or widower of such a person.
(Note to applicant:- Applicant was advised that any Wessex Water infrastructure on the site will require diversion or protection works).

Reason for granting planning permission:-

It was considered that having regard to Taunton Deane Local Plan Policies S8 and H14, the proposal was considered acceptable on a temporary three-year basis in order for the intended agricultural holding to be established.

- (3) That **planning permission be refused** for the under-mentioned developments, subject to the standard reasons adopted by Minute No 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

31/2004/028LB

Conversion of dwelling to close care retirement home and two staff flats at Woodlands, Ruishton.

Reason for refusal:-

In light of the lack of justification as required by Planning Policy Guidance Note No 15, and the lack of information on works that may affect the historic fabric and character of the building, the application is considered contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 and Taunton Deane Local Plan Policies EN13 and EN18.

31/2004/029

Erection of three blocks of close care retirement flats providing 18 x three-bedroom units, 12 x two-bedroom units and 12 x one-bedroom units, change of use of dwelling to close care retirement facilities including two flats for staff accommodation, blocking up of existing access onto A358 and replacement/provision of new access off Ruishton Lane at Woodlands, Ruishton.

Reasons

- (a) The proposed development would result in new build development outside defined settlement limits and would be detrimental to the character, setting and visual amenities of the existing listed building contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policies 9 and STR6 and Taunton Deane Local Plan Policies S1(D), S2, S8, H18, EN17 and EN18;
- (b) In the absence of a wildlife survey and without evidence to the contrary, the proposal may harm habitat to the detriment of local wildlife and protected species contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policies 1 and STR1 and Taunton Deane Local Plan Policies S1, EN8 and EN4a;
- (c) The proposed development, by reason of the new access and visibility splay, would result in the loss of the existing roadside bank and hedgerow to the detriment of the rural character of the lane and contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policies 5, STR1 and STR6 and Taunton Deane Local Plan Policies S1 and EN5;
- (d) The proposed development, given its scale, makes no provision for affordable dwellings as required by the Development Plan and is therefore considered contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 35 and Taunton Deane Local Plan Policy H12;
- (e) The site is located outside of the limits of a settlement in an area which is remote from employment, leisure, retail and convenience shops and will therefore increase the need for journeys to be made by private motor vehicles which is non-sustainable and in conflict with the advice given in Planning Policy Guidance Note No 13, and the provisions of Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S1(B) of the Taunton Deane Local Plan.

38/2004/570

Residential development to form eight houses, five flats over garages and 44 apartments and associated roads and parking at Pollards Yard, off Pollards Way, Taunton.

Reason

The development proposed will result in an overbearing impact upon, together with loss of privacy to, adjacent properties in both Portland Street and Clarence Street. The proposal is therefore contrary to Taunton Deane Local Plan Policies H1(H) and (I) (Revised Deposit numbering).

Reason for refusing planning permission contrary to the recommendation of the Development Control Manager:-

The Committee felt that elements of the proposal would be overbearing in relation to nearby properties and would lead to a loss of privacy.

17. Residential development and vehicular access at land adjacent to Davys Close, Butts Way, Milverton (23/2004/051)

Reported this application.

RESOLVED that subject to:-

- (i) The views of the First Secretary of State under the Departure Procedures; and
- (ii) the applicants entering into a Section 106 Agreement to provide at least one unit of affordable housing within the development proposed,

the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if outline planning permission were granted, the following conditions be imposed:-

- (a) C005 – outline – reserved matters;
- (b) C009 – outline – time limit;
- (c) C014 – time limit;
- (d) C101 – materials;
- (e) C201 – landscaping;
- (f) C215 – walls and fences;
- (g) C917 – services – underground;
- (h) The proposed access over the first 6m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (i) No part of the development hereby permitted shall be carried out until a plan, at a scale of not less than 1:500, showing the proposed layout of the site has been submitted to, and approved in writing by, the Local Planning Authority;
- (j) A properly consolidated and surfaced turning space for vehicles shall be constructed for each dwelling before it is occupied in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such turning spaces shall be kept clear of obstruction at all times;
- (k) The dwellings hereby permitted shall not be occupied until two parking spaces for each dwelling have been provided in a position approved by the Local Planning Authority. The said spaces and access thereto shall thereafter be kept clear of obstruction and not used, other than for the parking of vehicles or for the purpose of access;
- (l) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5m from the carriageway edge;
- (m) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (n) C316 – visibility across full site frontage;
- (o) P005 – no garages;
- (p) P007 – no fencing in front of dwellings;

- (q) Prior to the commencement of the development hereby approved, details of surface water drainage shall be submitted to, and approved in writing by, the Local Planning Authority.

(Note to applicant:- Applicant was advised to contact Wessex Water prior to the commencement of any works on site, to agree connection onto Wessex Water infrastructure).

Reason for planning permission, if granted:-

The Local Planning Authority was satisfied that although the site was outside the development limits of the village of Milverton as identified in the Taunton Deane Local Plan, the proposal met an identified housing need and related well to existing dwellings on either side of the site in accordance with Taunton Deane Local Plan Policy S8.

Reason for planning permission being granted contrary to the recommendation of the Development Control Manager:-

Even though the proposed development was outside the settlement limits of Milverton, the Committee was of the view that the site met local need and related well to existing housing.

