



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 5TH SEPTEMBER 2007 AT 17:00.

(RESERVE DATE : MONDAY 10TH SEPTEMBER 2007 AT 17:00)

AGENDA

1. Apologies.
2. Minutes of the meeting of the Committee held on 15 August, 2007 (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. BISHOPS LYDEARD - 06/2007/031
ERECTION OF DWELLING AND GARAGE FOLLOWING
DEMOLITION OF STORAGE BUILDING AT LAND AT BUILDERS
YARD, VICARAGE LANE, BISHOPS LYDEARD (RESUBMISSION OF
06/2007/005), AS AMENDED BY LETTER DATED 17TH JULY, 2007
AND DRAWING NO. 2965.05/B
6. CHURCHSTANTON - 10/2007/017
CONVERSION AND EXTENSION TO BARN AT FORD FARM, MOOR
LANE, CHURCHINFORD.
7. CORFE - 12/2007/004
CHANGE OF USE AND CONVERSION OF BARNS TO 7 UNITS AND
ERECTION OF 6 DWELLINGS WITH ACCESS AND
PARKING/GARAGING AT CORFE FARM, CORFE, AS AMENDED BY
LETTER DATED 10TH AUGUST, 2007 AND PLANS 06230.P.04F AND
P.20B
8. CORFE - 12/2007/005LB
CONVERSION OF BARNS TO 7 UNITS AND ASSOCIATED WORKS
AT CORFE FARM, CORFE
9. STAWLEY - 35/2007/011
CHANGE OF USE AND CONVERSION OF BARN TO FORM
DWELLING AT POTTERS COTTAGE, APPLEY
10. TAUNTON - 38/2007/288
DEMOLITION OF GARAGE AND ERECTION OF DWELLING AT
LAND TO THE EAST OF 3, NORTHFIELD, TAUNTON AS AMENDED
BY AGENTS LETTER DATED 15TH AUGUST, 2007 WITH

ATTACHED PLANS

11. TAUNTON - 38/2007/299
DEMOLITION OF HOUSE AND ERECTION OF 12 NO. ONE
BEDROOM FLATS AT 74 SOUTH STREET, TAUNTON AS AMENDED
BY PLANS NOS. 5606/10A, 14A AND 15 RECEIVED ON 22ND
AUGUST, 2007
12. WEST MONKTON - 48/2007/046
ERECTION OF SINGLE STOREY EXTENSION AND ALTERATIONS
TO FLAT ROOF TO FORM PITCHED ROOF, 71 GREENWAY,
MONKTON HEATHFIELD
13. Objection to Taunton Deane Borough (Taunton No. 3) Tree
Preservation Order 2007 at Trinity Court, Haywood Road, Taunton. Countryside item

G P DYKE
Democratic Services Manager
28 August 2007

Tea for Councillors will be available from 16.45 onwards in Committee Room No.1.

Planning Committee Members:-

Councillor Mrs Hill (Chairman)
Councillor Mrs Allgrove (Vice-Chairman)
Councillor Bishop
Councillor Bowrah
Councillor Critchard
Councillor Denington
Councillor Floyd
Councillor Henley
Councillor C Hill
Councillor House
Councillor Miss James
Councillor McMahon
Councillor Mrs Smith
Councillor Watson
Councillor Ms Webber
Councillor A Wedderkopp
Councillor D Wedderkopp
Councillor Woolley



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 – 15 August 2007

Present:- Councillor Mrs Hill (Chairman)
Councillor Mrs Allgrove (Vice-Chairman)
Councillors Bishop, Bowrah, Critchard, Denington, Floyd, C Hill,
House, McMahon, Mrs Smith, Watson, Ms Webber,
A Wedderkopp, D Wedderkopp and Woolley

Officers:- Mr T Burton (Development Manager), Mr J Hamer, (Development
Control Area Manager – West), Mr G Clifford (Development Control
Area Manager – East), Ms M Casey (Planning and Litigation
Solicitor) and Mr G P Dyke (Democratic Services Manager)

Also present:- Councillor Coles, Councillor Thorne in relation to application No
10/2007/018 and Councillor Miss Wood in relation to application No
38/2007/154.

(The meeting commenced at 5.00 pm).

98. **Apology**

Councillor Henley

99. **Minutes**

The minutes of the meeting held on 25 July 2007 were taken as read and
were signed.

100. **Applications for Planning Permission**

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

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

43/2007/074

**Erection of a dwelling at land adjacent to 1 Wayside Cottages,
Pyles Thorne Lane, Wellington**

Conditions

- (a) C005 – outline – reserved matters;
- (b) C009 – outline – time limit;
- (c) C013 – site levels;
- (d) C014A – time limit;
- (e) C101 – materials;

- (f) C201 – landscaping;
 - (g) C207A – existing trees to be retained;
 - (h) C208E – protection of trees to be retained;
 - (i) C208B – service trenches beneath trees;
 - (j) C210 – no felling or lopping;
 - (k) C215 – walls and fences;
 - (l) There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2m back and parallel to the nearside carriageway edge over the entire site frontage (land edged red and blue). Such visibility splays shall be fully provided before works commence on the erection of the dwelling hereby permitted and shall thereafter be maintained at all times;
 - (m) The area allocated for parking and turning on the submitted plan (for the proposed and existing dwelling) shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
 - (n) Any entrance gates erected shall be hung to open inwards;
 - (o) C402 – single storey dwelling;
 - (p) C416 – details of size, position and materials of meter boxes;
 - (q) P001A – no extensions.
- (Notes to applicant:- (1) N118 – disabled access; (2) N112 – energy conservation; (3) N115 – water conservation; (4) N114 – meter boxes; (5) N051B – health and safety.)

Reason for granting outline planning permission:-

The Local Planning Authority does not consider that the proposal would lead to overdevelopment of the site and be out of character with the area. The proposal was considered not to have a detrimental impact upon visual or residential amenity and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 and S2.

Reason for granting outline planning permission contrary to the recommendation of the Development Manager:-

The Committee felt that the proposal would not be an overdevelopment of the site and that planning permission could be granted.

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

10/2007/018

Erection of garage adjacent to garage block at Trents View, Royston Lane, Churchinford

Conditions

- (a) C001A – time limit;
- (b) C102A – materials;
- (c) The garage hereby permitted shall not be used other than for the parking of domestic vehicles or storage and for no further ancillary residential accommodation whatsoever.

Reason for granting planning permission:-

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

29/2007/004

Erection of two and three storey extension with link to outbuilding at Higher Howstead, Otterford

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) C404A – single family unit – link;

Reason for granting planning permission:-

The proposal was considered to comply with Taunton Deane Local Plan Policies S1 and H17.

38/2007/154

Change of use to 4 No one bedroom units at 20 Malvern Terrace, Taunton

Conditions

- (a) C001A – time limit;
- (b) C102A – materials;
- (c) C331 – provision of cycle parking;
- (d) Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse awaiting collection according to details which shall previously have been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details;
- (e) C215 – walls and fences;
- (f) No works shall commence until details of the proposed materials for the external staircase have been submitted to, and agreed in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details;
- (g) Prior to the occupation of the units, the existing boundary wall on the road frontage shall be lowered to a height not exceeding

- 600mm above the level of the adjoining carriageway for a distance of 1.5m either side of the site access;
- (h) Prior to commencement of works on site, a bat 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 impact assessment and mitigation/avoidance measures in order to safeguard the protected species in accordance with the law;
- (Note to applicant:- Applicant was advised that all bats and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. Bats and their roost sites are also protected under the Conservation (Natural Habitats) Regulations 1994 which makes it an absolute offence to destroy a bat roost. The licensing of developments, which involves European protected species, is administered by Natural England. This licence enables developers to undertake work that would otherwise be illegal. A licence will be issued for work of this kind providing certain criteria are met. If bats are present, Natural England will expect to see a detailed method statement clearly stating how the bats will be protected through the development process and a mitigation proposal that will maintain favourable status for any bats that are affected by this development proposal.)

