



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 14TH JUNE 2006 AT 17:00.

(RESERVE DATE : MONDAY 19TH JUNE 2006 AT 17:00)

AGENDA

1. Apologies.
2. Minutes of the meeting of the Committee held on 17 May 2006 (attached).
3. Public Question Time.
4. Declaration of Interests - To receive declarations of personal or prejudicial interests in accordance with the Code of Conduct.
5. CREECH ST MICHAEL - 14/2006/014
REMOVAL OF CONDITION 02 OF PLANNING APPROVAL
14/2000/040 TO PERMIT THE USE OF THE BUILDING FOR B1, B2
AND B8 USE, BUILDINGS ADJACENT TO UNIT 18 CREECH MILLS,
CREECH ST MICHAEL
6. HATCH BEAUCHAMP - 19/2006/014
ERECTION OF 14 DWELLINGS, DEMOLITION OF BUILDINGS,
LITTLE WILCOX AND HUCKERS HILL, STATION ROAD, HATCH
BEAUCHAMP AS AMENDED BY LETTER DATED 19TH MAY, 2006
WITH ATTACHED DRAWING NOS. GWH145 01E, 02C, 03A, 04A,
05A, 06B, 07A, EG01 REV B AND MT01B REV B
7. HATCH BEAUCHAMP - 19/2006/015
DEMOLITION OF CONSERVATORY AND REPLACEMENT WITH
NEW GREEN OAK FRAMED CONSERVATORY INCLUDING W.C
AND SHOWER ROOM AT HATCH GREEN FARM, HATCH GREEN,
HATCH BEAUCHAMP
8. HATCH BEAUCHAMP - 19/2006/016LB
DEMOLITION OF CONSERVATORY AND REPLACEMENT WITH
NEW GREEN OAK FRAMED CONSERVATORY WITH WC AND
SHOWER ROOM AT HATCH GREEN FARM, HATCH GREEN,
HATCH BEAUCHAMP
9. OAKE - 27/2006/005
CHANGE OF USE OF PIANO REPAIR WORKSHOP TO LIVE/WORK
UNIT, MANSFIELD PIANOS, COURT FARM, HILLFARRANCE
10. PITMINSTER - 30/2006/013LB

FORMATION OF NEW INTERNAL OPENING BETWEEN KITCHEN AND DINING ROOM AND THE FORMATION OF A DOORWAY IN LIEU OF WINDOW, DUDDLESTONE HOUSE, DUDDLESTONE

11. TAUNTON - 38/2006/113
ERECTION OF 24 NO. 1 BEDROOM FLATS WITH CYCLE PARKING AND BIN STORES, 5 - 7 COMPASS HILL, TAUNTON, AS AMENDED BY LETTER DATED 23RD MAY 2006 WITH PLAN NOS. 15A, 16A & 20
12. TAUNTON - 38/2006/177
SITING OF 18 M TELECOMMUNICATIONS MAST ADJACENT TO M5 BRIDGE, SHOREDITCH ROAD, TAUNTON (AS AN ALTERNATIVE TO THE EXISTING O2 MAST LOCATED AT SHOREDITCH ROAD ADJACENT TO 90 BILBERRY GROVE)
13. TRULL - 42/2006/007
ERECTION OF DWELLING, EASTBROOK VILLA, TRULL
14. WEST MONKTON - 48/2006/030
ERECTION OF SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE AND ERECTION OF FIRST FLOOR EXTENSION OVER TO SERVE AS ANNEX AT 3 ST QUINTIN PARK, BATHPOOL AS AMENDED BY AGENTS LETTER DATED 24TH MAY, 2006 AND ACCOMPANYING PLAN
15. WIVELISCOMBE - 49/2006/023
RETENTION OF EXISTING STRUCTURE AND COMPLETION TO FORM AGRICULTURAL BUILDING FOR ANIMALS, CULVERHAY, WIVELISCOMBE
16. WIVELISCOMBE - 49/2006/027
CONVERSION OF BARN TO DWELLING AND EXTENSION TO STABLE TO FORM GARAGE AT LAND TO REAR OF 24 NORTH STREET, WIVELISCOMBE
17. COMEYTROWE - 52/2006/017
ERECTION OF SINGLE STOREY EXTENSION AND CAR PORT AT 63 CLAREMONT DRIVE, TAUNTON
18. E144/38/2006 - LARGE MOBILE HOME IN THE REAR GARDEN OF 39 WHITMORE ROAD, TAUNTON Enforcement item
19. PLANNING APPEALS - APPEALS RECEIVED AND THE LATEST DECISIONS. Appeals

G P DYKE
Member Services Manager
06 June 2006

TEA FOR COUNCILLORS WILL BE AVAILABLE FROM 16.45 ONWARDS IN COMMITTEE ROOM NO.1.

Planning Committee Members:-

Councillor Mrs Marie Hill (Chairman)
Councillor Mrs Marcia Hill (Vice-Chairman)
Councillor Mrs Allgrove
Councillor Bowrah
Councillor Miss Cavill
Councillor Croad
Councillor Denington
Councillor Floyd
Councillor Guerrier
Councillor Henley
Councillor C Hill
Councillor Hindley
Councillor House
Councillor Lisgo
Councillor Phillips
Councillor Mrs Smith
Councillor Stuart-Thorn
Councillor Wedderkopp



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 – 17 May 2006

Present: Councillors Mrs Allgrove, Floyd, Henley, C Hill, Mrs Marcia Hill, Mrs Marie Hill, Hindley, House, Phillips, Mrs Smith and Wedderkopp.

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

(The meeting commenced at 5.00 pm.)

54. Appointment of Chairman

RESOLVED that Councillor Mrs Marie Hill be appointed Chairman of the Planning Committee for the remainder of the Municipal Year.

55. Appointment of Vice-Chairman

RESOLVED that Councillor Mrs Marcia Hill be appointed Vice-Chairman of the Planning Committee for the remainder of the Municipal Year.

56. Apologies

Councillors Croad, Denington and Stuart-Thorn.

57. Minutes

The Minutes of the meeting held on 19 April 2006 were taken as read and were signed.

58. 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 **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:-

38/2006/105LB

Insertion of spiral stairs to second floor and two windows and two rooflights at 5 Cedar Close, Taunton.

Conditions

- (a) C002B – time limit – listed building;
- (b) The 2 No. new gable windows shall be of timber only and full details, including method of opening, sections, mouldings and profiles shall be submitted to, and approved in writing by, the Local Planning Authority before they are installed;
- (c) C664 – windows recessed.

Reason for granting listed building consent:-

The proposal would not adversely affect the character or appearance of the listed building and therefore did not conflict with Taunton Deane Local Plan Policies EN16 and EN17.

38/2006/162

Erection of single storey extension comprising of conservatory and ground floor toilet to rear of 8 Churchill Way, Taunton.

Conditions

- (a) C001A – time limit;
- (b) C102 – materials.

Reason for granting planning permission:-

The proposed extensions were considered to be in accordance with the requirements of Taunton Deane Local Plan Policy H17.

46/2006/003

Erection of timber stables, land at Crossways, West Buckland.

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) C201 – landscaping;
- (d) C917 – services – underground;
- (e) No development shall take place until details of the foul water drainage system and surface water drainage works have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in accordance with the approved details before the stables are brought into use.
(Note to applicant:- Applicant was advised that the required landscaping scheme should include the following provisions. The stable block should be set down within the field, level with the adjacent lane and the spoil shall be used to create the hedgebank. The hedgebank should be planted with native species such as Hazel, Hawthorn, Field Maple, Holly and Guelder Rose with Maple planted as trees at one every 8-10m. Applicant was further advised to contact the Landscape Officer to discuss the requirements of the landscaping scheme.)

Reason for granting planning permission:-

The proposal was considered not to have a detrimental impact upon the rural character or appearance of the area and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1, S2, S7 and EN12 and Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR6 and Policy 5.

49/2006/016

Erection of new water treatment works and associated facilities and demolition of part of existing water treatment works, regrading of ground and landscaping at Maundown Water Treatment Works, Langley Marsh, Wiveliscombe.

Conditions

- (a) C001A – time limit;
- (b) C102 – materials;
- (c) The external walls and roof(s) to be clad on the building(s) hereby permitted, shall be clad in through coloured materials, details and samples of which shall be submitted to, and approved in writing by, the Local Planning Authority;
- (d) (i) Each phase of the landscape master plan and structure planting scheme shall be completed in accordance with the submitted plans to the satisfaction of the Local Planning Authority before the development of the following phase commences; (ii) For a period of five years after the completion of each phase of the planting scheme the hedges, trees and shrubs shall be protected and maintained in a healthy, weed free condition to the satisfaction of the Local Planning Authority and any hedges, trees or shrubs that cease to grow shall be replaced by hedges, trees or shrubs as may be approved in writing by the Local Planning Authority;
- (e) Before any part of the permitted development is commenced, the hedges to be retained on the site shall be protected by measures to be agreed in writing by the Local Planning Authority. During the period of construction of the development, the existing soil levels around the base of the hedges so retained shall not be altered unless otherwise agreed in writing by the Local Planning Authority;
- (f) The measures described in the Traffic Management Plan submitted with the application and dated February 2006 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority;
- (g) The measures and recommendations of the flood risk assessment submitted with the application and dated 10 February 2006 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority;
- (h) C680 – monitoring of excavation;

- (i) The reinstatement and regrading of the contractors site and all temporary areas as shown on the submitted landscape master plan shall be completed within one year of the completion of the new water treatment buildings or upon the cessation of use of these temporary areas whichever is sooner, unless otherwise agreed in writing by the Local Planning Authority;
- (j) The implementation and maintenance of the Green Sedum roof(s) shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority;
- (k) No works shall be carried out on the site before 7.00 am on weekdays and Saturdays or after 7.00 pm on weekdays and Saturdays nor at any time on Sundays or Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
(Note to applicant:- Applicant's attention is drawn to the comments of the Somerset County Council's Rights of Way Department and the need for the correct diversion procedure to take place prior to the commencement of the development.)

Reason for granting planning permission:-

The principal of the development outside defined settlement limits was considered acceptable and the proposal was considered not to harm visual or residential amenity and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1, S2 and S7.

- (2) 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:-

08/2006/005

Erection of temporary building to be used as a changing room, Kings Hall School, Pyrland Hall, Kingston Road, Taunton.

Reasons

The proposed development would adversely affect the setting of the Grade II* listed building and its complex and would be contrary to Taunton Deane Local Plan Policies EN16, S1 and S2.

(Note to Applicant:- Applicant was informed that whilst it is undesirable for such temporary buildings to be located within the setting of a Grade II* listed building, it is understood that schools sometimes have a short term need for such structures, but these must be limited to a clear strategy for future removal and replacement, if necessary, with a more appropriate structure. The application is based on very inadequate information and gives little reassurance that such a strategy is in place and therefore there is a high note of a permanent, sub-standard building within the setting of the Grade II* listed hall. Accordingly, the applicant is strongly advised to discuss the proposal

with both the case officer and the Council's Conservation Officer with regard to what alternatives have been pursued by the school and what the longer term objective would be to replacing a temporary structure.)

(Councillor House declared a personal interest in the following application and left the meeting during its consideration.)