18. Unauthorised use of land as a scrap yard and for the stationing of caravans, former Nursery, Wrexon, Trull

Reported that a number of complaints had been received concerning the change of use, without planning permission, of the former Nursery at Wrexon, Trull, into a scrap yard. The land was also used for the stationing of caravans.

RESOLVED that:-

- (1) enforcement action be taken to stop the current change of use of land at the former Nursery, Wrexon, Trull; and
 - (2) subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the enforcement notice not be complied with.
19. Provision of extract duct not in accordance with approved plan at The Blagdon Inn, Blagdon Hill, Taunton

Reported that in April last year planning permission was granted for the erection of a single-storey extension, fire escape and new porch at The Blagdon Inn (formerly the White Lion, Blagdon Hill). The application also included the provision of an extraction system.

In recent months it had been brought to the Council's attention that the external venting duct installed was different to that indicated on the approved plans, and that both noise and smells were being detected at neighbouring properties.

Despite a new planning application being submitted to regularise the current situation, this had recently been refused. To date, no action to remove the unauthorised extract duct had been taken.

RESOLVED that:-

- (1) enforcement action be taken to seek the removal of the unauthorised extract duct which had been installed at The Blagdon Inn, Blagdon Hill; and
- (2) subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the enforcement notice not be complied with.

20. Erection of a fence panel at 14 Barrington Close, Comeytrove, Taunton

Reported that a single fence panel had been erected at right-angles to a rendered screen wall linking numbers 16 and 14 Barrington Close, Comeytrove, Taunton. A complaint had been received that the fence panel restricted access for the owner of the wall to carry out any routine maintenance that might be necessary.

The owner of the fence panel had been advised that permitted development rights had been removed in respect of enclosures, and that an application to retain the fence panel should be submitted. To date, the owner had declined to submit an application.

In the view of the Development Control Manager, as the panel did not detract from the visual amenities of the area, it would not be expedient to take enforcement action. However, should further panels be erected, this would have an effect on the amenities of the adjoining neighbours at which time enforcement action should be taken.

RESOLVED that:-

- (1) no further action be taken in respect of the single fence panel that had been erected at 14 Barrington Close, Comeytrove, Taunton; and
- (2) should additional panels be erected, the Solicitor to the Council be authorised to take appropriate enforcement action.

(The meeting ended at 8.02 pm).

22/2005/002

TAUNTON DEANE BOROUGH COUNCIL

ERECTION OF DWELLING HOUSE, LAND AT THE CAUSEWAY, LYDEARD ST LAWRENCE AS AMENDED BY ...

12792/32440

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a detached dwelling on an area of vacant land within the village limits and Conservation Area. Three bedroom accommodation is proposed, with the building materials to be of rendered walls and slate roof. Because of the nature of the site and constraints with the site being within the Conservation Area, no on site parking is proposed.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the lack of on-site parking is a concern, however it may be unreasonable to object in this instance considering that the proposal is in the middle of the village and there are other dwellings adjoining and nearby that do not benefit from off street parking. In the event of planning permission being granted would recommend conditions re disposal of surface water to prevent its discharge onto the highway and no overhanging or obstruction of adjoining footway. COUNTY ARCHAEOLOGIST as far as we are aware there are limited or no archaeological implications to the proposal and therefore have no objections on archaeological grounds. WESSEX WATER the site is not located within a Wessex Water sewered area. Points of connection for water supply need to be agreed.

CONSERVATION OFFICER type of development proposed is sympathetic to this part of the Conservation Area. No objection subject to conditions covering sample panel of render to be erected on site for approval, sample slate, no bell casts to render and timber windows.

PARISH COUNCIL object. There is no mains drainage in the village. The provision of a septic tank on such a sloping and enclosed site could be problematic. Question whether the regulation distance from existing septic tanks for neighbouring buildings can be complied with. There is no provision for parking on the site so inevitably residents would park outside - extremely dangerous on a bend on a very narrow stretch of road. The car park at Cridlands is already fully utilised. The site is within a Conservation Area. The application would involve the felling of trees - including those planted as memorials by the WI and others. It is understood there are prescriptive rights of way across the plot.

THREE LETTERS OF OBJECTION have been received raising the following issues:- contrary to both local and national policy and would detrimentally affect the residential and visual amenity of the surrounding properties and area; concern that the Council is not treating the application as it would an application from a private individual; application form contains a number of inaccuracies eg by stating that there is mains