Reason for granting planning permission:-

The proposed development would not adversely affect residential or visual amenity of the area. The proposal did not therefore conflict with Taunton Deane Local Plan Policies S1, H2, H4 and M4 and material considerations did not indicate otherwise.

38/2007/259

Demolition of public house and erection of 9 No one bedroom flats, site of Alma Inn, Silver Street, Taunton

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) The windows in the first and second floor north-east and south-east rear elevations shall be glazed with obscure glass which shall thereafter be retained. There shall be no alteration or additional windows in these elevations without the prior written consent of the Local Planning Authority;
- (d) Details of the materials and external colour finish to the balconies shall be submitted to, and approved in writing by, the Local Planning Authority prior to work on their erection commencing;
- (e) Details of the design and materials of the windows shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing;

- (f) The windows hereby permitted shall be recessed in the wall to match the existing recesses of the sash windows in the building to be demolished;
- (g) C112 – details of guttering, downpipes and disposal of rainwater;
- (h) C416 – details of size, position and materials of meter boxes;
- (i) C911 – aerials – combined system;
- (j) Details of the bin storage and cycle provision within the site shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter so provided prior to the occupation of any flat;
- (k) No development shall commence until a written legal agreement to provide outdoor active recreation facilities has been provided;
- (l) C201 – landscaping;
- (m) As the area is in Flood Zone 2, the internal ground floor levels of the residential building shall be constructed no lower than the existing building;
- (n) No development approved by this permission 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. The drainage works shall be completed in accordance with the details and timetable agreed;
- (o) Details of a front boundary wall to the site, to be provided prior to occupation shall be submitted to, and agreed in writing by, the Local Planning Authority and thereafter so provided;
- (p) The existing vehicular access shall be stopped up, its use abandoned and the footway reinstated in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Such works shall be completed before the development is occupied.

(Notes to applicant:- (1) Applicant was advised of the need to protect the adjoining properties during demolition and ensure that if any damage occurs reinstatement works are carried out; (2) Applicant was advised of the need for a Section 106 Agreement for play and recreation contribution prior to development commencing; (3) Applicant was advised that in view of the potential flood risks in this locality, the Environment Agency recommends that any developer of this site should give consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. More information can be obtained by contacting the Environment Agency; (4) Applicant was advised that windows should not open over the footway and that downpipes should not project onto the highway; (5) Applicant was advised that the Highway Services Manager must be consulted with regard to the reinstatement of the footway crossing at the access to be closed.)

Reason for granting planning permission:-

The proposed development was considered to comply with Taunton Deane Local Plan Policies S1, S2, H2, H4, C4 and M4 and material considerations did not indicate otherwise.

- (3) That **planning permission 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:-

24/2007/030

Retention of increased height of south-east boundary wall, additional roof light and the substitution of a window for a door and the erection of swimming pool plant room, the Old Canal Barn, Wrantage

Reasons

- (a) The proposed plant room, by reason of its inappropriate location, would have an adverse impact on the character of the barn conversion contrary to Taunton Deane Local Plan Policies S1 and S2;
- (b) The proposed wall by reason of its location and extent would allow car parking and pedestrian access from the main road to the detriment of highway safety contrary to the requirements of the original condition 8 of planning permission 24/2002/011.

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

The Committee felt that the plant room and the height of the wall adversely affected the amenity of the neighbouring property.

Also RESOLVED that enforcement action be taken to secure the reduction in the height of the wall to that previously approved and the removal of the swimming pool plant room.

101. **Conversion of Denmark Inn into 2 No residential units, erection of 3 No units filling the gap between Denmark Inn and Terrace and 4 No additional houses between Denmark Inn and Denmark Walk, Cheddon Road, Taunton (38/2007/291)**

Reported this application.

RESOLVED that subject to the receipt of satisfactory amended plans providing a continuous footway of at least 1.8m wide, the omission of the entrance gate to the car park access and alterations to the existing Cheddon Road elevation, the Development 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) All aspects of the development hereby permitted shall be completed before any of the dwellings hereby permitted are first occupied or before the expiration of any period otherwise agreed in writing with the Local Planning Authority;
- (d) Before work commences on site, a layout shall be submitted making adequate provision for a temporary car park within the site to accommodate operatives and construction vehicles during the contract period and shall indicate the eventual use of that area;
- (e) The area allocated for parking, turning and access on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles and for access in connection with the development hereby permitted;
- (f) Approval of the details of the means of access to the lower car parking site shall be obtained from the Local Planning Authority;
- (g) Before any dwelling hereby approved is first occupied, a properly consolidated and surfaced access, parking and turning area shall be constructed (not loose stone or gravel) details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (h) The access hereby permitted shall not be brought into use until dropped kerbs have been installed at the carriageway edge and a vehicle crossover constructed across the footway fronting the site for the width of the access;
- (i) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 5.5m from the carriageway edge;
- (j) The gradient of the proposed access shall not be steeper than 1:10;
- (k) 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. Such drainage shall be provided prior to the first occupation of any dwelling;
- (l) Before any dwelling hereby approved is first occupied, a 1.8m wide footway shall be constructed over the entire frontage of Cheddon Road in accordance with a specification to be approved in writing by the Local Planning Authority;
- (m) There shall be no obstruction to visibility greater than 600mm above adjoining road level within the areas of land shown coloured green on the attached plan. Such visibility shall be fully provided before works commence on the erection of the dwellings hereby approved and shall thereafter be maintained at all times;
- (n) Suitable secure, sheltered cycle parking shall be provided for the benefit of each dwelling before it is occupied, details of which shall be approved in writing by the Local Planning Authority;
- (o) No development shall be commenced until the means of providing adequate play and recreation contributions for the area have been entered into and secured in writing by the Local Planning Authority;
- (p) C215 – walls and fences;
- (q) P001A – no extensions;
- (r) P003 – no ancillary buildings;
- (s) P006 – no fencing.

(Notes to Applicant:- (1) Applicant was advised that the development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the Wessex Water system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage; (2) Applicant was advised that the proposed disposal of surface water to "mains" is noted. As there are no existing public/separate surface water sewers in the vicinity of the site, Wessex Water advise that alternative methods for the satisfactory disposal of surface water from the site should be investigated (for example soakaways). Surface water should not be discharged to the foul sewer. The Council's Drainage Officer should be satisfied with any suitable arrangement for the disposal of surface water; (3) Applicant was advised that according to records kept by Wessex Water, there is a public water main and combined sewer crossing the site. 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; (4) Applicant was required 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 any arrangements for the protection of Wessex Water infrastructure crossing the site; (5) Applicant was advised that with respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage; (6) Applicant was advised to agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.)

Reason for planning permission, if granted:-

The proposed development would not adversely affect the character of the building or visual or residential amenity or road safety and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2 and H2.