36/2006/001

Change of use of swimming pool and other facilities from use by occupants of the holiday cottages and to use by members of the public, Holly Farm Cottages, Meare Green Farm, Stoke St Gregory.

Reasons

- (a) The proposed use would be likely to result in unacceptable levels of traffic using sub-standard access roads and junctions in this non-sustainable location, contrary to the requirements of Somerset and Exmoor National Park Joint Structure Plan Review Policies 23 and 49 and Taunton Deane Local Plan Policies EC15 and S7;
- (b) The swimming pool and facilities are located in the open countryside in a non-sustainable location where proposals are restricted unless they accord with a specific Local Plan Policy. The public use of the swimming pool and facilities would not accord with other Local Plan Policies and the proposal is considered to be contrary to Taunton Deane Local Plan Policies S7 and EC15;

38/2006/078

Proposed redevelopment of 14 apartments, including new build and conversion of existing dwelling, Woodstock House, 91 Staplegrove Road, Taunton.

Reasons

- (a) The proposal, by reason of the scale of new built form, is considered to be excessive and if allowed would be detrimental to the character of the Conservation Area contrary to Taunton Deane Local Plan Policies S1(D), S2(A), H2(E) and (F) and EN14 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 9;
- (b) The scale and design of the new building to the west of the existing house would be out of keeping with the Conservation Area contrary to its character and Taunton Deane Local Plan Policies S1(D), S2(A), H2(F) and EN14 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 9.

43/2006/018

Demolition of buildings and erection of 1 No flat over new arch and access road to existing business, 58-60 Mantle Street, Wellington.

Reason

It is considered that the proposed design is not of sufficiently high architectural standard for this prominent and important site within the Conservation Area and, if permitted, the development would detract from the architectural and historic character of the area.

49/2006/020**Erection of timber balcony, 48 Nordens Meadow, Wiveliscombe.****Reason**

The proposed development, by reason of its prominent position, design and form would appear an incongruous addition to the main façade of the dwelling and would, as a result, harm the visual amenity of the area. As such, the proposal is contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 and Taunton Deane Local Plan Policies S1, S2, H17 and EN12.

51/2006/004LB**Change of use and conversion of pumping house to dwelling at Allermoor Pumping Station, Burrowbridge.****Reasons**

- (a) Insufficient details have been submitted to enable the Local Planning Authority to give proper and favourable consideration to the proposal. Accordingly, the proposal is contrary to paragraph 3.4 of Central Government Planning Policy Guidance Note No. 15 – Planning and the Historic Environment;
- (b) Notwithstanding the above refusal reason, the submitted conversion and extension details detract from the character and appearance of the listed building and, accordingly, are contrary to Taunton Deane Local Plan Policies EN16 and EN17.

(Note to applicant:- Applicant was advised that the principal for conversion to domestic use is considered acceptable and that any revised proposal should be discussed with the case officer and the Council's Conservation Officer before any applications are submitted for formal consideration.)

51/2006/007**Conversion of pumping house to single dwelling, Allermoor Pumping Station, Burrowbridge****Reason**

The proposed conversion details, with particular regard to the excessive number of rooflights and to the roof of the new build replacement extension, would be out of keeping with the character and appearance of this listed building and with the visual amenity of the area. Accordingly, the proposal is considered contrary to Taunton Deane Local Plan Policies S1 and S2.

(Note to applicant:- Applicant was advised that the principal for conversion to domestic use is considered acceptable and that any

revised proposal should be discussed with the case officer and the Council's Conservation Officer before any applications are submitted for formal consideration.)

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

43/2006/017A

Display of internally illuminated fascia and projecting signs, Bristol and West Building Society, 5-7 South Street, Wellington.

Reason

The proposed advertisement by reason of its materials, would be out of keeping with the character of the listed building having an adverse effect and would be detrimental to the street scene and character of the Conservation Area at this point, contrary to Taunton Deane Local Plan Policy EC26.

(Note to Applicant:- Applicant was advised that signage constructed of timber would be a more appropriate material to be used on a listed building and is likely to be acceptable.)

- (4) That the following application be withdrawn:-

20/2006/005

Erection of extension over existing garage to form treatment facility at Willows Watch, Fitzroy, Norton Fitzwarren.

(Councillor Henley declared a personal interest in the application covered by Minute No. 59 below and left the meeting during its consideration.)

59. Erection of three storey building consisting of 14 No. flats at Upper High Street, Taunton (38/2006/068).

Reported this application.

RESOLVED that subject to:-

- (1) The receipt of no adverse views from the Environment Agency;
- (2) The receipt of no further representations raising new issues by the 18 May 2006; and
- (3) The applicants entering into a Section 106 Agreement relating to financial contributions towards off-site play and recreation provision, the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-
 - (a) C001A – time limit;
 - (b) C101 – materials;

- (c) C684 – archaeological access;
- (d) P010 – no further windows;
- (e) The windows shall be constructed of timber only and of a sliding sash design only unless otherwise agreed in writing by the Local Planning Authority;
- (f) C112 – details of guttering, downpipes and disposal of rainwater;
- (g) Prior to the commencement of works on site, a sample panel of the bricks and mortar to be used shall be erected on the site and approved in writing by the Local Planning Authority and thereafter so constructed;
- (h) Before commencement of the works hereby permitted, details of the doors, door surrounds, fan lights, window cills and lintels shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter so constructed;
- (i) The windows hereby permitted shall be recessed in the wall a minimum of 70mm;
- (j) The windows and doors hereby permitted shall be timber only and no other materials shall be used in these openings, without the written consent of the Local Planning Authority;
- (k) All external joinery shall be painted only;
- (l) C416 – details of size, position and materials of meter boxes;
- (m) C911 – aerials – combined system;
- (n) The window(s) in the east elevation shall be glazed with obscure glass which shall thereafter be retained. There shall be no alteration or additional windows in this elevation without the prior written consent of the Local Planning Authority;
- (o) The cycle and bin storage illustrated on the revised plan shall be provided on site prior to the occupation of any unit.
(Notes to applicant:- (1) N051B – health and safety; (2) N040A – drainage/water; (3) Applicant was advised to contact Wessex Water and the Environment Agency in respect of foul and surface water discharges; (4) With regard to condition (c), applicant was advised that the County Archaeologist would be willing to provide a specification for this work and a list of suitable contractors to undertake it; (5) Applicant was advised that there are both private and public sewers crossing the site and diversion or protection works are likely to be needed; (6) Applicant was advised that in light of the proximity to the busy road adequate sound insulation, including double glazing, should be incorporated into the design.)

Reason for planning permission, if granted:-

The proposed development was considered acceptable and not to conflict with Taunton Deane Local Plan Policies S1, S2, H2, C4 and EN23.

Also RESOLVED that in the event that the Section 106 Agreement was not completed by the 12 June 2006, the Development Control Manager, in consultation with the Chairman, be authorised to refuse

planning permission due to the proposal being contrary to Taunton Deane Local Plan Policy C4 or to grant permission subject to an additional condition requiring the Section 106 Agreement to be completed prior to commencement of the development.

60. Demolition of dwelling and erection of 18 self contained flats with ancillary parking, 40 Bindon Road, Taunton (38/2006/129).

Reported this application.

RESOLVED that subject to the applicants entering into a Section 106 Agreement relating to financial contributions towards off-site play and recreation provision, the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) A sample panel of the brick and mortar to be used shall be constructed on site and approved in writing by the Local Planning Authority and thereafter the walls shall be constructed as agreed;
- (d) C201 – landscaping;
- (e) The existing conifer trees to the rear boundary shall be retained at a height to be agreed in writing by the Local Planning Authority and thereafter be maintained;
- (f) The windows shall be of a vertical sliding sash design unless otherwise agreed in writing by the Local Planning Authority;
- (g) The windows shall be recessed a minimum of 90mm unless otherwise agreed in writing by the Local Planning Authority;
- (h) The cycle bin and storage areas shall be provided prior to occupation of any flats hereby approved;
- (i) C111 – materials – for drives;
- (j) The finished floor level must be 21.2m AOD unless otherwise agreed in writing by the Local Planning Authority;
- (k) No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by, the Local Planning Authority;
- (l) P010 – no further windows;
- (m) C416 – details of size, position and materials of meter boxes;
- (n) C911 – aerials – combined system;
- (o) The first and second floor windows on the side elevations facing neighbouring properties shall be obscure glazed which thereafter shall be retained and no other alterations or additions shall be made without the prior written consent of the Local Planning Authority;
- (p) Prior to commencement of works on site, a full wildlife survey shall be undertaken by a qualified Environmental Consultant and a report submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall include an identification of species present, an impact assessment and mitigation/avoidance measures in order to safeguard protected species in accordance with the law;

- (q) The proposed access and parking shall be constructed in accordance with details shown on the submitted plan, drawing No. 1422/2 and shall be available for use before the occupation of any dwelling hereby approved and shall thereafter be maintained;
- (r) The access hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access;
- (s) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 6.8m from the carriageway edge;
- (t) 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;
- (u) Before any dwelling hereby approved is first occupied, a 2.4m wide footway shall be constructed over the entire frontage of the site in accordance with a specification to be approved in writing by the Local Planning Authority;
- (v) The existing vehicular access to the site shall be stopped up, its use permanently abandoned and the verge/footway crossing reinstated in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such works shall be completed within one month of the new vehicular access hereby permitted being first brought into use. Before the access hereby permitted is first brought into use, the turning space shown on the submitted plan shall be properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept free of obstruction at all times;
- (w) There shall be no obstruction to visibility greater than 300mm above adjoining road level and less than 2m forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before works commence on the erection of the dwellings hereby permitted and shall thereafter be maintained at all times.

(Notes to applicant:- (1) N111 – disabled access; (2) N112 – energy conservation; (3) N114 – meter boxes; (4) N115 – water conservation; (5) Applicant was advised that the formation of the access will involve construction works within the existing highway limits. These works must be agreed in advance with the County Highway Authority. They will also be able to advise upon and provide the relevant licences; (6) Applicant was advised to contact Wessex Water prior to the commencement of any works to agree connection points onto the Wessex Water system; (7) Applicant was advised of the need to protect the integrity of Wessex Water systems and any arrangements for the protection of infrastructure crossing the site should be agreed as early as possible, certainly before the developer submits any Building Regulations application; (8) Applicant was advised that there is a public combined sewer crossing close to the boundary of the site. Wessex Water normally requires a minimum 3 m easement width on either side of its apparatus for the purpose of maintenance and repair. You are

further advised that diversion or protection works may need to be agreed with Wessex Water; (9) NO61A - Highways Act - Section 184 Permit.)

Reason for planning permission, if granted:-

The proposed development was considered acceptable and not to conflict with Taunton Deane Local Plan Policies S1, S2, H2, M4, C4 and EN28.

Also RESOLVED that in the event that the Section 106 Agreement was not completed by the 20 June 2006, the Development Control Manager, in consultation with the Chairman, be authorised to refuse planning permission due to the proposal being contrary to Taunton Deane Local Plan Policy C4 or to grant permission subject to an additional condition requiring the Section 106 Agreement to be completed prior to commencement of the development.

61. Demolition of existing Dutch barn and construction of a terrace of three dwellings including the construction of an open fronted three car barn, land adjacent to Milton Farm, West Bagborough (45/2006/007).

Reported this application.