drainage in the village, does not involve felling of trees and that development does not affect a public right of way; many villagers cross the site and use it as open space; the development is unsustainable and contrary to the strategy set out in the Local Plan for development to be focussed on rural centres and towns; the support that this house will provide to the social and economic viability of the village is negligible in comparison with the detrimental effect that it will have on the environmental quality arising from the loss of the open space and trees; because of limited facilities in the village, the occupiers of the proposed house will be dependent on their own transport to get to work or go shopping, making the development unsustainable on the basis that it will lead to an increase in car travel; contrary to Taunton Deane Local Plan Policy H1 which requires a safe and convenient access by bus or on foot from any housing development to facilities and employment; the development will detrimentally affect the residential amenity and privacy of the neighbouring and nearby properties; the application site is cramped and surrounded on all sides by residential properties and slopes steeply upwards from front to rear; due to the proximity of the proposed house to the neighbouring properties and the topography of the site, the building and the garden will directly overlook adjacent properties with resultant loss of privacy; harm will be caused to the residential amenity of the area and the appearance and character of the landscape and adjacent buildings; no consideration has been given to the design of the building so as to minimise the adverse impact on the existing land uses; windows directly overlook adjacent properties; proposed building will prevent maintenance of adjacent wall and obstruct a private right of access; no details of deflection of rainwater; foundations of the adjacent property will be exposed and damaged during construction; will block light to ground floor kitchen window and interfere with right to light; the development would result in the loss of public open space and important trees, thereby harming the residential amenity and landscape; the site which is grassed and planted with trees has provided a public open space enjoyed by the villagers since the 1950s; many of the trees have been planted to commemorate various events; area is particularly attractive in the Spring when several of the trees are in blossom and the site provides a safe haven for local wildlife; a number of the villagers cross the site each day as a short cut through the village avoiding the road and the grassed area is also popular with dog walkers and children; Taunton Deane Local Plan recognises the importance of retaining open spaces and green wedges and states that trees and open spaces will be protected; in addition to the two trees which need to be felled, many others will be damaged due to the proximity of the house, the extensive leveling and construction machinery working within this confined site; PPG17 recognises green spaces between houses as amenity green spaces and taking the relevant criteria into account there can be no justification for allowing this open space to be developed; the proposed development will detrimentally affect the character and appearance of the Conservation Area, as the proposal will result in the loss of trees and amenity greenspace and result in an increase in vehicular traffic and on-street parking; the absence of any off-road parking is contrary to Taunton Deane Local Plan Policy M3a which requires that all residential developments provide at least one parking space for each three bedroom house and the on road parking that will arise as a result will create road safety problems; the car parking spaces at the nearby Cridlands parking area are either allocated to properties or are already full to capacity in the evenings and weekends; residents will therefore park their cars on the Causeway, thereby exacerbating the hazard that already exists due to cars being parked on the approach to the blind bend in the road; the site is not served by utility services necessary for the proposed development; septic tank drainage not possible and the sewage system serving Cridlands may not have the capacity and

developer would need to reach agreement; proposed development unacceptably close to septic tank of adjacent property; the development would obstruct a public right of way, there is evidence to show that this right of way has been exercised openly by the public at large for in excess of 20 years, thereby establishing a public right of way; Taunton Deane Local Plan Policy C7 states that a proposal which would require the diversion or closure of a public right of way will not be permitted unless a suitable alternative route is proposed which would not reduce the amenity or unduly inconvenience users - the development would completely obstruct the right of way and there is no suitable alternative route that would not reduce the amenity or unduly inconvenience users; the development site is located within an area of high archaeological potential and a satisfactory evaluation of the archaeological value of the site should be provided before the application is determined.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy STR5 of the same plan states that development in rural centres and villages should be such as will sustain and enhance their role and will be commensurate with their size and accessibility, and appropriate to their character and physical identity. Policy 49 covers transport requirements of new developments and in particular requires that developments should provide safe access to roads of adequate standard within the route hierarchy.

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy S7 states that development in villages will be limited to small scale proposals which support their social and economic viability, maintain or enhance their environmental quality and are unlikely to lead to a significant increase in car travel. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal. Policy M3a indicates residential parking requirements of 1-2 spaces for cars. Policy EN15 of the same plan states that development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area. I consider that the proposal will meet with these criteria.

ASSESSMENT

The site is located within the settlement limits of Lydeard St Lawrence, which has a range of local facilities - shop, school and village hall. The applicant accepts that there is no mains drainage in the village and that drainage will need to be dealt with on site, possibly by a treatment package system. The details for this issue are covered by a recommended condition. The County Highway Authority does not raise objection to the principle of the development. Although no off road parking is provided, most of the other properties in the general area do not have such facilities and in view of this, the County Highway Authority does not have any objection to the lack of parking or the fact that residents' vehicles will be parked on the village street.

Whilst there will be some adverse impact on the neighbouring residential properties, I do not consider that this would be serious enough to justify refusal of the application. The Conservation Officer does not raise any objection to the proposal and I consider that the proposed dwelling is acceptable in the street scene at this point and will not adversely affect the character and appearance of the Conservation Area. Details of drainage from the site are to be covered by condition. I am not aware that there is any formal public right of way across the site. The County Archaeologist does not raise any objection to the proposal.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, foul and surface water drainage, materials, rainwater goods, landscaping, retention and protection of trees, no felling, no service trenches beneath canopy spread of trees, levels, means of enclosure, disposal of surface water to prevent its discharge onto the highway, no overhanging or obstruction of adjoining footway, meter boxes, no bell casts, timber doors and windows, underground services, removal of GPDO rights for extensions and windows and fixed and obscure glazing to certain side windows. Notes re disabled access, energy and water conservation, meter boxes and CDM Regulations.

REASON(S) FOR RECOMMENDATION:- Proposal satisfactorily respects the form, character and setting of the settlement and the integrity of the street scene and has no material effect on neighbouring properties. The proposal is, therefore, in compliance with the requirements contained in Taunton Deane Local Plan Policies S1, S2, H1 and EN15. The lack of off road parking is not considered to be likely to materially affect highway safety.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

25/2004/037

KINGFISHER PACKAGING

FORMATION OF VEHICULAR ACCESS AND ACCESS TRACK AT COURTLANDS INDUSTRIAL ESTATE, NORTON FITZWARREN

20077/26617

FULL PERMISSION

PROPOSAL

The proposal comprises the formation of an access drive to facilitate the separate access to the newly approved industrial building from the remainder of the estate and the amended internal access arrangements within the site. Part of the new access is outside of the existing confines of the industrial estate perimeter and is located in the adjacent garden area of Trenchard Park.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle however further details regarding visibility, means of enclosure of the existing access, details to be submitted of road markings within the site and details of entrance gates are required.