102. Erection of cart shed, erection of garden room and construction of new vehicular access, Oakwood Cottage, Pitminster (30/2007/017)

Reported that this item had been withdrawn from the Agenda.

103. Display of three flagpoles at Ash House, Cook Way, Taunton

Reported that this item had also been withdrawn from the Agenda as the flags and flagpoles had been removed.

(The meeting ended at 7.34 pm.)

06/2007/031

H W BACK & SONS LTD

ERECTION OF DWELLING AND GARAGE FOLLOWING DEMOLITION OF STORAGE BUILDING AT LAND AT BUILDERS YARD, VICARAGE LANE, BISHOPS LYDEARD (RESUBMISSION OF 06/2007/005), AS AMENDED BY DRAWING NO. 05/B RECEIVED 18TH JULY 2007.

316887/129719

FULL

PROPOSAL

The proposal is to demolish a builder's store and replace with a dwelling. The 4 bed dwelling is to be two storey with windows facing north towards a new double garage, with bathroom and landing windows facing south, and a window on the west elevation to bed 2. The proposed materials are rendered walls, concrete tiled roof and timber windows. There is a significant change in level with the builder's yard being approximately 1.2 m above the adjoining residential property. The properties to the west, east and south of the proposal are bungalows, with the dwellings on the frontage to Church Street being two storey cottages. In respect of the bungalows, there are windows within Lambrook which face the site, windows in Radlet facing the site, and both these properties along with Tantonsfield have gardens adjacent to the site. There is a breeze block wall on two sides forming boundaries with Tantonsfield and Radlet, this wall is approximately 3 to 4 m in height on the bungalow's side, but appears lower on the application site. The nearest point to Tantonsfield is 16 m to the boundary wall, with the approximately 1 m to the new dwelling, which will be a blank wall. Radlet to the south is approximately 6.5 m to the boundary, with approximately 7.3 m to the southern boundary of the proposal. Lambrook is an existing bungalow which is surrounded on three sides by the yard and joint access, there is one proposed ground floor window partly facing its rear garden and the living room and bed three windows face the entrance towards Vicarage Lane. A previous application on this site was refused in April due to potential overlooking and loss of privacy. Amended plans have deleted the west facing window and has 2 rooflights to bed 2 and written agreement to have obscure glass to the landing window.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY has considered the previous/current use as a builder's yard, is aware of the parked cars on Church Street and in the lane, but could not justify a recommendation of refusal on the basis of parked cars blocking the visibility or the splay. It is considered that there would not be a significant increase over and above the movement which currently occur on Old Vicarage Lane, so unreasonable to raise a highway objection. Suggests conditions. COUNTY ARCHAEOLOGIST in area of high archaeological interest, close to church etc., likely that there are remains from medieval occupation, so requires a condition for programme of work. WESSEX WATER in foul sewer and water mains area, points of connection to be agreed, notes to applicants.

CONSERVATION OFFICER no objection. ENVIRONMENTAL HEALTH OFFICER suggests contaminated land condition. DRAINAGE OFFICER surface water to be to soakaways to specified standard.

PARISH COUNCIL objects as the building overlooks neighbouring properties, resulting in a loss of privacy, overbearing on adjacent properties, but support the principle of development on site.

12 LETTERS OF OBJECTION (4 being from the same person) but in respect to the amended plans) have been received raising the following issues:- bed 2 will overlook Lambrook; property will be overlooked when diesel tank is removed; concern about parking and traffic; the Parish Council's view for a bungalow has been ignored; there will be no turning or lay-bys when the site is developed; should be a bungalow not a two storey dwelling; the revised plans do not overcome the reasons for refusal; windows are still in the elevation facing south with consequent loss of privacy; frosted glass can be changed to clear; developer is ignoring Parish Council and Local Planning Authority and not proposing a bungalow; amended plans do not overcome the objections; the proposal will still be in an elevated position above the surrounding buildings; the Council is going against previous 'rules' for bungalows only; all recent buildings have been bungalows.

POLICY CONTEXT

The site is within the settlement boundary, and a small part is within the Conservation Area with most of the rest adjacent to the Conservation Area, the following Taunton Deane Borough Council Policies apply:- S1 General Requirements, S2 Design, S4 Rural Centres, H2 Housing within Classified Settlements, EC9 Loss of Employment Land, EN14 Conservation Areas, EN15 Demolition Affecting Conservation Areas, EN23 Areas of High Archaeological Potential. It has been proposed that the Conservation Area boundary be altered to include Old Vicarage Lane itself but not this Application site; the consultation period on the proposed amendments is still ongoing.

ASSESSMENT

The site is within settlement limits and the County Highway Authority does not object to the proposal in terms of traffic generation and parking issues. The Conservation Officer would not consider the aspect of privacy, the concern is generally whether a building is acceptable. It is not considered that the site makes an ideal employment site, albeit that the existing use is employment, previously the Local Plan section has indicated that this is not an issue. The main concerns are the relative heights given the change in levels between the application site and the adjoining sites along with the very well established high walls with the potential loss of privacy. The current proposal is mainly changed from the one previously refused by reason of the retention of the surrounding boundary walls to a height of approx. 2m and amendment to the south facing windows. By reason of the walls, the relative positioning of the buildings and the blank east wall and obscure glass windows in the southern elevation of the proposal, it is not considered that there will be any overlooking to habitable windows, although some overlooking may be possible from the north facing upper windows to part of the garden to Tantonsfield. Such potential

overlooking is not considered to be significant enough to warrant refusal. Any development adjacent to Lambrook is bound to have some impact, however in terms of overlooking, there is no direct overlooking. It is not considered that there would be any other overlooking which would be detrimental to the amenities of local residents. It is not considered that the proposed development will be overbearing on any of the adjacent properties. Government advice to Local Planning Authorities is to increase residential density, thus a two storey dwelling in this location is considered to be acceptable. The proposal as amended is considered to be acceptable and to meet the criteria in the Taunton Deane Local Plan for new residential development.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, garage only, parking retained, no extensions, no further windows, obscure glass only, retain boundary walls to at least 2m in height or if higher as shown on the plans, access to land, landscaping, contaminated land. Notes re Wessex Water, Drainage Officer, Environmental Health Officer, Asbestos.

REASON(S) FOR RECOMMENDATION:- The site is within Village limits, outside the Conservation Area, provides a dwelling with garage and parking, and is considered to be a development which has no detrimental effect on the character of the area and without detriment to the amenities of the locality and is considered to meet Taunton Deane Local Plan Policies S1, S2, S4, H2 and EN23.

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:

10/2007/017

MR & MRS EVERETT

**CONVERSION AND EXTENSION TO BARN AT FORD FARM, MOOR LANE,
CHURCHINFORD.**

321618/112381

FULL

PROPOSAL

The proposal is a revised scheme to convert the existing barn to a dwelling and erect an extension on one side of it off the main elevation to provide garaging. The extension will have a slate roof in place of the existing corrugated roofing of the former modern addition while the existing concrete block walls will be faced in natural stone to match the remainder of the building. The remainder of the lean-to section will remain as exposed timber forming a pergola to provide an enclosed courtyard.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations. WESSEX WATER the proposal is not in a sewered area. The developer has proposed to dispose of surface water to soakaways and your Council should be satisfied with any arrangement for the disposal of foul and surface water flows. There is a water main in the area and the developer will need to agree a point of connection for the supply of water.