RESOLVED that subject to the applicants entering into a Section 106 Agreement relating to a financial contribution towards off-site affordable housing, the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) C001A - time limit;
- (b) C101 - materials;
- (c) C201 - landscaping;
- (d) C215 - walls and fences;
- (e) C917 - services - underground;
- (f) C205 - hard landscaping;
- (g) P001A - no extensions;
- (h) P003 - no ancillary buildings;
- (i) P011 - no windows on the first floor west elevation of Plot 3;
- (j) Notwithstanding the provisions of the Town and Country Planning General Permitted Order 1995 (or any subsequent Order amending or revoking and re-enacting that Order), the car-port opening shall not be infilled or enclosed by any gate, wall, fence or other means of enclosure unless an application for planning permission in that behalf is first submitted to, and approved in writing by, the Local Planning Authority;
- (k) Before the access, hereby permitted, is first brought into use, surfacing details of the proposed turning area that shall incorporate measures to minimise the impact upon tree roots in accordance with British Standard 5837 (Trees in relation to construction) shall be submitted to,

and approved in writing by, the Local Planning Authority. Such turning space shall be kept free of obstruction at all times.

(Notes to applicant:- (1) Applicant was advised that surface water and foul drainage should be kept separate. It is recommended that the developer agrees with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure; (2) N112 - energy conservation; (3) N115 - water conservation.)

Reason for planning permission, if granted:-

The proposal for residential development was located within defined settlement limits where new housing was encouraged. The development would not have a detrimental impact upon visual amenity, residential amenity or the character and appearance of the Conservation Area, the setting of adjacent listed buildings and the landscape character of the Area of Outstanding Natural Beauty. As such, the proposal accorded with Taunton Deane Local Plan Policies S1, S2, H2, H9, H10, EN10, EN14, EN16 and M4.

Also RESOLVED that should the Section 106 Agreement not be completed by 10 June 2006, the Development Control Manager, in consultation with the Chairman, be authorised to refuse planning permission due to the proposal being contrary to Taunton Deane Local Plan Policy H10 or to grant planning permission with an additional condition requiring the applicant to enter into a Section 106 Agreement prior to the commencement of development.

62. **Erection of 20 dwellings, widening of existing road, formation of new access and new field access with associated works at land north of Plain Pond, Wiveliscombe (49/2006/018).**

Reported this application.

RESOLVED that subject to:-

- (1) The receipt of satisfactory amended plans; and
- (2) The applicants entering into a Section 106 Agreement for all the dwellings to be affordable housing to meet local needs together with a financial contribution towards a playing field, the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-
 - (a) C001A - time limit;
 - (b) C101 - materials;
 - (c) C201A - landscaping;
 - (d) C206A - existing and proposed levels;
 - (e) C208E - protection of trees to be retained;
 - (f) C208B - protection of trees - service trenches;
 - (g) C210 - no felling or lopping;
 - (h) The children's play area shown on the submitted plan shall be laid out to the satisfaction of the Local Planning Authority within

nine months of the date of commencement of the development, unless otherwise agreed, in writing, by the Local Planning Authority and shall thereafter be used solely for the purpose of children's recreation;

- (i) Within one month of completion of the landscape scheme, the applicant shall be required to provide an as built/planted plan highlighting any variation between it and the approved landscape drawings. If there are no discrepancies, a letter confirming no variations, shall be received by the Local Planning Authority;
- (j) There shall be no obstruction to visibility greater than 900 mm above adjoining road level in advance of a line drawn 4.5 m back from the carriageway edge on the centre line of the access, at the junction of Plain Pond with North Street, and extending to points on the nearside carriageway edge 90 m either side of the access. Such visibility splays shall be fully provided before the access hereby permitted is first brought into use and shall thereafter be maintained at all times;
- (k) The proposed new field access to the north of the site onto North Street over the first 8 m 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;
- (l) The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating as appropriate the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority;
- (m) The proposed roads, including footpaths and turning spaces, where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highway;
- (n) C304 - access point;
- (o) The gradient of the proposed access road shall not at any point be steeper than 1:20 for a distance of 10 m from its junction with the adjoining road;
- (p) Badgers might be active in the vicinity of the development hereby approved and therefore operators shall be appropriately briefed in accordance with English Nature's Badger's: Guidelines for Developers and any open trenches shall be covered overnight;

- (q) C324 - parking;
- (r) Before any work hereby permitted is commenced, details of the existing and proposed site levels shall be submitted to, and approved in writing by, the Local Planning Authority;
- (s) C416 - details of size, position and materials of meter boxes;
- (t) P005 - no garages;
- (u) P007 - no fencing in front of dwelling.

(Notes to applicant:- (1) N118 - disabled access; (2) N112 - energy conservation; (3) N114 - meter boxes; (4) N115 - water conservation; (5) N051B - health and safety; (6) N075 - Section 106 Agreement; (7) N061A - Highways Act - Section 184 Permit; (8) Applicant was advised that where works are to be undertaken on or adjoining the publicly maintainable highway, a licence under Section 171 of the Highways Act 1980 must be obtained from the County Highway Authority. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services; (9) Applicant was advised to submit longitudinal sections, construction drawings and any other associated engineering drawings to the County Highway Authority for approval purposes; (10) Applicant was advised that a condition survey of the existing public highway will need to be carried out and agreed with the County Highways Authority prior to works commencing on site and any damage to the existing highway made as a result of this development should be remedied by the developer before occupation of the development; (11) Applicant was advised that there are no existing surface water sewers in the vicinity of the site so alternative methods of disposal, for example soakaways, should be investigated; (12) Applicant was advised that the development is located within a foul sewered area. Points of connection onto the system for the satisfactory disposal of foul flows will be necessary; (13) Applicant was advised that the site is in close proximity to Wiveliscombe Sewage Treatment Works and is located on the edge of Treatment Works' Protection Zone. However, on the basis of the previous use of the site, the historical complaint data and Wessex Water's knowledge of the process, no issues are anticipated with regard to odour and noise nuisance. The proposal must not be seen as a precedent for future development within close proximity of the sewage treatment facilities; (14) Applicant was advised that there is a public water supply main crossing the site. Wessex Water normally requires a minimum 3 m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed; (15) It is noted that surface water is to be discharged to soakaways. Applicant is advised that these should be constructed in accordance with Building Research Digest 365 (September 1991).)

Reason for planning permission, if granted:-

The proposal was considered to accord with Taunton Deane Local Plan Policies S1, S2 and H11 and material considerations did not indicate otherwise.

Also RESOLVED that should the Section 106 Agreement not be completed by 30 May 2006, the Development Control Manager, in consultation with the Chairman, be authorised to refuse planning permission due to the proposal being contrary to Taunton Deane Local Plan Policy C4 or to grant planning permission with an additional condition requiring the applicant to enter into a Section 106 Agreement prior to the commencement of development.

63. **Demolition of temporary maintenance huts and construction of two-storey detached arts and drama building, with covered grounds maintenance area, Queens College, Trull Road, Taunton (52/2006/015).**

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the Comeytrowe Parish Council by 6 June 2006, the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) C001A - time limit;
- (b) C102A - materials;
- (c) C201 - landscaping;
- (d) The area marked on the submitted plan for maintenance use shall be used for that purpose in association with Queens College only and no other purpose within the Educational Class C4 Use of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order.

(Note to applicant:- Applicant was advised that the Local Planning Authority would expect the proposed materials to be of natural colours to enable the building to blend in with its surroundings.)

Reason for planning permission, if granted:-

The proposal would result in improved education facilities whilst maintaining the function of, and minimising the visual impact on, the urban open space in accordance with the requirements of Taunton Deane Local Plan Policies S1(D) and EN24.

(Councillor C Hill declared a personal interest in the matter covered by Minute No 64 below and left the meeting during its consideration.)

64. **Proposed enforcement action - Foxmoor Nurseries, Haywards Lane, Chelston, near Wellington.**

Reference Minute No 37/2005, reported on the present position relating to the use of the site at Foxmoor Nurseries, Haywards Lane, Chelston.

At its meeting on 30 March 2005, the Planning Committee had agreed that enforcement action should be taken against the unauthorised B8 (storage and distribution) uses taking place on the site. It had also been agreed that negotiations should take place with the owners of Foxmoor Nurseries to try and agree amended wording to the existing Section 106 Agreement to clarify the type of B1 uses permitted and, if this failed, to seek a declaration from the Court.

However, it was subsequently identified that to take matters forward and in order to collect the evidence in a form that would substantiate the taking of enforcement action, assistance from outside the Council would be required.

A consultant dealing in enforcement investigations was therefore appointed and in December 2005 the premises were visited where evidence of all the activities on site at that time was collected.

It was found that the glasshouses had been subdivided into about 18 lock-up units with a variety of B1 and B8 uses. There was also evidence of other breaches of planning permission within the curtilage of the glasshouses.

The consultant had advised that, based on the evidence collected, a single enforcement notice should be served against the unauthorised change of use of the whole site to a mixed industrial use. This would ensure that all unauthorised activities, wherever situated on the site, would be caught by the notice and would prevent the movement of unauthorised activities within the site. Noted that this could be done without the need to take any further action in relation to the Section 106 Agreement at the moment.

Further reported that there had been no significant change of circumstances to warrant a reconsideration of the Committee's previous decision to take enforcement action. Indeed, if anything, the number and extent of uses had intensified and complaints continued to be received on a regular basis.

RESOLVED that:-

- (1) Authority be granted for a single enforcement notice to be served against the unauthorised change of use of the Foxmoor Nurseries site at Haywards Lane, Chelston to the use of the site for mixed industrial use; and
- (2) The period for compliance with such a notice be retained at 6 months.

65. Provision of raised decking area, 1 Trevett Road, Taunton

Reported that despite an application for planning permission being refused for the retention of a large raised deck area, which had been constructed at

1 Trevett Road, Taunton, no action to remove the unauthorised structure had been taken to-date.

RESOLVED that:-

- (1) Enforcement action be taken to seek the removal of the unauthorised raised decking area which had been constructed at 1 Trevett Road, Taunton; 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.

(The meeting ended at 8.01 pm.)

14/2006/014

C & R BOND

REMOVAL OF CONDITION 02 OF PLANNING APPROVAL 14/2000/040 TO PERMIT THE USE OF THE BUILDING FOR B1, B2 AND B8 USE, BUILDINGS ADJACENT TO UNIT 18 CREECH MILLS, CREECH ST MICHAEL

326819/125306

REMOVAL OF ONEROUS CONDITIONS

PROPOSAL

The proposal seeks consent for the removal of condition 02 of application 14/2000/040 which reads as follows:- The use hereby permitted shall be strictly limited to the use of the site as a storage building for alloy towers and powered access equipment and for no other purpose including any purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

The condition restricts any permitted change of use to storage and distribution or B1 uses.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY No objections to the application on the basis that the two units form a relatively small part of the overall industrial estate and the increase in traffic to the whole site would be unlikely to be significant.

PARISH COUNCIL object to the application for the following reason: this type of activity would not be suitable for the Mill Lane Industrial Estate which has a difficult access, narrow entrance road and it is flanked by residential housing. It would increase traffic and noise and would be detrimental to the neighbourhood.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 - Highway safety.

Taunton Deane Local Plan Policy S1 - General Principles.