LANDSCAPE OFFICER no objections subject to the compliance with BS5837, trees in relation to construction. DRAINAGE OFFICER no objections subject to a condition requiring surface water drainage details.

PARISH COUNCIL object on the grounds that it constitutes an extension to the industrial estate over adjacent garden, no overriding need for the new access, danger to protected trees via root disturbance and the proposal takes no account of surface water in the light of flooding problems in the area.

POLICY CONTEXT

Policy 49 (Transport Requirements) of the Somerset & Exmoor National Park Joint Structure Plan Review 1991 - 2011 is relevant to the application.

Taunton Deane Local Plan Policies S1, Policy S8 (development outside settlement limits), Policy EC1a (expansion of existing firms on land subject to restrictive policies) and EN5 (trees) are relevant to the application.

ASSESSMENT

The proposal comprises the formation of separate access to the applicants newly approved industrial building. Traffic associated with the remainder of the site would be re-routed along the east and south boundary of the site.

The proposed access the is derived from the existing access would bisect two trees subject to Tree Preservation Orders (TPO's). In the opinion of the Landscape Officer if the associated works are carried out in accordance with the relevant British Standard, "Trees In Relation To Construction" (BS5837) the two trees would not be affected.

The protrusion of the access beyond the existing confines of the estate boundary is considered a modest increase in the size of the site that would not be to the detriment of the visual amenity of the area. The area of land in question adjacent the existing site is part of the grounds of Trenchard Park. The landscape officer has also recommended that the access be screened from the remainder of the garden area by appropriate landscaping.

The County Highway Authority have raised no objections to the principle of the proposal however further details are required as described above.

The Drainage Officer has recommended a condition requiring details of the method of surface water drainage in light of localised flooding issues. The site is not located in a flood risk area as described by the Environment Agency.

RECOMMENDATION

Subject to the receipt of additional information and no adverse comments from the Highway Authority, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, trees in relation to construction, surface water drainage details and any other conditions as recommended by the Highway Authority.

REASON(S) FOR RECOMMENDATION:- The principle of the development outside defined settlement limits is considered acceptable and the proposal is considered not to harm trees subject to Tree Preservation Orders nor the visual or residential amenity of the area and is therefore considered acceptable and, accordingly, does not conflict with TDLP Policies S1, S8, EN5 and EC1a.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356586 MR R UPTON

NOTES:

25/2005/001

MRS S COLVER

ERECTION OF TERRACE OF 3 NO. TWO STOREY DWELLINGS AND FORMATION OF ACCESS OFF NORTHWOOD CLOSE, LOXLEY, NORTON FITZWARREN AS AMENDED BY LETTER DATED 31ST JANUARY, 2005 WITH ACCOMPANYING DRAWING NOS. 1231/1A AND 2A

19802/25883

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a terrace of three dwellings within the large garden area of Loxley, which is a Grade II listed building. The application is in full and provides for 3-bedroom accommodation. The proposed materials are brick with render above with tiled roofs. Access is proposed from Northwood Close.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST the site lies within the Area of High Archaeological Potential as defined in the Local Plan. It is close to a Scheduled Monument (an Iron Age Hillfort) and near the medieval church, therefore it is very likely that archaeological remains will be impacted by this proposal. Recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made. This should be secured by the use of a model condition 55 requiring the implementation of a programme of archaeological work. WESSEX WATER it will be necessary for the developer to agree points of connection for water supply and foul water flows. SOMERSET ENVIRONMENTAL RECORDS CENTRE no statutory and non-statutory sites or species at the application site. County Wildlife Site, County Geological Site and one or more legally protected species found within 1km of the site.

CONSERVATION OFFICER no objection subject to good screening to the boundary with Loxley. Sufficient curtilage deemed to remain with listed building such that proposal is not considered detrimental to setting. WILDLIFE SPECIES CO-ORDINATOR this mature garden is well stocked with trees and shrubs. In the event of an approval there should be a condition requiring a wildlife survey to establish if slow worms are present and to protect nesting birds. DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365.

PARISH COUNCIL totally opposed. A terrace is inconsistent with the street scene and is not in keeping with the form of other buildings in Northwood Close. There are no other terraces in this area. The proposal is therefore contrary to Policies S1(D) and S2(A) of the Taunton Deane Local Plan (TDLP). Loss of privacy to adjacent properties contrary to TDLP Policy H1(I). Adjacent neighbours may be subject to an unacceptable level of noise and fumes in their gardens arising from the parking and turning areas contrary to TDLP Policy S1(E). Section 17 of the Crime and Disorder Act should be taken into account in respect of the adjacent properties and their fears that opening up the sides of

their gardens to a communal car parking area will give easy access to their houses. Informed there is a badger sett on the site, so the proposal is contrary to TDLP Policies EN4a and S1(E). Concerns regarding the narrowness of Northwood Close and existing traffic problems. The extra load of a possible 6 cars would be contrary to TDLP Policy S1(A) in creating overloading of the access to all properties in Northwood Close.