ENVIRONMENTAL HEALTH OFFICER recommend a contaminated land condition and note.

PARISH COUNCIL the Council felt using the existing structure to create the required garage constitutes the best course of action for this request. By adopting this course the visual impact on neighbouring properties will be reduced and the conversion will remain within the existing footprint (of the original barn). Similarly the proposals will advantageously retain the original vernacular stone walls. The Council fully supports this application.

5 LETTERS OF SUPPORT has been received raising the following issues:- as the garage will lessen the impact on the environment and will be sympathetic to the existing structure and not affect neighbours or the AONB.

2 LETTERS OF NO OBJECTION have been received.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR5 – Development Outside Towns Rural Centres and Villages, Policy 3 – Areas of Outstanding Natural Beauty.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, S7 – Outside Settlements, H7 – Conversion of Rural Buildings, H17 - Extensions, EN10 – Areas of Outstanding Natural Beauty.

ASSESSMENT

The application site consisted of a stone and block farm building which required considerable alteration to secure a residential conversion and was previously recommended for refusal. The scheme submitted in 2004 that was approved by Members retained the original stone section of the building with a new first floor and roof structure. The more modern concrete block wall and lean-to corrugated roof were to be removed as part of the scheme to show the original stone elevation. The current scheme effectively retains the modern footprint of that which was to be demolished with new stone walls, a lean-to garage and a timber pergola frame set against the main barn elevation and has been submitted contrary to advice given to the applicant.

The main consideration is whether the proposed scheme in its extended form complies with policies in the Local Plan and particularly policies H7 and H17 in terms of the alterations to the building and impact on its form and character. The proposed revised scheme adds to the alterations to the building already allowed and is considered to detract from the form and character of the conversion as it reproduces the form of the modern lean-to block building that was to be demolished. The proposal includes a garage building which could easily be provided for by a detached structure within the area where the pole barn is to be demolished. This option has been suggested but not acted upon.

The garage extension projects out at right angles from the original stone barn and this form is considered to detract from the approved scheme and harm its character contrary to policies S1(D), S2(A), S7, H7 and H17 of the Local Plan. The application is therefore recommended for refusal.

RECOMMENDATION

Permission be REFUSED for reason of the scheme involves a significant extension that alters the character and form of the barn that is contrary to the character and distinctiveness of this property contrary to Taunton Deane Local Plan Policies S1(D), S2(A), S7, H7 and H17.

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:

12/2007/004

MR J HALLIDAY

CHANGE OF USE AND CONVERSION OF BARNs TO 7 UNITS AND ERECTION OF 6 DWELLINGS WITH ACCESS AND PARKING/GARAGING AT CORFE FARM, CORFE

323248/119823

FULL

PROPOSAL

The proposal is to convert a number of barns within the settlement limit on the edge of Corfe to provide 7 dwellings and to demolish modern farm buildings to the east and erect a further complex of 6 dwellings to reflect the courtyard character of the existing barns. The development overall will provide 7 No. 2 bedroom units, 5 No. 3 bedroom units and 1 No. 4 bedroom. A structural survey and wildlife survey have been submitted with the application as has a concurrent listed building application.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the land is allocated for development in the Taunton Deane Local Plan and in consequence there is no objection in principle to the proposed development. From a detailed viewpoint the site block plan is inaccurate and does not show the footway which runs along the B3170 adjacent to the site and I am concerned that the junction radius may have been joined to the rear of the footway rather than to the front. In consequence I would wish to see a new accurate plan on a measured survey showing the access and appropriate visibility splays. With regard to the internal layout this is proposed to be private which is acceptable, however charges will be made under the advanced payments code and retained by the Highway Authority should this remain private. The principle of the access road is acceptable at 5 m as a shared surface road. However the proposal to have the majority of it unsurfaced is inappropriate as all estate roads have to be designed and constructed to adoptable standards. I have tried to contact the agent and would suggest a meeting to discuss the detail before the application is determined. COUNTY ARCHAEOLOGIST no objection on archaeological grounds. WESSEX WATER the development is located in a foul sewer area and the developer need to agree a point of connection at detailed design stage. There is a public foul/surface water sewer crossing the site and an easement is normally required and diversion or protection works may be needed. A condition or informative is required to protect Wessex infrastructure crossing the site. The developer has proposed to dispose of surface water to existing drainage and new soakaways. Surface water should not be discharged to the foul sewer. Attenuation of flows may be required and you should be satisfied with any arrangement for the disposal of surface water from the proposal. There are water mains in the vicinity and connection can be agreed at detailed stage.

LANDSCAPE OFFICER subject to detailed landscape proposals it should be possible to accommodate the proposed changes in the local landscape. NATURE

CONSERVATION OFFICER I support the need for provision of swallow nest sites in the new development. I suggest a condition and also a condition for further survey if not commenced in a year. CONSERVATION OFFICER the design of the new build should not purport to be conversions of traditional barns but harmonise/be sympathetic to the adjacent complex. As such I would suggest timber boarding to window openings/false shuttering is deleted. It is not clear if all existing concrete hard standings are to be removed. If not they should be. The design concept/layout has been carefully evolved resulting in an overall scheme worthy of support. This said it is not clear whether the site will be developed by the applicant or sold off. In respect of the latter I would advise that the standard planning conditions are strengthened to ensure long term maintenance of the following details to be approved by relevant conditions: sample panel of stone/brickwork, details of windows/doors/external finished treatment of joinery, venting of roofs/wc's/bathrooms/kitchens, slate ridges, shiplap, wany edge boarding including finished treatment, flues to woodburning stoves, porches, obscure glazing, cills, lintels, timber windows and doors, guttering/downpipes and meter boxes. Whilst storage facilities have been provided in the garaging I believe it is important to remove PD Rights for garages, porches, extensions, sheds, dormers, rooflights, additional flues, fences/gates/walls and satellite dishes. The concept of hard and soft landscaping is positive and therefore needs to be carefully considered by appropriate conditions which ensure implementation and maintenance of approved details. I would suggest post and rail fencing be supplemented by planting and appropriately conditioned to be maintained.

PLANNING POLICY 1. The site is allocated for at least 6 dwellings in the adopted Taunton Deane Local Plan (TDLP) policy CO1. The proposal is for a larger number of dwellings (13). However in other respects the proposal reflects the principles set out in the policy and the higher number of dwellings is not considered to be unacceptable. It would raise the density of the development so represents a more efficient use of land.

2. While the proposal extends the site very slightly further north and east from that allocated in the TDLP, and hence beyond the settlement limits of the village, this is so slight to be insignificant. Planting is proposed along the northern boundary, (again in line with TDLP) and also along the eastern boundary.

3. The proposal reflects Policy CO1 in that the stone farmhouse would be retained, the traditional outbuildings converted and the dilapidated agricultural buildings to the rear redeveloped for housing. Significant effort seems to have gone into designing the development to respect the character of the traditional buildings and conservation area. This should be verified through consultation with the Conservation Officer.

4. Policy S1 applies and the Highway Authority should be consulted with regard to criterion A on road safety issues.

5. No provision for affordable housing is included. Policy H9 of the TDLP applies and paragraph 3.52 indicates it is reasonable for sites accommodating 3 or more dwellings to provide affordable housing. The comments of the Housing Officer should be sought for the level of need for affordable housing in Corfe parish and neighbouring parishes. Provision of affordable housing would be beneficial because there is an overall shortage of such housing.