ASSESSMENT

The issues under consideration relate to the impact of the proposal on highway safety and residential amenity. The site is located at the end of Mill Lane which is accessed from a classified highway to the east of the site. The junction at this point is constrained in terms of visibility and dimensions. It would therefore follow that a substantial increase in vehicular traffic would therefore be detrimental to highway safety.

As a result the expansion of the Creech Mills industrial estate has been permitted with a certain degree of caution over the permitted uses (B1, B2 or B8) that are allowed for individual industrial units.

The site history shows that for example 12 industrial units were allowed in 2003 with a restriction on the permitted use to not allow B8 uses within the units.

Significant weight is given to the considerations of the Highways Authority. It is considered by the Highways Authority that the two buildings under application form a relatively small portion of the overall industrial estate. The removal of the restrictive condition on these units is unlikely to result in a substantial increase in traffic flow to the estate as a whole and will not therefore not result in demonstrable harm to highway safety.

The implications with regards to residential amenity relate to dwellings which front directly onto Mill Lane to the east of the application site. Mill lane is constrained in terms of its overall width and therefore a large increase in heavy traffic in close proximity to the dwellings would result in additional noise, dust, vibration and other associated disturbance. However the application site relates to a single planning unit consisting of two buildings which form a small part of the overall industrial estate. Therefore the percentage increase of total vehicle movements to the estate along Mill Lane is likely to be low. In the absence of any evidence to suggest otherwise and in light of the comments of highways authority stating that there are no objections in terms of highway safety, on balance the recommendation is to grant permission.

RECOMMENDATION

Permission be GRANTED subject to condition of time limit.

REASON(S) FOR RECOMMENDATION:- The proposed use by reason of its scale and location respects the character of the area and causes no demonstrable harm to highway safety or residential amenity in accordance with Taunton Deane Local Plan Policy S1 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

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

CONTACT OFFICER: 356468 MR M HICKS

NOTES:

19/2006/014

ROD STONE

ERECTION OF 14 DWELLINGS, DEMOLITION OF BUILDINGS, LITTLE WILCOX AND HUCKERS HILL, STATION ROAD, HATCH BEAUCHAMP AS AMENDED BY LETTER DATED 19TH MAY, 2006 WITH ATTACHED DRAWING NOS. GWH145 01E, 02C, 03A, 04A, 05A, 06B, 07A, EG01 REV B AND MT01B REV B

330448/120384

RESERVED MATTERS

PROPOSAL

Outline planning permission was granted in September 2005 for the development of 3.65 hectares of land at Little Wilcox, Hatch Beauchamp. At this time it was accepted that the roadside hedge would need to be removed to provide an acceptable access and a new footpath provided along the eastern boundary of the site. This application is the submission of reserved matters for approval. The proposed scheme is for the erection of 14 units comprising a detached dwelling set back in line with the existing old people's bungalows and a row of terraced housing fronting Station Road. The proposal would provide a stonewall to provide an entranceway into the development with railings and a hedge in front of the terraced properties to help to reinstate greenery to the front of the site. The access into the site from Station Road would be provided at the northern part of the site. This affords the best visibility in both directions. The new road would provide access for 4 detached properties, to the rear, and a flat provided above a parking carport located in the northwest corner of the site. This structure would be parallel to the garden of the adjacent bungalow and windows have therefore been provided in the roof at a height to avoid overlooking. Amended plans now show all velux windows as obscure glazed as they are only required to provide lighting into the areas. Amended plans also provide for 2 parking spaces for each dwelling. All dwellings would be rendered with a variety of slate and tile roofs. The garaging backing onto Station Road would be of local stone, as would the walling adjacent to the new access.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

LANDSCAPE OFFICER no objection, views on amended landscape plan awaited.
HOUSING OFFICER social housing has been agreed on the basis of 2 x 1 bed flats , 1 x 2 bed house and 1 x 2 bed coach house.

PARISH COUNCIL the loss of hedges around the site is inconsistent with the outline permission; the bin store should be reduced in size allowing the adjacent hedge to be retained; the coach house would be sited in close proximity to existing boundary and the views of the occupants to this must be sought; the coach house will present blank walls to other properties and consideration should be given to breaking up the bland exterior; we are concerned at the effect of parking/traffic volumes, density and proposed form of layout of this development will have on road safety in Station Road

and would ask that the parking situation in Station Road, which at this point is on the bend, is not exacerbated; the environmental impact of the development is important and would draw attention to the steps that need to be taken to protect Slow worm; we welcome the provision of a footpath along Station Road and would ask that it is provided as soon as possible and that the pathway be maintained whilst construction work is undertaken.

9 LETTERS OF OBJECTION have been received raising the following issues:- 14 dwellings represents an over-development of the site, of keeping with Hatch Beauchamp; the local plan allocated a smaller part of the site for the provision of 5 dwellings as this site is approximately twice the size that should result in the provision of approximately 10 dwellings not 14; offers parking spaces for 14 dwellings and this is insufficient leading to on street parking that would be a highway danger in close proximity to the primary school; the site is within a village where there are no shops, limited employment and limited public transport, as a result people are likely to travel by car and therefore own more than one car per family and two spaces must be provided for each dwelling; Hatch Beauchamp is characterised by stone or reconstituted stone buildings with limited render, all of the proposed dwellings would be rendered and this is out of keeping with and detrimental to the character of the village ; a bin store would be located adjacent to the western boundary with Home Orchard, this is likely to result in a nuisance due to smell and noise; the bin store, parking and garage in the northern corner of the site would result in the loss of the boundary hedge contrary to a condition of the outline permission and should be moved/deleted; a two storey "coach house" is to be provided along the northern boundary of the site with the existing bungalows, this would be out of character with development elsewhere in the village, too high, visible from Station Road, and provide a featureless expanse of wall facing the gardens of the bungalows; the roof-lights in the rear of the detached dwellings would overlook the existing properties to the detriment of the residential amenity of existing occupiers; the local school is at capacity and cannot accommodate children from the site; there are slow worms on the site and these are a protected species, all efforts must be made to act in accordance with the planning conditions and policies; there is an existing concrete works opposite and additional dwellings on the site may increase complaints about the use leading to evermore restrictive conditions being placed on the site; local employees park adjacent to the footpath that enters the concrete site from Station Road, this proposal will lead to a loss of that parking space creating pressure for on street parking that would be detrimental to highway safety; the proposal must not, on any account, result in more water run off into the concrete works.

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan Policies STR1, STR5 and Policy 49.

Taunton Deane Local Plan Policies S1, S2, H2, H9, HB1 and Policy EN5

ASSESSMENT

The Taunton Deane Local Plan allocates the northern part of the site (up to the boundary with the existing dwelling) for up to 5 dwellings. Outline planning permission was subsequently granted for a larger site allowing for the demolition of the existing dwelling. The larger site enabled the provision of an access road into the site thereby increasing the potential density of the site. Government advice contained within PPG3 requires development to be at the highest possible density, not less than 30 dwellings to the hectare. The proposed development would be approximately 37 dwellings to the hectare and would fall within these guidelines. The higher density of the proposal allows for a mix of dwellings to be provided on site and instead of a series of detached dwellings there is now a mix of 3 No. x 1 bed, 1 No. x 2 bed, 4 No. x 3 bed and 6 No. x 4 bed properties. 4 of the proposed dwellings will be for affordable housing to meet the need of the parish. Whilst Hatch Beauchamp has a high proportion of stone and re-constituted stone dwellings it also has several traditional rendered properties in the village. The proposed scheme offers rendered properties with the limited use of stone walling around the access and to the rear of the car parking, located within the terrace. This will help to tie the designs to the local vernacular and I consider that the proposal will be in keeping with the village of Hatch Beauchamp. Revised plans have simplified the porches on the proposed dwellings and these are now a mix of render and render and wood.

A coach house is proposed along the northern boundary of the site. This would be one and a half storeys in height with a two bed roomed flat in the roof. The main windows would face into the site and away from existing properties with velux roof lights on the northern elevation (facing the adjacent bungalow). These velux windows are required for light only and would be situated at a height to avoid overlooking. In addition the applicants are proposing to obscure glaze the velux so that the neighbour's amenity is secured.

The scheme includes a row of two storey dwellings that back onto the existing dwellings in Home Orchard. These dwellings would have a bedroom and bathroom located in the roof with velux windows in the rear slope to provide lighting. These windows would be located at such a height to avoid looking out towards the existing dwellings and would be obscure glazed.

The Local Plan considers that Hatch Beauchamp has a good range of facilities including a school and several local businesses. Following local concern and in line with the outline permission, the developer is now proposing 2 parking spaces per dwelling, which should avoid on street parking in dangerous positions. This is in excess of the Taunton Deane Local Plan policy M4 but recognises the exceptional circumstances that prevail and the requirement of the outline planning permission.

Slow worms have been identified as being present on the site and measures are being agreed for their relocation to an alternative site in line with recommended guidelines. The proposed surface water drainage scheme, agreed by the Environment Agency, has been submitted and I propose to add a note to remind the developer of the need to provide the scheme on site. Proposal considered acceptable.

RECOMMENDATION

Subject to the receipt of no further representations raising new issues by... the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to additional conditions regarding obscure glazed velux windows to plots 10, 11, 12, 13 and 14, obscure first floor window to plot 9 and no new windows in the side elevation of plot 9 or the rear elevations of plots 10, 11, 12, 13 and 14.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be in accordance with the Taunton Deane Local Plan Policies S1, S2, and H2 and material conditions do not indicate otherwise.

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

CONTACT OFFICER: 356467 MRS J MOORE

NOTES:

19/2006/015

MR A HAIMES

DEMOLITION OF CONSERVATORY AND REPLACEMENT WITH NEW GREEN OAK FRAMED CONSERVATORY INCLUDING W.C AND SHOWER ROOM AT HATCH GREEN FARM, HATCH GREEN, HATCH BEAUCHAMP

330063/119548

FULL

PROPOSAL

Hatch Green Farmhouse is a 16th century blue lias listed building Grade II, with a later two storey extension to its side.

The proposal comprises the demolition of an existing dilapidated conservatory attached to the older part of the farmhouse, and its replacement with a much larger oak and timber clad conservatory which would wrap around both the older and newer elements of the farmhouse.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER the poor quality of the existing conservatory is accepted and its removal would be welcomed as would the proposal to expose more of rear elevation of the original farmhouse. The primary issue put forward in the submitted justification (Heritage Statement), is relocation of the existing ground floor WC and modern partitions within the kitchen, so that the latter can re-engage with the cross passage and hence better access to the ground floor living spaces of the original farmhouse, without having to go through the dining room. In my opinion, such can be more easily and sensitively achieved without the provision of the proposed large conservatory which, if approved, would nearly double the footprint of the original farmhouse.

At present, the existing conservatory and modern extension to the farmhouse are clearly interpreted as such. The proposed wrap around extension seeks to blur this interpretation and introduces on oak framed construction with first floor walkway and guarding which, in my opinion, are elements which detract from the simple vernacular features and external finishes of the existing structures.

For the above reasons, I do not consider that the proposal is justified and fails the tests required by legislation and does not comply with the advice in PPG15 or adopted policies. I therefore raise objection.

PARISH COUNCIL does not object.