16 LETTERS OF OBJECTION have been received raising the following issues:- increase in traffic, noise, litter problems and pollution; Northwood Close designed and built as a 24 house development not 27; loss of trees, hedges, wildlife; increased danger to young children and old people; loss of light and views; areas for young people to gather and mess about; disruption of lorries, diggers, dust and dirt from construction; garage should be knocked down to enable access from main street; with all the houses to be built on the Trading Estate, there is no need for these; possibility of subsidence as a result of building work and the liability thereafter; query whether the Council will sell applicant the strip of land for the access; more street and security lights shining into property; proposed amendments will add to the problems not ease them; query re ownership boundaries and that proposed development will encroach onto property; request to take over upkeep of boundary hedge; Conservation Officer has given more thought to the impact on the listed building than the residents of Northwood Close; proposed dwellings face the wrong way in relation to the properties in Northwood Close, which is not in keeping with the existing properties and will result in parking at the front of new properties being adjacent to the rear gardens of existing properties; overlooking; security will be compromised; will not be affordable to local people; inadequacy of parking with the result that problems of parking by all residents and their visitors will be exacerbated; increased parking on street will result in difficulties in waste disposal lorries and emergency vehicles reaching properties; no rear accesses to properties, so rubbish will build up at the front; additional trees may reduce daylight; badger sett on site which should be left undisturbed; do not want human rights infringed; the windows and ground floor front aspect will be totally different to the adjacent properties; question discussions that have taken place prior to the submission of the application; there are badgers, squirrels and bird life on the site; making money is the main motive behind the application; Northwood Close is quiet and peaceful with a good community spirit; affect on shift workers living adjacent; difficulty of accessing garage; disruption when accessing water, electricity, gas and sewage; overdevelopment; loss of turning area; loss of value;

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy 9 of the County Structure Plan states that the setting, local distinctiveness and variety of buildings and structures of architectural or historical interest should be maintained and where possible enhanced.

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal.

ASSESSMENT

The application was initially submitted with the provision of one parking space per dwelling. The County Highway Authority and a number of the objectors expressed concerns at the inadequacy of this. The amended plans provide for two parking spaces per dwelling to seek to overcome this concern. The separation of the proposed development from the listed building is such that the latter will retain the majority of its rear garden area and the character and appearance will not be detrimentally affected. The proposed dwellings have been designed in a style to complement the existing development in the area, such that the north elevation relates to the newer dwellings in Northwood Close and the rear elevation compliments the character of the listed building. I consider that the proposal complies with Taunton Deane Local Plan policy H1 under which housing development within defined settlement limits is considered acceptable. The site offers convenient access by bus, cycle or on foot to facilities and employment and the scheme ensures that the privacy of existing dwellings is not materially affected.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, retention and protection of trees, no felling, no trenches beneath canopy spread of trees, boundary treatment, access, parking, meter boxes, archaeology, removal of GPDO rights for walls and fences in front of the dwellings and wildlife survey. Notes re disabled access, energy and water conservation, meter boxes, compliance, CDM regs, archaeology, contact Wessex Water and soakaways.

REASON(S) FOR RECOMMENDATION:- The proposed development makes effective use of a brownfield site within the urban area and does not adversely impact on the amenity of adjacent residents. The development is therefore in compliance with Taunton Deane Local Plan Policies S1, S2 and H1 (Revised Deposit numbering).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

38/2005/003

HATTON HOTELS GROUP SERVICES

CHANGE OF USE OF DWELLING TO ADDITIONAL HOTEL BEDROOMS AND ERECTION OF NEW BUILDING TO PROVIDE ADDITIONAL HOTEL BEDROOMS, CORNER HOUSE HOTEL, PARK STREET AND 4 WELLINGTON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST JANUARY, 2005 AND DRAWING NO. A978/20.03A AND AGENTS LETTER DATED 18TH FEBRUARY, 2005 AND ACCOMPANYING PLAN NO. A978/10.01 REV A AND SITE PLAN

22166/24412

FULL PERMISSION

PROPOSAL

The proposal comprises the change of use of No. 4 Wellington Road, a Grade II C19th terraced listed building, from a dwelling to an additional 9 bedrooms for the adjoining Corner House Hotel. Also proposed is the erection of a detached two storey building to the rear of the hotel to provide an additional 4 bedrooms. The existing car park to the rear, of 28 No. spaces, would be reduced to 25 No. spaces, in order to accommodate the new building. The Corner House Hotel is also a Grade II listed building.

This planning application is accompanied by listed building application No. 38/2005/004LB.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposals will result in the loss of five on-site car parking spaces yet it could be argued the development would not require additional parking. However, given the guidance in PPG3 and the fact that a public car park is located nearby (opposite Tesco), I do not propose to raise a highway objection.

ENVIRONMENTAL HEALTH OFFICER no observations.

4 LETTER OF OBJECTION have been received on the following grounds:- the proposal constitutes an over-development of the site; more car parking should be provided, not less; the blocking of access by unauthorised parking would result in dangers in respect of fire; the new building would partially block access; builders vehicles would create road danger, particularly during certain hours; and the drainage system would not be able to cope with the additional development.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, visual and residential amenity and road safety. Policy EN15 accepts development within Conservation Areas where it would preserve or enhance their character. Policy EN17 seeks to safeguard the setting of listed buildings. Policies M1, M2 and M3 address the issue of car parking and effectively seek to apply greater restraint to car use, by, for example, restricting the number of car parking spaces.