6. The proposal does not refer to provision for maximising the energy efficiency of new development or incorporation of renewable energy. Such provision should be sought. The consultation 'Planning and Climate Change', the supplement to PPS1, states new development should be located and designed to optimise its carbon performance and limit its likely contribution to carbon emissions. There is significant scope to do so with the incorporation of heat pumps, perhaps beneath the northern boundary. Solar panels

on south facing roofs may be a possibility, but impact on the conservation area should be considered. Subject to the points in 3, 4, 5 and 6 above the proposal is acceptable in principle. ENVIRONMENTAL HEALTH OFFICER I recommend a contaminated land condition and note. HOUSING OFFICER I would require two units for affordable housing and a commuted sum for the barn conversions equal to 2.33 affordable housing units. LEISURE DEVELOPMENT MANAGER in accordance with the Local Plan policy C4 provision for play and active recreation should be made for the residents of these dwellings. A contribution of £1,023 for each dwelling should be made towards the provision of facilities for active outdoor recreation and an additional contribution of £1,785 for each 2 bedroom + dwelling should be made towards children's play provision. The contributions should be indexed linked and would be spent in locations accessible to the occupants of the dwellings.

PARISH COUNCIL object. Councillors and members of the public were all aware of the Local plan policy CO1 and the long standing commitment to an appropriate residential development of the site. The principle was not a matter for debate and there was wholesale support for a scheme of sensitive scale and design to enhance the currently derelict area at the entrance to the village. Nevertheless a number of concerns were raised about the proposal s follows:- 1. The scale of the development involving 13 units was considered to be too large, adding a potential 15-20% to the population of the village with no shop or post office, no school and almost non-existent public transport. A reduction in the number of units proposed was therefore felt to be desirable to be more in keeping with the existing village scale and layout. 2. The density of the proposed development had led to some of the new build units being too close to neighbouring properties in Mill Lane. As a result two properties in particular, Jomar and Kirk Lea, would be overlooked from upstairs windows in the proposed new barns F1, F2 and G1. The consequential loss of privacy and amenity to these properties was considered unacceptable and a modification of the scheme to reduce the impact by shifting the building line north was considered to be necessary. 3. Highway safety was a serious concern. The proximity of the site access to the 40 mph speed limit at the entrance from the north, with many vehicles still travelling at well above that speed was considered to be very dangerous. The scheme provides for 26 parking spaces and the consequential additional daily vehicle movements would be many times greater than the present occasional farm traffic. The Council is currently in correspondence with the Highway Authority over a reduction in the speed limit through the village to 30 mph, but is aware this process will take some time. In the meantime it was felt that should permission be granted the existing 40 mph sign should be moved further to the north hopefully to reduce traffic speed at the entrance to the site. Obviously a reduction in the number of units referred to above, would also have a consequential benefit of reducing the number of potentially dangerous vehicle movements. 4. Concerns were raised over the capacity of the village service infrastructure to accommodate a development of this scale; in particular the sewer capacity and electricity supply load came into question, and the Council would expect the relevant utility companies to thoroughly investigate these matters to ensure capacity problems would not arise. The comments of the Forward Planning Unit regarding energy efficiency are supported and the development should be required to be as eco-friendly as possible. 5. Wildlife is seen as an important element of village life and appropriate safeguards should be conditionally required to mitigate the effect of the development on flora and fauna. 6.

A very high standard of landscaping would be also be required to reduce the impact of the development on the village approach from the north and to ensure the rural character of the area is maintained, and to avoid the 'suburbanisation' of the approach to the Conservation Area.

7 LETTERS OF OBJECTIONS have been received raising the following issues:- increase in density with 13 units, will add 20% to size of village, the new build is too close to the boundary with neighbours, site plan inaccurate, impact on privacy, loss of outlook, light and privacy, the access is poor and dangerous, increased traffic movements of at least 52 vehicles a day will increase the likelihood of accidents, there is no public transport, the traffic volume will increase, boundary planting will take years to establish and wildlife will be affected. The Local Plan Inspector looked at 6 units but 13 are proposed which is an overdevelopment. It does not comply with policy. The Local Plan Inspector considered affordable housing inappropriate here and this conflicts with the Housing Officer. The dwellings are out of keeping with adjacent detached family homes and should be detached dwellings. If barn style development is acceptable then they should be re-sited to the north and possibly one unit deleted. The proposal ignores the listing of the farmhouse and is out of keeping. Concern that the waste infrastructure will not cope, impact on health of a possible additional electricity sub-station, the development should be mixed styles, noise pollution, properties too big, impact on amenity with stores and oil tanks, access and visibility inadequate and impact on road during construction.

1 LETTER OF NO OBJECTION has been received.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West Policy EN3 – The Historic Environment.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR5 – Development in Rural Centres and Villages, Policy 1 – Nature Conservation, Policy 9 – The Built Historic Environment, Policy 35 – Affordable Housing, Policy 48 – Access and Parking.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing in Settlements, CO1 – Corfe, H9 – Affordable Housing, M4 – Residential Parking Requirements, C4 – Standards for Play and Open Space Provision, EN5 – Protected Species, EN14 – Conservation Areas, EN16 – Setting of Listed Buildings.

ASSESSMENT

The proposal is to erect 6 new dwellings and convert an existing complex of barns set on the edge but within the settlement limits of Corfe. The site forms part of an allocated site within the Local Plan and the main considerations are the design, impact on the character of the area and setting of the listed building, impact on neighbour's amenity, provision of play space and affordable housing.

The site lies on the edge of Corfe and forms an allocated site within the settlement boundary. The policy CO1 seeks at least six dwellings, to comprise sensitive

conversion of the farmhouse and traditional outbuildings plus redevelopment of the large dilapidated agricultural buildings, provided the design materials and layout reflect the traditional farm buildings and respect the character of the conservation area and sensitive planting is provided to the northern boundary. While the red line area marginally extends the defined Local Plan site by a matter of metres these areas are to consist of boundary landscaping to soften the impact of the development from the north as required. The policy CO1 in the Local Plan seeks at least 6 dwellings here and given the PPS3 requirements and the replacement of the disused farm buildings the provision of 6 new units, together with the conversion of existing barns, is not considered to be contrary to the policy and is considered to be in character with the conservation area and the setting of the listed building. The density is not considered overdevelopment and is considered to be in keeping with the character of the area given the sensitive design and landscaping proposed.

The design of the new build is one of a courtyard design to reflect the character of the nearby complex of barns, listed by virtue of the farmhouse listing. The design of a two storey 'L' shaped linked complex is considered an appropriate one. A development of large detached dwellings akin to the development to the east would be inappropriate here and would not be considered to reflect the character of the conservation area or the listed farm buildings. The farm buildings are to be re-used and converted to 7 units while retaining the character and setting of these buildings as well as the adjacent farmhouse.

The layout has been amended to take into account the concerns of the amenity of the neighbouring property with the new dwellings set a further 5.2 m away from the boundary. The windows on the elevation facing the boundary serve bedrooms and the distance of between 9.4 and 13 m away from private amenity space is considered to be acceptable. The one existing window in the barn adjacent to the boundary with neighbours is to be bricked up.