POLICY CONTEXT

Policies EN16 and EN17 of the Taunton Deane Local Plan seek to safeguard the character and appearance of listed buildings.

ASSESSMENT

Although the demolition of the existing conservatory is welcomed, the proposed conservatory, by reason of its design and size, would adversely affect the character and appearance of the listed building.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed development by reason of its size and design would be out of keeping with, and would adversely affect the character and appearance of this Grade II listed building and would conflict with Taunton Deane Local Plan Policies S1, S2 and H17.

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:

19/2006/016LB

MR A HAIMES

DEMOLITION OF CONSERVATORY AND REPLACEMENT WITH NEW GREEN OAK FRAMED CONSERVATORY WITH WC AND SHOWER ROOM AT HATCH GREEN FARM, HATCH GREEN, HATCH BEAUCHAMP

330063/119548

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Hatch Green Farmhouse is a 16th century blue lias listed building Grade II, with a later two storey extension to its side.

The proposal comprises the demolition of an existing dilapidated conservatory attached to the older part of the farmhouse, and its replacement with a much larger oak and timber clad conservatory which would wrap around both the older and newer elements of the farmhouse.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER the poor quality of the existing conservatory is accepted and its removal would be welcomed as would the proposal to expose more of rear elevation of the original farmhouse. The primary issue put forward in the submitted justification (Heritage Statement), is relocation of the existing ground floor w.c. and modern partitions within the kitchen, so that the latter can re-engage with the cross passage and hence better access to the ground floor living spaces of the original farmhouse, without having to go through the dining room. In my opinion, such can be more easily and sensitively achieved without the provision of the proposed large conservatory which, if approved, would nearly double the footprint of the original farmhouse.

At present, the existing conservatory and modern extension to the farmhouse are clearly interpreted as such. The proposed wrap around extension seeks to blur this interpretation and introduces on oak framed construction with first floor walkway and guarding which, in my opinion, are elements which detract from the simple vernacular features and external finishes of the existing structures.

For the above reasons, I do not consider that the proposal is justified and fails the tests required by legislation and does not comply with the advice in PPG15 or adopted policies. I therefore raise objection.

PARISH COUNCIL no objection.

POLICY CONTEXT

Taunton Deane Local Plan Policies EN16 and EN17 seek to safeguard the character and appearance of listed buildings.

ASSESSMENT

Although the demolition of the existing conservatory is welcomed, the proposed conservatory , by reason of its design and size, would adversely affect the character and appearance of the listed building.

RECOMMENDATION

Permission be REFUSED for the reason that The proposed development by reason of its size and design would be out of keeping with, and would adversely affect the character and appearance of this Grade II listed building, and would conflict with Taunton Deane Local Plan Policies EN16 and EN17.

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:

27/2006/005

MR C MANSFIELD

**CHANGE OF USE OF PIANO REPAIR WORKSHOP TO LIVE/WORK UNIT,
MANSFIELD PIANOS, COURT FARM, HILLFARRANCE**

316866/124473

FULL

PROPOSAL

It is proposed to convert an existing outbuilding, which is used as piano workshop, to a live/work unit. The existing building is white coloured render over blockwork with a low pitch corrugated roof. The plans include upgrading, new doors in one elevation, new roof and various works to the surrounding area including demolition of some blockwork outbuildings and adaptation of others. The garden area of the existing No. 3 Court Farm would be sub-divided and new drainage system installed.

The agent, in support of the application, has said that the applicant has used the building since the original permission for use of workshop for piano repairs and conversion and extension of outbuilding for use as storage of pianos in 1986. When it was at its most successful, 6 people were employed, however due to a downturn in business, now only the applicant works from the building. Trade is now at the level which cannot sustain the space and expense of the current facilities. Given the equipment in the building, the applicant wishes to keep the workshop, but to convert the remainder to living accommodation. The amount of traffic generated would be less than when 6 people worked there.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site is remote from any urban area, and thus occupiers will be dependent on a private car. However given the previous decision for business use, which would have had more traffic generation, it would be unreasonable to raise a highway objection. ENVIRONMENT AGENCY no objections but has comments for any conversion.

ENVIRONMENTAL HEALTH OFFICER suggests contaminated land condition.
DRAINAGE OFFICER no observations.

PARISH COUNCIL supports.

ONE LETTER OF SUPPORT has been received.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 general requirements, S7 Outside settlements, H7 Conversion of Rural Buildings.

ASSESSMENT

The building is currently used for storage and repair of pianos. The proposed change of use will reduce the area for storage of pianos, keep the area for repair and change over half of the building to two bed living accommodation. Other changes will result in removal of some of the former pig stys and provision of new walls, parking areas, and formation of garage. The existing roof is to be replaced as part of the application. It is considered that the proposal does not comply with policy H7(A) (1) (2) and (3) and given the proposed additional building works and the structure itself, it is considered to be contrary to these criteria and not a suitable building for conversion, it would be tantamount to a new dwelling in the countryside, contrary to S7.

RECOMMENDATION

Permission be REFUSED for the reason that the site lies within open countryside, outside defined limits of settlements, where it is the policy of the Local Planning Authority only to allow the conversion of existing buildings to residential use where such building to be converted is of permanent and substantial construction, and is in keeping with its surroundings, has a size and structure suitable for conversion without major rebuilding or significant extension and alteration. In the opinion of the Local Planning Authority the building, the subject of the application, is not in keeping with its surroundings, and needs significant alteration to form living accommodation and thus is contrary to Policy H7(A)(1)(2)and (3) of the Taunton Deane Local Plan. In addition, the proposal is considered to be tantamount to a new dwelling in the countryside and thereby contrary to Policy S7 of Taunton Deane Local Plan.

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

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

30/2006/013LB

MR AND MRS G KEITCH

FORMATION OF NEW INTERNAL OPENING BETWEEN KITCHEN AND DINING ROOM AND THE FORMATION OF A DOORWAY IN LIEU OF WINDOW, DUDDLESTONE HOUSE, DUDDLESTONE

323666/121149

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal comprises the replacement of an external window to the kitchen with a door, and the removal of the structural wall between the kitchen and the dining room, in order to provide a larger lighter open space.

Duddlestone House is an early 19th century Grade II listed building.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no justification in accordance with paragraph 3.4 of PPG15. Plans should show proposal in the context of the whole of the ground floor of the house. No objection in principle to formation of door. Objection however to removal of structural wall between kitchen/dining, as loss of historic fabric and proportions to rooms.

PARISH COUNCIL no objection. The exterior door should be in keeping.

POLICY CONTEXT

Taunton Deane Local Plan Policies EN16 and EN17 seek to safeguard the character and appearance of listed buildings.

ASSESSMENT

No justification has been submitted with regard to the impact on the character of the building, and consequently the proposal does not strictly meet the requirements of paragraph 3.4 of PPG15 Planning and Historic Environment. I can consequently only conclude that the loss of the structural wall would adversely impact on the historic fabric of the building.

RECOMMENDATION

Permission be REFUSED for the reason that the loss of the structural wall between the kitchen and dining rooms would adversely affect the character of this Grade II listed building, and would therefore conflict with Taunton Deane Local Plan Policies EN16 and EN17.

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:

38/2006/113

SUMMERFIELD DEVELOPMENTS (SW) LTD

ERECTION OF 24 NO. 1 BEDROOM FLATS WITH CYCLE PARKING AND BIN STORES, 5 - 7 COMPASS HILL, TAUNTON

322252/124281

FULL

PROPOSAL

The application is a detailed submission of reserved matters for 24 one bedroomed flats following the granting of outline permission in March this year. The site is in a town centre location where no parking provision is proposed and service access is proposed in line with previous outline. There are a number of 3 storey developments in the area and the proposal has a similar ridge height to the existing dwellings on the site. The form of the development follows the alignment of Compass Hill with a link at first and second floor level and turns the corner on the northern side of the site to avoid an unsatisfactory juxtaposition of the forms between existing and proposed properties. The scheme has been revised to lower the element of the building adjacent to Cann Street to two storey and to simplify the use of materials to be brick and render.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY observations awaited. WESSEX WATER the development is located in a foul sewerred area. It will be necessary for the developer to agree a point of connection at detailed design stage. The developer has proposed to dispose of water to 'existing surface water sewer'. As there are no existing public/separate surface water sewers in the vicinity it is advised the developer investigate alternative methods for satisfactory surface water disposal, eg. soakaways. Your Council should be satisfied with any suitable arrangement. It should be noted that there is a private combined sewer crossing the site, although this is not Wessex Water responsibility. The developer should agree a point of connection prior to commencement on site.

LANDSCAPE OFFICER the details of landscaping are only in indicative form. Details of the trees and shrub species, sizes etc should be submitted for consideration. CONSERVATION OFFICER the architectural design statement relies heavily on those of Dovetail Court, a modern development which would not be sanctioned today in the context of the setting of a Conservation Areas advised in PPG15. The design statement therefore is insular and does not address the wider architectural features of the adjacent Conservation Area, which should be an inherent aspect of the approach to any redevelopment proposals. The proposal represents an overdevelopment of the site and does not incorporate the established characteristics of the adjacent conservation area. That is 1. the mixture of materials is inappropriate with render being generally unrepresentative of the locality and timber cladding alien. 2. inappropriate shallow pitched roofs, dictated by width and depth of buildings which in turn are dictated by proposed density. 3. hipped roofs are used extensively as a

foil to diminish massing. Whilst hipped roofs are evident in the adjacent area they are not characteristic. 4. quality of materials here is all important and fibre cement slates are not appropriate/acceptable. 5. scale and massing not deemed to respect the adjacent properties or be compliant with the character of the characteristics of the area.

12 LETTERS OF OBJECTION have been received raising the following issues:- impact on private car park and requirement to install gates which would disrupt traffic; developer should provide suitable access gates to private parking; access will cause problems; inadequate parking; concern that old services will not cope and drainage will be affected and concern over subsidence and impact on retaining wall; the 3 storey development will adversely impact on Dovetail Court; loss of views; overcrowding; inadequate landscaping; height adjacent to Cann Street should be reduced to one or two storey; no parking will impact on traffic; problem with pedestrians crossing; imposing building; loss of light; loss of value; concern over creating crime hot spot and they should be 'safer by design'; overlooking; loss of privacy, amenity and greenery; demolition of houses loss to environment and character of town; increase of pollution and noise with tree loss.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West, Policy EN4 – Quality in the Built Environment, Policy HO5 – Previously Developed Land and Buildings.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, POLICY 9 – The Built Historic Environment, POLICY 33 – Provision For Housing, POLICY 39 – Transport and Development, POLICY 48 – Access and Parking, POLICY 49 – Transport Requirements of New Developments.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing within Classified Settlements, H4 – Self-Contained Accommodation, M4 – Residential Parking Requirements, EN6 – Protection of Trees, Woodlands, Orchards and Hedgerows, EN8 – Trees in and Around Settlements, EN14 – Conservation Areas.

ASSESSMENT

The proposal is for a two and three story development to provide 24 one bedroomed flats on this site that lies within the central area of Taunton that previously has had outline permission. The main consideration with the current scheme is the design, materials and impact on the adjoining properties.