ASSESSMENT

It is not considered that either visual or residential amenity would be adversely affected, nor the character and appearance of the Conservation Area, and nor the setting of the Corner House Hotel. The major issue of concern with objectors concerns parking, and which there would be a clear reduction in the total number of available on-site spaces, a key objective of local plan car parking policies is to encourage a wider range of alternatives to car travel, particularly within the urban area of Taunton, in order to promote a more sustainable and safe system of transport. Accordingly, the emphasis is on providing a maximum number of spaces and not a minimum, and on this basis it would be wholly unjustifiable to resist the proposal in terms of inadequate car parking.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, recessed windows and hard landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, the character or appearance of the designated Conservation Area, the setting of the listed buildings, nor road safety. Accordingly the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, EN15, EN17 ,M1, M2 and M3 (Revised Deposit numbering).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

38/2005/004LB

HATTON HOTEL GROUP SERVICES

ALTERATIONS TO DWELLING TO PROVIDE ADDITIONAL HOTEL BEDROOMS AND DEMOLITION OF EXISTING GREENHOUSE, SHED, TIMBER FENCE, POLYCARBONATE ROOF AND GARAGE DOOR, CORNER HOUSE HOTEL AND 4 WELLINGTON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST JANUARY, 2005 AND DRAWING NO.A978/20.04A AND AGENTS LETTER DATED 18TH FEBRUARY, 2005 AND PLAN NO. A978/10.01 REV A AND SITE PLAN

22166/24412

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal comprises the change of use with internal alterations and external disabled access, to No. 4 Wellington Road, a Grade II listed C19th terraced dwelling, to accommodate 9 additional bedrooms for the adjoining Corner House Hotel, which is also listed Grade II. Also proposed is the demolition of minor curtilage buildings.

The listed building application is accompanied by planning application 38/2005/003.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER has verbally supported the application in principle but is negotiating amendments to the internal alterations to No. 4 Wellington Road.

POLICY CONTEXT

Policies EN17 and EN18 of the Taunton Deane Local Plan seek to safeguard the character and appearance of listed buildings.

ASSESSMENT

The demolition of the minor curtilage outbuildings, together with the principle of the conversion of No. 4 Wellington Road to 9 hotel bedrooms, are considered acceptable. Provided agreement can be reached therefore with regards to amending certain internal details, there is no reason to justifiably resist the proposal.

RECOMMENDATION

Subject to the receipt of satisfactory amended drawings the Chair/Vice Chair in consultation with the Development Control Manager be authorised to determine and consent be GRANTED subject to conditions of time, and conditions suggested by the Conservation Officer.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character or appearance of this Grade II listed building, and therefore does not conflict with Taunton Deane Local Plan Policies EN17 and EN18.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

44/2004/019

MR & MRS P GIBSON

CONVERSION OF OUTBUILDING TO ANNEXE AT THE OLD FORGE, PLEAMORE CROSS, WELLINGTON AS AMENDED BY LETTER DATED 31ST JANUARY, 2005 WITH ACCOMPANING PLAN

12137/18810

FULL PERMISSION

PROPOSAL

The proposal is to convert the existing garage/store to an annexe suitable for ancillary accommodation. Other alterations include opening a blocked window, insertion of a rooflight, and replace garage doors with glazed doors. Materials to match existing.

A previous application (44/2003/022) to extend and change the use of the garage/store to letting accommodation was refused by the Planning Committee on 26th November, 2003. The application was considered not to meet the criteria for conversion to a dwelling due to the proposed extension and modification already undertaken. Furthermore the proposed dwelling was outside of any defined settlement limit.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection to annexe, observations may differ if application submitted for a dwelling; conditions regarding surfacing of parking area, drive, and turning area; parking and turning to be kept clear; any gates set back 4.5m; details of surface water disposal. WESSEX WATER council must be satisfied with disposal of foul and surface water flows generated; developer to agree point of connection to water main at detailed design stage, prior to the commencement of any work on site.

DRAINAGE OFFICER no observations.

PARISH COUNCIL expressed concerns and considered application unsatisfactory; existing structure will be spoilt by velux windows and new window/entrance; proposed accommodation not considered sufficient or practical, extension proposals likely to follow; car parking and access remain unsatisfactory; conversion will eventually lead to change of use to separate dwelling which would conflict with policies to reduce the need to travel, especially in Blackdown AONB.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, visual and residential amenity, and road safety. Policy H20

accepts conversions of appropriate buildings within the curtilage of dwellings for ancillary accommodation, and accepts new buildings within the curtilage, provided, inter alia, it does not harm the character of the dwelling, and visual and residential amenity.

ASSESSMENT

The proposal constitutes ancillary accommodation to the main house, and not an independent dwelling. Accordingly the proposal is acceptable in principle. The proposal is also considered acceptable with regard to its design, and maintains a relationship with the existing dwelling.

The County Highway Authority have no objection to the proposed annexe as the amended plan received increased the parking/turning area. Conditions to retain this area have been attached to this proposal.