The Highway Authority consider the proposal to be acceptable in principle and the revised plan accurately shows the access visibility requirements. The surface of the road proposed is to be a 'pavior' surface avoiding tarmac and concrete kerbing to try and maintain a rural feel to the development. Access is proposed off the road as at the present time with parking arranged away from the courtyard either in new garage enclosures or on existing hardstandings to the north. A new parking area is formed for the farmhouse at the end of the gable to Barn A and this will have screening to the roadside elevation. The impact of the parking areas is limited and is considered acceptable in terms of the setting of the buildings and will be partially screened by new landscape planting.

The development proposed 13 units in total and the development of this scale requires a contribution for play and open space provision in line with policy C4 of the Taunton Deane Local Plan. This is to be sought through a Section 106 Agreement. In addition the provision of more than 3 new dwellings in rural areas requires provision for affordable housing. The Housing Officer is seeking 2 units (1 x 2 bed and 1 x 3 bed) plus a commuted sum in this instance and this will need to be secured through a legal agreement.

The wildlife survey found no evidence of bats and the only mitigation required was the provision of future nesting opportunities for swallows. This recommendation can be sought through an appropriate condition. The issue of energy efficiency measures have been considered by the developer. The developer argues that solar panels and photovoltaics are not appropriate due to the 'pay back' period and the visual impact in terms of the roofscape given the conservation nature of the site. A heat pump system has also been considered but rejected due to the cost. The applicant intends to concentrate on the improved energy efficiency of the units themselves through insulation given the costs of natural materials to be employed in the development. The lack of specific features is regretted however it is not considered a reason to refuse the development in policy terms and there would be no reason why features could not be provided in the future.

In summary the scheme is considered to be a sensitive one that respects the character of the immediate area and now listed farm buildings. The new buildings are considered to respect the amenity of neighbours and the character of the area and subject to the provision of affordable housing and the necessary leisure and recreation contributions the development is considered acceptable.

RECOMMENDATION

Subject to a Section 106 Agreement concerning the provision of affordable housing and leisure and recreation contributions the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, sample panels, landscaping, materials for road & drives, guttering, swallow nest provision, meter boxes, services underground, combined aerial system, timber windows and doors, details of finished treatment of joinery, windows/doors, venting, flues, cills/lintels, balcony, porch and glazing detail, recessed windows, drainage, no extensions, no outbuildings, no fencing, schedule of works, materials for repairs, bin and cycle storage, internal waste pipes and further wildlife survey. Note re 106 agreement and LB consent.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to reflect the requirements of Taunton Deane Local Plan policies CO1, S1, S2, H2, H9, C4, M4, EN14 and EN16 and material considerations do not indicate otherwise.

Should the S.106 Agreement not be signed by the 23rd September, 2007 the Development Manager in consultation with the Chair/Vice Chair be authorised to REFUSE permission on the grounds of lack play and open space and affordable housing provision contrary to policies C4 and H9 of the 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: 356398 MR G CLIFFORD

NOTES:

12/2007/005LB

MR J HALLIDAY

CONVERSION OF BARNs TO 7 UNITS AND ASSOCIATED WORKS AT CORFE FARM, CORFE

323248/119823

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal is to convert a number of barns within the settlement limit on the edge of Corfe to provide 7 dwellings. A structural survey and wildlife survey have been submitted with the application. The proposal is designed to retain the character of the existing barns which are now listed by virtue of a Building Preservation Notice previously served.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER in my opinion the overall scheme represents a satisfactory positive development subject to safeguards suggested by my consultation response to 12/2007/004. Other than Barn A, the extant agricultural buildings forming the courtyard to the farmhouse are of limited merit due to extensive alterations. As such I consider the proposed alterations acceptable. I therefore support the listed building application subject to conditions.

PARISH COUNCIL object. Councillors and members of the public were all aware of the Local Plan Policy CO1 and the long standing commitment to an appropriate residential development of the site. The principle was not a matter for debate and there was wholesale support for a scheme of sensitive scale and design to enhance the currently derelict area at the entrance to the village. Nevertheless a number of concerns were raised about the proposal as follows:- 1. The scale of the development involving 13 units was considered to be too large, adding a potential 15-20% to the population of the village with no shop or post office, no school and almost non-existent public transport. A reduction in the number of units proposed was therefore felt to be desirable to be more in keeping with the existing village scale and layout. 2. The density of the proposed development had led to some of the new build units being too close to neighbouring properties in Mill Lane. As a result two properties in particular, Jomar and Kirk Lea, would be overlooked from upstairs windows in the proposed new barns F1, F2 and G1. The consequential loss of privacy and amenity to these properties was considered unacceptable and a modification of the scheme to reduce the impact by shifting the building line north was considered to be necessary. 3. Highway safety was a serious concern. The proximity of the site access to the 40 mph speed limit at the entrance from the north, with many vehicles still travelling at well above that speed was considered to be very dangerous. The scheme provides for 26 parking spaces and the consequential additional daily vehicle movements would be many times greater than the present occasional farm traffic. The Council is currently in correspondence with the Highway Authority over a reduction in the speed limit through the village to 30 mph, but is

aware this process will take some time. In the meantime it was felt that should permission be granted the existing 40 mph sign should be moved further to the north hopefully to reduce traffic speed at the entrance to the site. Obviously a reduction in the number of units referred to above, would also have a consequential benefit of reducing the number of potentially dangerous vehicle movements. 4. Concerns were raised over the capacity of the village service infrastructure to accommodate a development of this scale; in particular the sewer capacity and electricity supply load came into question, and the Council would expect the relevant utility companies to thoroughly investigate these matters to ensure capacity problems would not arise. The comments of the Forward Planning Unit regarding energy efficiency are supported and the development should be required to be as eco-friendly as possible. 5. Wildlife is seen as an important element of village life and appropriate safeguards should be conditionally required to mitigate the effect of the development on flora and fauna. 6. A very high standard of landscaping would be also be required to reduce the impact of the development on the village approach from the north and to ensure the rural character of the area is maintained, and to avoid the 'suburbanisation' of the approach to the Conservation Area.

2 LETTERS OF OBJECTION have been received raising the following issues:- parking area in front of complex and roadside barn, prefer to see barn-type garage to the south of the farmhouse; landscape screening of parking may obscure visibility; concern over safety of children having to cross main road; speed limit should be reduced; safety of site access; traffic will increase; density too high and will increase village by 20%; electricity and sewerage provision may be inadequate; loss of privacy; impact on neighbour and impact on future viability of farmhouse.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West Policy EN3 – The Historic Environment.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR5 – Development in Rural Centres and Villages, POLICY 9 – The Built Historic Environment.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, EN14 – Conservation Areas, EN16 – Setting of Listed Buildings, EN17 – Alterations to Listed Buildings.

ASSESSMENT

The proposal converts the existing complex of barns to the side and rear of the farmhouse to provide 7 units of accommodation around the existing courtyard. The listed building considerations are the impact on the character of the barns and their setting.

The barns have been much altered over the years and other than Barn A, the others are of limited historic merit, although covered by the listing of the main farmhouse. The scheme includes 3 conservation style rooflights on the main barn but on the courtyard side. The number and size of openings has been kept to a minimum and

the Conservation Officer considers the scheme to be a positive one respecting the character of buildings and the farmhouse.

Access is proposed off the road as at the present time with parking arranged away from the courtyard either in new garage enclosures or on existing hardstandings to the north. A new parking area is formed for the farmhouse at the end of the gable to Barn A and this will have screening to the roadside elevation. The impact of the parking areas is limited and is considered acceptable in terms of the setting of the buildings and will be partially screened by planting.