The proposal has been designed as a terrace of two and three storey development progressing down Cann Street and returning across the north of the site to provide an enclosed courtyard area. A revised plan submitted improves the impact of the development on the Compass Hill street frontage with the lowering of the building to two storeys at the Cann Street end. The rear of the site backing onto Dovetail Court has also been amended to three storey to maintain 24 units on the site, however this is not considered to have an adverse impact on neighbours in Dovetail Court,

although it will make the development more visible from the Cann Street properties. The reduction in storeys on Compass Hill addresses the concerns of some of the Cann Street residents, a 12 m gap between buildings is provided on the Compass Hill frontage at the Cann Street end of the site and the windows that are proposed in the eastern elevations are to be conditioned to be obscure glazed as these are either small secondary windows to living areas or windows to staircases. On the down slope side a distance of 10m is provided between the new building and Dovetail Court, a reduction in 1m over the existing situation.

The hipped roof design is not considered to be out of keeping with the character of the area and the materials have been amended to delete timber cladding and to provide brickwork and render. The applicant has been asked to revise the roof materials to provide natural slate not fibre cement and confirmation of this is awaited. The mass of the building is large as it steps down the hill and there is an argument that this should be broken up. However, terraced properties are characteristic of the area and on balance the impact of the development is considered to be an acceptable one.

The issue of access and parking has been raised by objectors. The site was considered at outline stage to be one within the town's central area and suitable for a car free development. The Highway Authority agreed that a service access was to be provided in conjunction with a marginal widening of the road and the access and frontage was designed on this basis. The access now proposed is in line with this outline approval. Both bicycle storage and bin storage is provided within the site. Provision of access controls over nearby private car parks is suggested by an objector as part of any approval. However, this cannot be conditioned on a reserved matters application and in any case is not considered reasonable. If the applicant was willing to provide this, then this would have to be considered as a private matter between the parties concerned subject to any necessary planning permission.

In summary the design is considered one that makes best use of a brownfield site in this town centre location. It provides 24 one bedroomed units in a terraced design with associated bin and cycle storage. The proposal will impact on adjacent properties but this is considered to be to an acceptable degree and the application is recommended for approval.

RECOMMENDATION

Details be APPROVED subject to conditions of obscure glazing of eastern side elevations, windows recessed. Notes re compliance with outline conditions, meeting secure by design and attention drawn to Section 106 Agreement relating to the site.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be an appropriate redevelopment and to comply with Taunton Deane Local Plan policies S1, S2 and H2 and material considerations do not indicate otherwise.

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

CONTACT OFFICER: 356398 MR G CLIFFORD

NOTES:

38/2006/177

TAUNTON DEANE BOROUGH COUNCIL

SITING OF 18 M TELECOMMUNICATIONS MAST ADJACENT TO M5 BRIDGE, SHOREDITCH ROAD, TAUNTON (AS AN ALTERNATIVE TO THE EXISTING O2 MAST LOCATED AT SHOREDITCH ROAD ADJACENT TO 90 BILBERRY GROVE)

324025/122675

FULL

PROPOSAL

The proposal comprises the installation of an 18 m high telecommunication mast and equipment cabin adjacent to the M5 bridge on Shoreditch Road. The mast and cabin would be sited on the M5 side of a tree planted bank.

This application has been submitted by Taunton Deane Borough Council in order to provide an alternative site to the existing O₂ mast located on Shoreditch Road, adjacent to 90 Bilberry Grove.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER there will be some local landscape impact but given the very good existing tree cover the impact will be reduced year on year. My only reservation is the amount of construction work required to install the mast that may have some impact on existing tree roots. Subject to details of the proposed construction it should be possible mediate any impact over a relatively short period of time. After discussion with the Council's Senior Architectural Assistant it is acknowledged that some tree felling and coppicing will be involved but given the extent of existing tree planting any initial impact should be reduced over 3-5 years.

18 LETTERS OF OBJECTION have been received raising the following issues:- health grounds due to the radiation they emit; no irrefutable evidence that telecommunications masts don't cause health problems; many young children live in the vicinity and walk past the site to school; the proposal will affect the saleability of out property; will any large trees be cut down or damaged?; contractors and sub-contractors are likely to cause damage when getting the job done quickly; although the mast is further away from houses it is still in a residential area; the proposal is better but still an eyesore; the mast would be better located at the Orchard FM site on the other side of the M5 next to existing masts or shared with those masts; detrimental visual impact as the mast will be some 7 m above the tree line; if this is the only site available the mast should be replaced by a slim line monopole rather than the dark green chimney shape; this is another change to business not residential activities in this area; I am not prepared to agree to this to get TDBC off the hook; the site is used regularly by a large number of people recreationally and for dog walking; detrimental to views from houses especially during winter; the felling of mature trees would increase the noise pollution levels from the motorway as well as reduce the wildlife habitat; the mast was erected in dubious circumstances by O₂ we

would ask that this application is rejected and O₂ should be made to take down the existing mast.

3 LETTERS OF SUPPORT have been received raising the following issues:- the mast should be moved to its new location as soon as possible; aesthetically the mast is better and is further away from houses; the new proposal needs to be further away from properties.

3 LETTERS have been received raising the following issues:- we have moved and no longer wish to be kept informed; not our first choice, i.e. on the Orchard FM site, but definitely better than the present siting.

POLICY CONTEXT

S1 General requirements, S2 Design, C14 large telecommunications masts - will be permitted provided that their siting and appearance would minimise harm to the landscape, there are not alternative sites, and no other structures or masts that could be used.

ASSESSMENT

The proposed site is well screened by an abundance of trees and a bund adjacent to Chestnut Drive that would adequately screen the proposed mast and cabin. This area of land is a landscape and physical buffer between the M5 and residential properties at Chestnut Drive. Contrary to many letters of representation received, the mast and cabin would be located on the M5 side of the bund and not the Chestnut Drive side. The mast and cabin will therefore not interfere with the area of land being used for recreational purposes and would be mostly screened from residents of Chestnut Drive. Only the top 7 m of the mast would be visible above the tree line and as per the Landscape Officer consultation response the proposal would be adequately absorbed within the local landscape. The proposal is therefore considered acceptable in visual impact terms.

The Landscape Officer is also satisfied that the required installation works will not result in the abundant tree cover being thinned to an unreasonable degree. A condition is recommended to require the developers to submit details of works to any trees required and specification of trees to be retained.

The mast would be located some 47 m from the nearest dwelling at Chestnut Drive to the west of the site. The mast would conform to the International Commission for Non-Ionising Radiation Protection (ICNIRP) and in such circumstances there would be no objection based on concerns for health. Issues relating to a loss of property value and difficulties in selling houses are not considered a relevant material consideration.

For the reasons given above the siting of a mast on this site is considered acceptable on its own merits and is not considered acceptable just to find an alternative site for the existing mast at Shoreditch Road. Information contained with the application for the existing mast at Shoreditch Road showed that there is a requirement to provide additional coverage in the area of the application site and that

the existing masts at the Orchard FM site are out the required O₂ cell coverage area. Mast sharing with at the latter site has therefore been discounted.

Government advice contained within Planning Policy Guidance Note 8 states that it is Government's policy to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. Furthermore Local Planning Authorities are encouraged to respond positively to telecommunications development (whilst taking account of the rural and urban policy framework).

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, trees to be retained, protection of trees to be retained and conformity with ICNIRP guidelines.

REASON(S) FOR RECOMMENDATION:- The siting and design of the mast minimises harm to the landscape and there are no alternative sites or solutions with less environmental impact. As such the proposal is in accordance with Taunton Deane Local Plan Policies S1, S2 and C14.

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

CONTACT OFFICER: 356469 MR R UPTON

NOTES:

42/2006/007

MR & MRS G MOSES

ERECTION OF DWELLING, EASTBROOK VILLA, TRULL

321962/122128

OUTLINE APPLICATION

PROPOSAL

Eastbrook Villa is a detached dwelling situated behind the row of dwellings that comprise Eastbrook Terrace.

The application is for outline consent for a detached dwelling, reserving siting, design, external appearance, means of access and landscaping for subsequent approval. The proposal involves sub-dividing the existing lane which provides access to Eastbrook Villa and Haygrove Farm.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY strongly object to the proposal on grounds of sustainability and highway safety. The site lies within the development limit for Trull. However it should be noted it is unsustainable in terms of transport policy as Trull does not accommodate adequate services and facilities, such as, employment, health, retail and leisure, and the public transport service; within the village are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Whilst the Highway Authority accept that vehicles speeds may be reduced due to the alignment of the road and on street parking, the lack of visibility available at the existing junction, particularly to the west, it is not commensurate with vehicles speeds and therefore wholly inappropriate. It would appear that the applicant does not own/control the land at the junction in order to incorporate sufficient visibility splays and without such an improvement, the Highway Authority considers that nay increase in the use of this access would be detrimental to highway safety. RIGHTS OF WAY need to ensure protection of public footpath.

1 LETTER OF OBJECTION has been received raising the following issues:- concerned over protection of privacy to Eastbrook Terrace and the condition of the access track.

PARISH COUNCIL support application.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 - The development should be accessible by public transport, cycling and pedestrian networks and minimise the need to use the car. The proposed development also needs to protect wildlife and habitats, visual impact, pollution, amenity and public safety. Policy T1 - identifies the site as being within Taunton and associated settlements. Trull is now part of the continuous built-

up area, with its core retaining an historic character. Policy M2 - Housing within Classified Settlements. The development of new housing is generally limited to sites within the defined settlements and a key locational requirement is that new dwellings have access to community facilities and employment by means other than a car.

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 Development should minimise the need to travel. Policy 49 Development should provide safe access to roads of adequate standard within the route hierarchy.

ASSESSMENT

The site lies within the classified settlement of Trull. The Taunton Deane Local Plan states that Trull is an associated settlement and is in effect within the area of Taunton. The proposed development is considered to increase the density of housing within the settlement area without eroding the character or residential amenity of the area. There is therefore a presumption in favour of development in principle.

The site itself is of sufficient size to accommodate a dwelling without adversely affecting the existing dwelling. Whilst siting and design are reserved for subsequent consideration, it is felt that the site is adequate distance away from the properties of Eastbrook Terrace so as to not affect their residential amenities.

The main concern in respect to this application is access. The plan shows the site can accommodate two parking spaces plus a turning area. This will enable all vehicles to enter and leave the site in a forward gear. However visibility from the access lane onto the highway is very poor and would present a hazard to public safety. Due to the land either side of the access track being out of the applicants control, the applicant is unable to improve the visibility onto the highway. The access track already serves Eastbrook Villa and Haygrove Farm and any increased use of the access onto the highway would magnify road safety problems at this junction.

It is considered that the highway safety issues cannot be overcome and therefore the application is recommended for refusal.

RECOMMENDATION

Permission be REFUSED for the reason that the increased use of the existing substandard junction with Church Road, which does not incorporate the necessary visibility splays, such as would result from the proposed development, would be prejudicial to road safety and is contrary to Taunton Deane Local Plan Policy S1 (A).

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

CONTACT OFFICER: 356313 MRS F WADSLEY

NOTES:

48/2006/030

MR & MRS SELF

ERECTION OF SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE AND ERECTION OF FIRST FLOOR EXTENSION OVER TO SERVE AS ANNEX AT 3 ST QUINTIN PARK, BATHPOOL AS AMENDED BY AGENTS LETTER DATED 24TH MAY, 2006 AND ACCOMPANYING PLAN

325429/125838

FULL

PROPOSAL

The proposal comprises the erection of a single storey rear extension, and the conversion of the existing garage with extension above to form a granny annexe. The annexe is required because the applicant's parents require constant care and support.