Proposal is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, restriction to ancillary accommodation, timber windows/doors only, driveway and turning area to be consolidated, parking and turning area to be clear from obstruction, gates to be set back 4.5m, disposal of surface water, disposal of foul drainage. Notes re compliance, connection to Wessex systems.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, visual amenity of the area or road safety in accordance with Taunton Deane Local Policies S1, S2 and H20 (Revised Deposit numbering).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356463 MR D ADDICOTT

NOTES:

49/2004/081

WESSEX WATER

**CONVERSION OF FORMER PUMPING STATION TO DWELLING AT
WIVELISCOMBE PUMPING STATION, WIVELISCOMBE.**

08144/27807

FULL PERMISSION

PROPOSAL

The proposal seeks permission to convert this redundant pumping station to a one bedroom dwelling. Pedestrian access is sought over an existing right of way from Silver Street; no vehicular access or parking is proposed. The building is traditional in design and constructed of stone walls, timber windows and slate roof. The building is located to the rear of other properties, the north and south elevations face neighbouring dwellings and it is attached to other buildings to the east and west.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY due to the buildings central location within the village and the fact that it is a conversion of an existing building it may be unreasonable in this instance to raise objections on the lack of vehicular access/parking. WESSEX WATER no objections. SERC statutory and non-statutory species are located within 1 Km. ENGLISH NATURE bats roost in the area and therefore a survey will be required. SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY no objections subject to the retention of blue brick surrounds to the windows.

CONSERVATION OFFICER no objections. WILDLIFE SPECIES CO-ORDINATOR No objections subject to a wildlife survey condition. RIGHTS OF WAY OFFICER No objections.

PARISH COUNCIL Objects on the grounds that the access is inadequate and there is no provision for amenity space or parking.

ONE LETTER OF OBJECTION has been received raising the following issues:- the windows in the north elevation will overlook the neighbouring garden and due to the close proximity to neighbouring properties to the north and south careful consideration must be taken with regard to the design of the windows; rainwater drains are stated as being to soakaways but they are to a gully; there is no foul drainage connection; the building is slated not tiled as stated on the application forms; the right of way would appear to be drawn incorrectly.

POLICY CONTEXT

Policies S1 (general requirements), S2 (design) M3a (parking), EN15, H1 (housing), and EN15 (conservation area) of the Taunton Deane Local Plan Revised Deposit are relevant to this application.

ASSESSMENT

The application relates to the conversion of a traditional building within the central area of Wiveliscombe, within the settlement limits and conservation area. In design terms the south elevation of the building would remain unaltered, however two new windows, a reduction in height of one window and the forming a window in place of a door are proposed in the north elevation of the building. The new windows are proposed to be of timber construction any stonework would be carried out in the same style as per existing. The development would therefore retain the character of the building and maintain the character and appearance of the Conservation Area.

Concern has been raised from the Parish Council and a letter of objection due to the lack of vehicular access/parking. In this central village location however, dwellings can be considered for zero parking. This policy has been applied in the central Wiveliscombe area and would appear acceptable in this instance as the dwelling would be located within walking distance of shops and amenities. Furthermore, the modest nature of the dwelling and lack of amenity space is also accepted in village and town centre locations.

Concern has also been raised regarding windows in the north elevation overlooking the garden area abutting the building and the close proximity and relationship with existing dwellings. The area of garden already has an existing right of way over it by at least two parties and is currently overlooked by two other dwellings. Furthermore, given the existing window-to-window relationship of the existing dwellings facing the north elevation of the building and visa versa, the proposal would not appear to detrimentally affect the residential amenity given the existing circumstances. The issue regarding the accuracy of the right of way is considered a civil issue irrespective of the granting of this permission.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, timber windows and doors, second hand materials for repairs, wildlife survey, no further extensions, fences, outbuildings or windows and surface water drainage details to be submitted.

REASON(S) FOR RECOMMENDATION:- The site is in a sustainable location within the village centre and comprises the conversion of an existing building. The proposal is considered not to have a detrimental impact upon visual or residential amenity and would enhance/maintain the character and appearance of the designated Conservation Area and, therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H1, M3a and EN15.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356586 MR R UPTON

NOTES:

49/2005/002

D W & G S WHITE

CHANGE OF USE OF OFFICE/STORE TO FORM SINGLE DWELLING, 24 STYLE ROAD (CORNER OF GOLDEN HILL), WIVELISCOMBE (RESUBMISSION OF APPLICATION 49/2004/060).

08308/28095

FULL PERMISSION

PROPOSAL

The proposal seeks permission to convert this flat roofed building to a one bedroom dwelling with no vehicular access or parking proposed. In terms of the external appearance the existing door and two windows in the west elevation are proposed to be replaced and new windows proposed in the north and east elevations. The building is located on the corner of Golden Hill and Style Road and is attached to 55 Golden Hill.

CONSULTATIONS AND REPRESENTATIONS

HIGHWAY AUTHORITY due to the buildings central location within the village and the fact that it is a conversion of an existing building it may be unreasonable in this instance to raise objections on the lack of vehicular access/parking. The lack of visibility would also preclude any safe parking spaces.

PARISH COUNCIL objects on the grounds that the small single storey flat roofed building was inadequate for conversion and access is inadequate and there is no provision for amenity space or parking. Residential use would also propose a hazard as the building is situated right on the corner of a well used road.

ONE LETTER OF OBJECTION has been received raising the following issues:- noise and discomfort that the conversion would inflict on our lifestyle whilst the walls were being knocked out for windows to be put in place, the general noise and disturbance whilst interior rooms were altered into living accommodation.