The changes to the buildings, which include an element of re-building, are considered acceptable as the site lies within the settlement limit and this retains the character of the original complex. The development requires specific conditions to ensure details provided are acceptable and subject to these the proposal is considered acceptable.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit, materials, sample panels, schedule of structural works/repairs, no ceilings or beams covered without consent, details of rooflights, slate and ridge materials, guttering/downpipes, doors (internal and external), architraves, skirtings, staircases, windows, insulation, venting of roofs and rooms, glazed screens, flues, new floors, joinery treatment, glazing, lintels, cills and guarding to Barn B. Note re planning permission and double glazing.

REASON(S) FOR RECOMMENDATION:- The proposed scheme retains the character of the outbuildings in relation to the main farmhouse in compliance with Taunton Deane Local Plan policies S1, S2, EN14, EN16 and EN17 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:

35/2007/011

MR & MRS MILTON

**CHANGE OF USE AND CONVERSION OF BARN TO FORM DWELLING AT
POTTERS COTTAGE, APPLEY**

307160/121607

FULL

PROPOSAL

The proposal comprises the change of use and conversion of a barn to form a dwelling, with parking and turning adjacent to the barn using an existing access. A new access is proposed to serve the existing dwellings to the north of the barn. The barn is 5.2 m x 6.7 m x 5.9 m high. It is constructed with natural stone and a corrugated iron pitched roof. It is currently used as a garage/workshop. It has existing openings on all sides. The proposed alterations to the barn include replacement roof with natural slate and the addition of one window, and an existing window to be changed into a door.

A design and access statement, structural survey, wildlife report and alternative commercial use report have been submitted with the application.

This proposal was previously refused, based on the same information that has been provided with this application.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY In terms of traffic generation the proposed development may generate a similar level of traffic to that of the agricultural use of the barn, but the nature of the trip patterns connected with a residential use are likely to be very different with a higher level of longer distance trips. The proposed development site is remote from any urban area and therefore distant from adequate services and facilities, such as, education, employment, health, retail and leisure, in addition, there are very limited public transport services. As a consequence, occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Review (adopted policies: April 2000). Notwithstanding the aforementioned comments, it must be a matter for the Local Planning Authority to decide whether the retention of the building for re-use and/or any other overriding planning need, outweighs the transport policies that seek to reduce reliance on private car. The proposal will utilise an existing vehicular access that derives access from/onto a classified unnumbered highway that will become the parking area (for 2 vehicles) for the converted barn, with a new access being created to the north for the existing dwellings. Visibility from the existing access is substandard, however if the proposed new access incorporated splays extending to the extremities of the site, this would provide and improve visibility for the proposed development and existing dwellings

deriving access from the new access. If the Local Planning Authority is minded to grant consent, list of conditions recommended.

NATURE CONSERVATION AND RESERVES OFFICER evidence of sparrows nesting was found and evidence of a badger pathway 15 m to the north, but no setts. Recommend a condition to protect nesting birds, provision of access for bats, and informative note.

PARISH COUNCIL supports the proposal, bearing in mind the valid comments on refusal of the first application, if a condition to limit any subsequent extension can be imposed, this small unit could be a potential first home for a young couple or family, which would be welcome in this area, therefore the Council would wish to support this application.

SIX LETTERS OF SUPPORT have been received raising the following issues:- the home would be suitable for local young people and first time buyers; suggestions that any car parking is screened by natural hedging or trees; and that there is a restriction on outside lighting.

POLICY CONTEXT

PPS7 – Sustainable Development in Rural Areas, PPG13 - Transport, RPG10.

Somerset and Exmoor National Park Joint Structure Plan Review Policies 49, STR1 and STR6.

Taunton Deane Local Plan Policies H7 & EC6 (Conversion of Rural Buildings).

ASSESSMENT

This is a small stone building close to the road in an unlisted settlement. Policy EC6 permits the conversion of rural buildings to commercial uses, subject to certain criteria and it is considered that this building would lend itself to a commercial use. However, this application is not for conversion to a commercial use and the agent has submitted a letter which indicates that he considers that a commercial use would be unlikely as the renovation and set up costs would be prohibitive. He also states that a business use close to existing dwellings would have a detrimental effect, and there are vacant business premises available in Greenham and Wellington. No evidence has been submitted to support this view, and until the identity of a commercial use is known, it is not possible to say that a commercial use would be unacceptable.

Policy H7 does not permit conversion to a residential use unless certain criteria are fulfilled. With regard to these criteria, the building is very small and would only be a 2-bedroom dwelling. It is likely that there would be pressure in the future to extend it, especially in such a rural location, and it could not be extended without changing the character. No marketing exercise has been undertaken and there is no evidence that it is unlikely to attract a suitable business re-use. The new access and drive to serve the cottage behind, the parking and turning area and the use of part of the field

as residential curtilage for the barn detract from the visual amenities of this rural location.

RECOMMENDATION

Permission be REFUSED for the reason that the site is located in the countryside where the conversion of rural buildings to residential use will not be permitted unless certain criteria are fulfilled. In this case the proposal does not fulfil some of the criteria. No marketing exercise has been undertaken to establish whether a suitable commercial use would be attracted. The building is small and in this location it is likely that there would be pressure for it to be extended in the future. It is considered that the building could not be extended without changing the character. The access, parking and residential curtilage would detract from the visual qualities of an attractive rural area. The proposal is therefore contrary to Taunton Deane Local Plan Policies H7 and EC6.

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

CONTACT OFFICER: 356469 MISS C NUTE

NOTES:

38/2007/288

MR D COMER

DEMOLITION OF GARAGE AND ERECTION OF DWELLING AT LAND TO THE EAST OF 3, NORTHFIELD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 15TH AUGUST, 2007 WITH ATTACHED PLANS

322188/125002

FULL

PROPOSAL

The proposal comprises the demolition of a dilapidated double garage and its replacement with a 2 storey single bedroomed dwelling house on a similar footprint. There would be no additional curtilage with the dwelling, and therefore no amenity area or on-site parking is proposed.

An amended drawing has been submitted which incorporates bin and cycle storage within the dwelling.

Planning permission was granted for the demolition of the garage and its replacement with a 2 storey building to form an office and garage/store, in August 2004, reference 38/2004/277.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposed single bedroomed dwelling is situated within the town centre for Taunton where a lower level of car parking provision is appropriate. Consequently there is no highway objection to the proposal. WESSEX WATER recommends notes.

9 LETTERS OF OBJECTION have been received raising the following issues:- a 1 bedroomed dwelling is inappropriate for the area; parking and road safety problems would be exacerbated; no room available for the wheelie bin; loss of light would result; no garden space is available; existing properties would be devalued.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H2 seek to safeguard, inter alia, visual and residential amenity and road safety. Policy M4 promotes sustainable travel, and encourages car free residential developments in appropriate locations such as Taunton Town Centre.

ASSESSMENT

The proposal cannot reasonably be resisted in road safety/parking terms because policy M4 encourages car free development in areas such as this, and the County Highway Authority raise no objection.

In visual terms, the proposal would represent an improvement to the existing dilapidated garage, and in respect of impact on residential amenity, no neighbouring property would be adversely affected.

The only issue of concern is provision of cycle and bin storage, and the agent has submitted and amended drawing which incorporates these facilities inside the building.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, no additional windows, and details of foul and surface water to be submitted.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity or road safety and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 and H2.