Dormer windows front and rear would be constructed in the granny annexe.

The property is a modern detached dwellinghouse.

Planning permission was refused in January this year, reference 48/2005/071, for a similar proposal. That particular proposal however incorporated a two storey rear extension instead of the now proposed single storey extensions, and it was refused because of the impact of the two storey rear extension on the light of the neighbouring property and on the character of the building.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal is to convert the property into a five bedroomed house (including "granny annex". Provided adequate off street parking is provided and the annex is suitably conditioned to part of the main house there is no highway objection. The existing double garage is accessed via a double drive . This drive allows some off street parking but the western part is too short to be considered to provide an adequate parking space. As a minimum two parking spaces each of minimum dimensions of 4.8 m long x 2.4 m wide need to be provided clear of the highway. Unless the proposal is modified to include two such spaces I would recommend refusal for the following reason:- The proposal would result in the loss of vehicle parking facilities and would, therefore, encourage parking on the highway with consequent risk of additional hazards to all users of the road.

PARISH COUNCIL the previous application was refused on grounds of overdevelopment and the Parish Council is of the opinion that this application is pushing the boundaries out as far as can possibly get away with. The rear extension still goes beyond the original footprint. Incorporation of the garage area has already been done by the house next door so seems a development in keeping with the visual and residential amenity. Large scale development of the property is out of character.

3 LETTERS OF OBJECTION have been received raising the following issues:- the single storey extension is rather large and high; it is too close to the boundary line; it will result in loss of light; it will result in a view of vast expanse of brick and tiles; it will obscure a view of trees; the digging of foundations may kill 2 trees; the building works are excessive and not in keeping with the estate; and that the guttering needs to be maintained.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H17 seek to safeguard, inter alia, the character of buildings and visual and residential amenity. Policy H18 seeks to ensure that where ancillary accommodation is permitted, planning control over subsequent use or sale as a separate dwelling will be imposed.

ASSESSMENT

It is considered that this amended scheme now overcomes the objection relating to the previous proposal. The two storey rear extension has now been reduced to a single storey extension, the neighbouring property would not be adversely affected in terms of loss of light, and the proposal is no longer considered to be an overdevelopment which would adversely affect the buildings character. The objectors concerns over maintenance of guttering, loss of view, and foundation digging potentially killing vegetation, are not issues to be addressed with this planning application.

The issue relating to the County Highway Authority's concern over parking is considered unjustifiable noting that they did not respond to the previous application, and given that it is possible to provide 2 No. on site parking spaces. An amended drawing has since been submitted which clearly shows that 2 No. on site spaces can easily be provided.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, ensuring that the annexe remains as such and is not used as an independent dwelling.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, or visual or residential amenity and would not therefore conflict with Taunton Deane Local Plan Policies S1, S2 or H17.

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:

49/2006/023

MRS NEATE

RETENTION OF EXISTING STRUCTURE AND COMPLETION TO FORM AGRICULTURAL BUILDING FOR ANIMALS, CULVERHAY, WIVELISCOMBE

307683/127394

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The site is to the west of the Culverhay Farm. The building is at the end of a track which passes between and The Linny and Culverhay Cottage. There had previously been a building on the site, but the new building is significantly larger, and the roof ridge is higher. The original building was approximately 5.7 m wide and had a significantly lower ridge; the new building is 25.9 m x 7.92 m with a height of 6.1 m to the ridge, 2.4 m to the eaves. There are a series of windows and doors on the southern elevation, and roof lights in the corrugated roof. The wall material is blockwork which is being faced with natural stone. A report was prepared for Planning Committee on 29th March, 2006 for enforcement action as no application had been submitted, but this application has now been made.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENT AGENCY no objections subject to notes to applicant .

LANDSCAPE OFFICER the building is away from existing farm buildings and very prominent in the local landscape from a number of different vantage points and therefore would be contrary to Policy EN12. ENVIRONMENTAL HEALTH OFFICER no observations. DRAINAGE OFFICER no observations.

PARISH COUNCIL supports.

1 LETTER OF OBJECTION has been received raising the following issues:- the additional building size and increased ridge height make this building very prominent in the landscape when viewed from many directions; it is not in keeping with the surroundings; overdevelopment of the original farm building; is the additional roof height, windows, doors, and cavity walls necessary for keeping of animals; no details of how rainwater is dealt with; no details of containment of animal waste; the track is newly made; the original building has been out of use for the last 10 years; the original building was 152 sq m, the new is 205 sq m, so there is a notable increase in floor space; there are numerous vehicles attending the site, including JCBs; there are 2 steel storage containers on site, which have an adverse effect on visual amenity.

1 LETTER OF SUPPORT has been received – the area leading to the building has been tidied, cleared and landscaped; the area where the original barn was sited was unkempt; no objection provided it is an agricultural building for animals.

POLICY CONTEXT

S1 General Requirements, S2 Design, S7 outside settlements, EN12 Landscape Character Areas.

ASSESSMENT

The building has been used for the keeping of animals, however the design and appearance of the building and the cavity wall construction gives the appearance of a domestic building. Given this situation, it would appear that the building has been designed in the form of a dwelling, and this application is to construct a building purportedly for agriculture, but which is basically designed for domestic habitation. There are two options, the first to allow the application and place suitably worded conditions to restrict use to animals only, or to refuse and seek authorisation for enforcement action for demolition. In this instance, the scale of the building is considered to be so excessive and out of character with the area that refusal is recommended.

RECOMMENDATION

Permission be REFUSED for the reasons that (1) The building by reason of its design, size and external appearance is considered to be tantamount to a new dwelling in the countryside which is contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Policy S7 and EN12. (2) The building is considered, by reason of its size in this prominent rural site, to be contrary to Taunton Deane Local Plan Policies S1 (D) and S2.

Enforcement action be authorised to remove the existing structure to ground level.

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

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES:

49/2006/027

MR, MRS & MRS R & P WILSON

CONVERSION OF BARN TO DWELLING AND EXTENSION TO STABLE TO FORM GARAGE AT LAND TO REAR OF 24 NORTH STREET, WIVELISCOMBE

308038/127941

FULL

PROPOSAL

Permission is sought for the conversion of an existing barn to form a single residential dwelling and the conversion and extension of the stable block to the north to provide a garage. The site is located to the rear of properties fronting North Street and adjacent to the access road to the side of the public car park. The site is located within the settlement limits of Wiveliscombe. The buildings comprise a two storey barn and single storey outbuildings, forming an L-shaped arrangement. The site is accessed from an existing single track lane (Gadds Lane -defined as a public right of way) which runs down the west boundary of the site and narrows to the north.

Members should be aware that permission was granted in 2003 (49/2002/065) for the conversion and extension of the barn and associated garaging. The applicants have since purchased land to the north of the site. The main changes between the approved and proposed scheme relate to the following. The original garage incorporated into the barn conversion will now provide an additional fourth bedroom. The external alterations involve the replacement of the garage door with full length glazing. As a result the garaging would be relocated through the conversion and extension of the stable buildings to the rear (north) of the site. Again access would be from Gadds Lane.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY have no objection in principle to a dwelling on this site and am aware that permission was granted previously against planning application 49/2002/065 for a similar proposal. The latest proposal seeks an extension to a stable to form a garage, which will derive access from a narrow lane. This lane is not shown as public highway, however it is a public right of way, and one which appears to be well utilised by pedestrians. The Highway Authority are concerned that the lane is narrow, particularly at the point where the garage derives access onto the lane, and could result in pedestrian/vehicular conflict. In addition, when vehicles leave the site, there is limited visibility of traffic/pedestrians/cyclists using the lane to access North Street, and that visibility is extremely substandard upon leaving the lane to enter North Street. However it would appear from my site visit that there is an existing vehicular access in this location that may serve an existing parking area/space. If this is in fact the case and the proposal does not result in an increase in vehicular traffic above and beyond the existing use, it may be unreasonable to raise a highway objection. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER the development is located within a foul sewerred area. It will be necessary for the developer to agree a point of connection onto the

system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to soakaway. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal. According to our records, there is a public foul sewer crossing the site. Please find enclosed a copy of our sewer records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum, 3m, easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure. RIGHTS OF WAY TEAM no objection to the principle of residential development. However, objection is raised to the building of the garage and the proposal to use the public footpath for private access. This is due to our concerns about the narrow width of the path and possible conflict between users of the path, and the potential danger to them.

ENVIRONMENTAL HEALTH OFFICER no objection subject to recommended conditions.

PARISH COUNCIL object to the application on the following grounds:- (1) Gadds Lane should not be used for vehicles because it is a footpath and vehicles will be dangerous to pedestrians. (2) The conversion of the stable to a new garage will lead to an intensification of the access utilising part of Gadds Lane. (3) Vehicles using Gadds Lane pose a danger at the junction with North Street.

4 LETTERS OF OBJECTION have been received raising the following issues:- conflict between pedestrian and vehicular movements; narrow lane is unsuitable for vehicular access; intensification of this narrow lane; blind bend with the lane; dangerous and set a precedent for future development; proposed two storey building would result in a loss of privacy; concerned about impact of proposed works on integrity of neighbouring garage; the applicant does not enjoy any right of way over the use of the lane.

POLICY CONTEXT

PPS1 (Delivering Sustainable Development)
PPG15 (Planning and the Historic Environment)

Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1 (Sustainable Development) and Policy 9 (The Building Historic Environment).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H2 (Housing within Classified Settlements) and EN14 (Conservation Areas).

ASSESSMENT

The principle of converting this building to residential use is acceptable as the site is located within the defined settlement limits of Wiveliscombe. The key issues in the determination of this application therefore concern the visual impact of the proposed conversion upon the character and appearance of the area, impact upon the amenity of local residents and thirdly highway safety implications.

It is considered the proposal does not adversely affect the appearance or character of the building or the street scene at this point. The proposed amendments to the original scheme would preserve the character and appearance of the building and would have no impact upon the wider conservation area.

It is considered that the proposal does not harm the residential amenity of neighbouring dwellings. The existing separation distances between the conversion and the neighbouring properties is considered acceptable subject to the provision of the boundary treatment. Consent has already indeed been granted for the conversion of the barn to residential use.

The Parish Council, local residents and the public rights of way department have raised a number of objections to the proposed access point for vehicular traffic to serve the proposed garage. The main issue concerns whether the intensification of the access would result in a dangerous conflict between pedestrian and vehicular movements in this location.

The Parish Council states that vehicular traffic poses a danger at the junction with North Street. This concern is also shared by the Highway Authority. However, it should be noted that the applicant already has consent to enter the site via Gadds Lane as part of the original scheme. The main revision involves vehicular movements further down Gadds Lane (to the north), where the site narrows in width. It is apparent that the lane at this point is extremely tight with little or no room for the passing of pedestrians and vehicles and as such there is potential for conflict between users. However, on the basis that there is an existing vehicular access in this location that could serve as an existing parking area/space and in the light of no formal objection to the scheme from the Highways Authority it would be difficult to substantiate the refusal of the scheme.