POLICY CONTEXT

Policies S1 (general requirements), S2 (design) M3a, (parking) and H1 (housing) of the Taunton Deane Local Plan Revised Deposit are relevant to this application.

ASSESSMENT

The application relates to the conversion of a modest office building within the central area and within the settlement limits of Wiveliscombe, the external appearance of which will remain largely unaltered. In design terms the existing building is not of a vernacular form, however given its location there is a presumption in favour of the development. Restrictive policies on the conversion of buildings to dwellings are mainly concerned

with proposals outside settlement boundaries. It would therefore appear that there is no material considerations to preclude the conversion of this building to a dwelling based on its existing form.

Concern has been raised from the Parish Council and a letter of objection due to the lack of vehicular access/parking. In this central village location however, dwellings can be considered for without off street parking. This policy has been applied in the central Wiveliscombe area and would appear acceptable in this instance as the dwelling would be located within walking distance of shops and amenities. Furthermore, the modest nature of the dwelling and lack of amenity space is also accepted in village and town centre locations.

Concern has also been raised regarding noise disturbance during the conversion process, however the works proposed could be carried out without planning permission irrespective of the granting of this permission.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, no further extensions, fences or outbuildings.

REASON(S) FOR RECOMMENDATION:- The site is in a sustainable location within the village centre and comprises the conversion of an existing building. The proposal is considered not to have a detrimental impact upon visual or residential amenity and, therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H1 and M3a.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356586 MR R UPTON

NOTES:

PLANNING COMMITTEE – 2 MARCH 2005

Report Of The Development Control Manager

MISCELLANEOUS ITEM

06/1998/042 CONSTRUCTION OF INFRASTRUCTURE WORKS INCLUDING ROADS, SEWERS & DRAINAGE/FLOOD ATTENUATION WORKS (PHASE 2), COTFORD ST LUKE

The above reserved matters permission was granted in October 1999. It followed on from the outline planning permission (06/1994/018) for the residential development at Cotford St Luke. Part of the reserved matters approval provided for the provision of a 57 m length of footpath and cycleway in the general vicinity of a public footpath leading from what is now Burge Crescent around the western side of Burge Farm and linking with the lane leading to Burge Farm. The proposal necessitated culverting the stream in this area.

In 2000 a further reserved matters application (06/2000/021) for the erection of 7 dwellings to the south of Burge Farm was submitted by David Wilson Homes Ltd. The plans for this development showed a footway/cycleway to the west of the proposed development. What was not picked up at that stage was that the line of the footway/cycleway was in a slightly different position to the west of the line of that was previously approved as part of permission 06/1998/042. The land required for the provision of the works in the approved position had been sold on by Cofton Ltd, the original site developers. The David Wilson site has now been developed in accordance with the plans approved by permission 06/2000/021 and the dwellings occupied.

In 2003 a further reserved matters application (06/2003/009) for the erection of 127 dwellings on land to the south west of Burge Farm was submitted by Bryant Homes South West. This site is to the west of the David Wilson Homes development. The plans for this development also showed a cycleway/footway to the east of the proposed housing development. A notation on the plan stated 'cyclway provided by Cofton'. The line of the proposed footway/cycleway on the Bryant Homes site plan was broadly in the same position as that shown on the David Wilson Homes plan.

Following discussions with the Environment Agency with regard to culverting of the stream in the area, the Agency expressed concerns with regard to culverting, other than under Burge Crescent. Cofton installed the footway/cycleway in a position slightly further west than the line shown on the Bryant and David Wilson Homes plans.

As the Bryant Homes development proceeded, it became apparent that Cofton had provided the footway/cycleway within the Bryant Homes development. Consequently, the footway has been repositioned further east beyond the Bryant Homes site, but there was insufficient room between the residential development and the top of the bank of the stream to also provide a separate cycleway. The Environment Agency has again expressed its opposition to any works which would impede the flow of water along the stream.

A plan has now been provided by Taylor Woodrow Developments Ltd (formerly Bryant Homes) indicating the 'as built' position. This shows a tarmac footway just over 50 m in length 1.5 m wide with a short length of similar width gravel footway linking with the public right of way leading past Burge Farm.

The County Highway Authority has indicated that the minimum width for a combined footway/cycleway path would be 2 m, i.e. 0.5 m more than what has been provided. As indicated above, the Environment Agency has indicated that it would not be in favour of providing a wider path, because this would encroach on the banks of the stream. The path links the development at Cotford St Luke with the public right of way leading northwards out of the settlement past Burge Farm and linking with the lane leading to Burge Farm, which in turn leads to Tithill Lane. Although a cycleway in this area could provide the first stage of a potential cycle route along quiet lanes towards Bishops Lydeard, it is understood from the County Highway Authority that they have no plans to extend the cycleway network beyond the Cotford St Luke development.

Although it is unfortunate that a full width footway/cycleway cannot be provided for this small length of development, the path is hard surfaced and in the foreseeable future will merely link with a narrow gravel public footpath. In view of the approvals of the two residential developments, which supersede the original permission for the footway/cycleway, the Local Planning Authority is unable to require the full width of footway/cycleway to be provided.

RECOMMENDATION

That the situation NOTED and the submitted amended plan be APPROVED under the minor amendment procedure.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: Mr J Hamer Tel. 356461