It is therefore considered that permission be granted subject to conditions detailed below.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, remediation, wildlife, materials, stability, rooflights, stone wall, external surfaces, timber windows, wildlife, GPDO extension, fences. Notes re contamination, contact Wessex Water, DEFRA license.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered

acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, H2 and EN14 and Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1 and Policy 9.

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

CONTACT OFFICER: 356586 MR A PICK

52/2006/017

MR & MRS WHITEFIELD

**ERECTION OF SINGLE STOREY EXTENSION AND CAR PORT AT 63
CLAREMONT DRIVE, TAUNTON**

321115/123182

FULL

PROPOSAL

The proposal comprises the erection of a car port to the front and a single storey flat roofed extension to the rear of the existing garage. The car port would be identical to that at No. 59, and the rear extension very similar to the extension at No. 59.

No. 63 is a detached modern bungalow.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal would reduce the length of the garage to approximately 4.5 m (internal length). This would then give a substandard garage space. However the drive in front of the garage doors (allowing for space to open the garage door) would still be of sufficient length to park two cars.

PARISH COUNCIL agreed to support the above application in principle, but would like to see the design improved to remove the flat roof with for instance a monopitch.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H17 seek to safeguard, inter alia, the character of buildings, road safety, and visual and residential amenity.

ASSESSMENT

Neither residential amenity nor road safety would be adversely affected by the proposal, and with regard to the Parish Council's concern over provision of a pitched roof, a monopitch would pose a problem of impacting on the neighbour in terms of light loss. Furthermore, the proposed rear extension only marginally requires permission, there is also an almost identical development at No. 59, and no demonstrable harm would be caused.

RECOMMENDATION

Permission be GRANTED subject to conditions of time and materials.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, or road safety, or visual or residential

amenity, and therefore does not conflict with Taunton Deane Local Plan Policies H17, S1 or S2.

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:

PLANNING COMMITTEE – 14 JUNE, 2006

Report of the Development Control Manager

ENFORCEMENT ITEM

Parish: Taunton

1. **File/Complaint Number** E144/38/2006
2. **Location of Site** 39 Whitmore Road, Taunton.
3. **Names of Owners** Mr C & Mrs P Hockaday
4. **Names of Occupiers** -

5. **Nature of Contravention**

Large Mobile home in rear garden.

6. **Planning History**

An initial enquiry was made to the Authority in June 2005 asking whether planning permission was required to place a small bungalow, log cabin or mobile home in the garden of 39 Whitmore Road. Although little information was provided, a response was given that providing the use was ancillary to the main dwelling planning permission may not be required. However the owner was asked to write to the Council with more details in order that a more formal response could be given. A letter was received dated 22 June, 2005 requesting confirmation regarding the planning position. A letter dated 8 July, 2005 was sent to the owner clarifying the planning situation and stating that any unit must be used ancillary to the main dwelling and must not be self-contained. Further telephone conversations were had with the owner regarding the positioning in relation to fences etc. should a mobile home be sited and whether a site licence was required. Nothing further was heard from the owners. However, on 12 April, 2006 an e-mail was received stating that Whitmore Road would be closed off for a day. On 19 April, 2006 we were informed that a large mobile home was being delivered to 39 Whitmore Road and that it had to be craned over the roof of the main house and sited in the rear garden. Further complaints were received stating that mains services were being connected and persons were now occupying the unit. A site visit was made on 24 April, 2006 when it was found that the unit was in fact a two bedroomed mobile home with living/dining room, kitchen and bathroom. Water and mains drainage were also connected and from an interview with one of the occupiers it appeared that the mobile home was being used as a separate unit with little or no connection with the main residence. It was agreed that the information received would be reported to the Councils Solicitor in order to obtain a legal interpretation of the situation and whether a formal application for planning permission would be required. A letter dated 27 April, 2006 from the Council's Solicitor was hand delivered to the property the same day. The letter stated that from the facts obtained planning permission was required and requiring that an application should be submitted for the siting of the unit. To date no response has been received from the owners to that letter.

7. **Reasons for taking Action**

From the information initially received it was suggested that the unit was to be occupied by an elderly relative, who would take meals in the main house. However the nature of the accommodation provided and the way it is occupied would not be considered ancillary to the use of the main house. The various factors taken into account are derived from case law and take into account such matters as the extent to which the occupier uses facilities within the main house, the level of facilities provided in the mobile home and whether the accommodation is occupied on a full time basis. The siting, size and appearance of the mobile home has a detrimental effect on the neighbouring properties and has a detrimental visual impact on this residential area.

8. **Recommendation**

The Solicitor to the Council be authorised to commence enforcement action and take prosecution action subject to satisfactory evidence being obtained that the notice has not been complied with.

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

CONTACT OFFICER: Mrs A Dunford Tel: 356479

TAUNTON DEANE BOROUGH COUNCIL

PLANNING COMMITTEE – 14 JUNE 2006

1. The following appeals have been lodged:-

Applicant	Date Application Considered	Proposal
S. Dodge (42/2005/040)	DD	Erection of new dwelling at 7 Orchard Close, Trull
Churchill Retirement Limited (38/2005/422)	14/12/05	Redevelopment to provide 48 sheltered housing apartments at 2 and 4 Compass Hill, Taunton
Mr R. Grenville (38/2005/451A) lnk2u.co.uk (38/2005/450LB)	DD	Erection of internally illuminated fascia sign at 6a East Reach, Taunton
Mr and Mrs R. Bell (38/2005/388)	DD	Erection of bungalow garaging and formation of access at rear of 29 Blackbrook Road, Taunton
Paul Trollope (06/2005/033)	28/09/05	Erection of one detached dwelling with integral double garage, extension to No.1 Piffin Lane and erection of garages for Nos 1 and 4 Piffin Lane, land adjacent to north side of Piffin Lane behind 1 to 4 Church Street, Bishops Lydeard.
Daimler Chrysler U.K. Limited (25/2005/039A)	DD	Display of fascia, wall signs, standing signs, B1,B2,B3,B4,C,D,E,F, G at Olds Taunton, Norton Fitzwarren.

Mr and Mrs Webber (24/2005/037)	28/09/05	Conversion of barn into 5 bedroomed two storey dwelling with detached double garage at Chestnut Farm, Helland
Glenmill Homes Limited (08/2005/034)	DD	Erection of dwelling and garage to the north of Maidenbrook Farmhouse (The Tudor) Tudor Park, Maidenbrook
Mr and Mrs C. Hannaford (14/2005/039)	15/11/05	Erection of a bungalow at 3 Francis Close, Creech Heathfield
Mrs M. Jones (43/2005/105)	DD	Erection of bungalow at Manderleigh, Bagley Road, Rockwell Green, Wellington
Mr and Mrs P. James (44/2005/019)	18/01/06	Erection of single storey extension to form covered swimming pool, Higherlands, Ford Street, Wellington
Mr and Mrs Webber (24/2005/065)	DD	Retention of private double garage to the north of Chestnut Farm Barn Conversion, North Curry
Mr P.K. Downer (52/2005/033)	DD	Retention of boundary fence at 1 Burch's Close, Comeytrowe
Mr & Mrs L. Reed (25/2005/033)	15/11/05	Formation of access and driveway to 2 and 3 Burnshill Terrace, Norton Fitzwarren
M. Collett	N/A	Appeal against enforcement notice – Retention of covered

		storage area at rear of Taunton Motor Company, Priory Bridge Road, Taunton
Countryside Properties Limited (38/2006/021)	DD	Erection of two flats to side of 87 Staplegrove Road, Taunton
Countryside Properties Limited (38/2006/022)	DD	Erection of three terraced houses and parking at rear of 87 Staplegrove Road, Taunton

2. The following appeal decisions have been received:-

(a) Formation of vehicular access at 4 Greenway Road, Taunton (38/2005/251)

The appeal proposal was to construct a parking area to the side of No 4 Greenway Road, above highway level, with a narrow inclined driveway fitted in between the existing front steps and a street sign and telephone box on the footway.

The proposed drive would be at an angle to the road and the Inspector felt that this would make left turns, out of the drive, difficult.

The vision of drivers in emerging cars would be obstructed by parked vehicles and the Inspector felt that the location of traffic signals, only 35m from the proposed driveway would be unacceptably dangerous.

The Inspector also considered the problem of cars turning within the premises, which might involve cars reversing, thus threatening the safety of pedestrians on the footway.

The Inspector acknowledged that the nearby signals could have a calming effect on traffic, however, he was concerned that some drivers, on seeing a green light might be tempted to accelerate to beat the red light.

He also noted the existing driveways at 12 and 14 Greenway Road but considered these were not comparable with the appeal site as they were perpendicular to the highway and further from the junction.

The appeal was dismissed.

(b) Retention of change of use from holiday let to separate permanent dwelling and formation of access and parking area at The Retreat, Sampford Moor (adjacent to Blue Ball Inn), Wellington (32/2005/007)

The appeal site was located on the outskirts of Sampford Moor, a cluster of loose knit properties in the countryside, outside any recognised development boundary limits.

The appeal property was a small stone walled building, separated from the Blue Ball Public House by a paved yard, wall and screen fence. A small piece of land, adjacent to the pub car park had been fenced to provide parking.

The Inspector felt that whilst the appearance of the building was in keeping with local properties, it was small in relation to other properties, which he felt would lead to applications for extensions and alterations.

The Inspector found no evidence that the dwelling was required to support the rural economy.

Due to the fact that the surrounding area was predominantly rural, the Inspector thought that the use of the property as a permanent dwelling would give rise to substantial car use, which was not sustainable.

The Inspector also found that adequate visibility was not achievable from the proposed parking area.

The appeal was dismissed.

(c) Demolish garage buildings, erect 13 flats and parking at Eastwick Farm Cottage, Eastwick Road, Taunton (38/2005/052)

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix A

The appeal was allowed and planning permission granted subject to conditions.

(d) Conversion of barns into 2 no. holiday lets at Whipperels Buildings (part of Pontispool Farm), Norton Fitzwarren (27/2004/016)

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix B.

The appeal was allowed and planning permission granted subject to conditions. An award of costs was made in favour of the appellant.

(e) Residential development to form 8 houses, 53 flats and the formation of an access at Pollards Way, Wood Street, Taunton

**(38/2004/324) and
Residential development to form 8 houses, 5 flats over garages and
44 apartments and associated roads and parking (38/2004/570).**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix C.

The appeals were allowed and planning permission granted subject to conditions. A partial award of costs was made in favour of the appellants.

**(f) Erection of dwelling on land adjacent to 28 Longforth Road,
Wellington (43/2005/054 and 055)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix D.

The appeals were dismissed.

**(g) Erection of four dwellings with associated works, land north of
former hospital buildings, Cotford St Luke (06/2004/039)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix E.

**(h) Demolition of some existing buildings, repair, refurbishment and
conversion of retained existing buildings into 25 self contained
dwellings, restoration of the park land and erection of 45 dwellings
at Sandhill Park, Bishops Lydeard (06/2004/013) and (06/2004/014LB)
– Call in by the First Secretary of State**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix F.

The First Secretary of State decided not to grant planning permission or listed building consent for this development.

Contact Officer: Richard Bryant. Telephone No. 01823 356414 or
e-mail r.bryant@tauntondeane.gov.uk