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:

38/2007/299

MR R CRIDDLE

DEMOLITION OF HOUSE AND ERECTION OF 12 NO. ONE BEDROOM FLATS AT 74 SOUTH STREET, TAUNTON AS AMENDED BY PLANS NOS. 5606/10A, 14A AND 15 RECEIVED 22ND AUGUST, 2007

323482/124316

FULL

PROPOSAL

Permission is sought for the erection of 11 No. one bedroom flats on the site of an existing two storey residential dwelling. The scheme has been amended and reduced from 12 flats following concerns to the impact of the development. The existing building measures 8.0 m to the ridge. The proposed building would be three storeys high and measure 10.0 m at its highest point, 9.0 m above ground level. The footprint of the building would be 12.3 m in width and 15.8 m in depth. To the front, the proposed building would extend beyond the building line of the existing dwelling and be positioned in line with row of terraced properties to the north. The footprint of the building would be within 1.0 m from the boundary with the adjoining dwellings. Proposed materials are indicated to be agreed at a later stage, although the design and access statement refers to the use of faced brickwork of similar colour and texture to the older surrounding buildings. The site is located within the designated Taunton Central Area and as such the site is well related to essential facilities and services. No parking is provided within the scheme.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site lies within the town centre and consequently the proposal not to provide car parking can be considered acceptable. However, with a new build and the extent of the site it ought to be relatively easy to provide adequate cycle parking. Therefore in the event of any permission being granted a condition require secure and sheltered cycle parking for 12 cycles should be imposed. WESSEX WATER the development is located within a sewered area and the developer will need to agree points of connection. In respect of water, there are water mains and connection point can be agreed at detailed design stage. Although not shown on the public sewer record drawing, we understand there may be a sewer crossing the site that, by virtue of its age, could be deemed a public sewer under the former Section 24 provision of the Public Health Act 1936. Public sewerage apparatus is covered by statutory easement and no new building or similar works will normally be allowed within a minimum of 3.0 m if this apparatus.

LANDSCAPE OFFICER previous comments - subject to suitable tree planting it should be possible to soften the impact of the proposals within the street scene. LEISURE DEVELOPMENT TEAM MANAGER in accordance with Policy C4 provision for play and recreation must be made. As each dwelling in the proposed development consists of one bedroom a contribution of £1023.00 per dwelling towards active recreational facilities and playing fields. ENVIRONMENTAL HEALTH

OFFICER the applicant is requested to investigate the history and current condition of the site

9 LETTERS OF OBJECTION have been received raising the following issues:- overdevelopment of the site; footprint of the built form getting physically closer to the road frontage and the boundary; significant increase in depth: loss of privacy; loss of amenity due to lack of parking provision; East Reach is below national air quality standards and the additional congestion would compound the problem; South Street is part of an environmental area; design out of character; little consideration for the people living next door; out of scale with surrounding properties; loss of light: overshadowing; inadequate parking; noise; reduce views; no need to demolish a family house; when originally built it was first proposed to be a bungalow but this was refused on the grounds of being out of character, so how can a block of flats be considered acceptable.

WARD COUNCILLOR supports the representations made by the local residents of South Street. The proposed building is out of scale with the existing street scene and does not reinforce the area. Indeed with listed property so close this proposal would be detrimental to the ambiance and character of the street. It is an overdevelopment of a small plot, taking away a perfectly satisfactory existing family home with off street parking. The proposal fails to provide any car parking or even storage for pedal cycles. There is also no facility for satisfactory storage of refuse/recycling. It is naive to think that not one of the proposed new residents will have a vehicle and this can only make worse the already difficult parking situation in this area. The block is large and will cause significant loss of light and a feeling of enclosure to No. 71 adjacent.

POLICY CONTEXT

PPS1 (Delivering Sustainable Development).

PPG3 (Housing), PPG13 (Transport).

RPG10 - Regional Planning Guidance for the South West Policy HO 5: (Previously Developed Land).

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR4 (Development in Towns), Policy 33 (Provision of Housing), Policy 48 (Access and Parking).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H2 (Housing in Settlements), M4 (Residential Parking Requirements), C4 (Open Space Requirements).

ASSESSMENT

It is considered the pertinent issues for consideration in the determination of the application relate to the visual appearance of the building and its impact upon the character and appearance of the area; impact upon residential amenity; and highway safety implications.

This application has sought to address previous concerns to the scale and design of the building and its impact on the street scene. It is considered that the revised design is acceptable and the use of matching materials would help to assimilate the development into the locality. The site does not lie in a conservation area and the building proposed to be demolished is of no particular architectural merit. The predominant building pattern is of two storey dwellings of a smaller footprint and scale, in rectilinear form. However, by digging down the building would be of similar height to the row of terraced properties and would provide an efficient use of land without causing any demonstrable harm to the appearance of the street scene, especially given the existing context of the site.

In terms of assessing the impact of the development on the residential amenity of adjoining occupiers, it is considered the revised scheme has addressed the previous concerns to the development. The internal arrangement has been designed to avoid any unreasonable overlooking to adjoining properties. It is considered that the proposal given its orientation and separation distances would not be so harmful to the residential amenities of No. 76 as to warrant a refusal of the scheme. In assessing the impact of the development on No. 72 it is noted that the scale of the development, to the rear, has been amended significantly. The rear wing has been set down considerably on the boundary with No. 72 and as such it is considered the proposal would not appear so over dominating or reduce light as to be harmful to the living conditions of No. 72.

One of the recurring concerns from local residents is that of the lack of parking provision within the site and the knock on effect this will have on the locality. The Highway Authority considers that by reason of the location of the site close to the services and amenities of the town centre, it is acceptable to have zero parking provision on site. The site is therefore considered appropriate for car free development. However, as part of any consent a requirement would be imposed to provide safe cycle storage for cycles within the site.

The provision of 12 flats requires a contribution towards off site play and open space provision in compliance with policy C4 of the Local Plan. In accordance with standard provisions this equates to £1023.00 per one bed unit. Should Members consider the development to be acceptable then a Section 106 Agreement or suitable condition would be required to ensure that the required contribution was made.

It is accepted that national planning guidance seeks to make the best use of brownfield land, especially in sustainable locations such as town centre locations. Furthermore it is accepted that the proposed development has addressed previous design concerns and reduced any impact upon local residents as such it is recommended the application be approved.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, cycle parking, meter boxes, aerals, landscaping, contamination and no development without prior

written agreement to secure leisure and recreation contributions. Notes re Wessex Water systems, contamination.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered acceptable and material considerations do not indicate otherwise. The development accords with Taunton Deane Local Plan Policies H1, H2, S1 and S2.

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

NOTES:

48/2007/046

MR GEORGE STARK

ERECTION OF SINGLE STOREY EXTENSION AND ALTERATIONS TO FLAT ROOF TO FORM PITCHED ROOF, 71 GREENWAY, MONKTON HEATHFIELD

325418/127373

FULL

PROPOSAL

Permission is sought to erect an extension measuring 6.4 m x 1.7 m leading into two bay windows measuring 2.1 m x .8 m on the front of this detached bungalow. In addition, a pitched roof is proposed to replace an existing flat roof. The existing dwelling is rendered under a tiled roof, materials for the proposal will match the existing.

The applicant is a Member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Policy H17 - Extensions to dwellings.

ASSESSMENT

The proposal by virtue of size, scale, design and materials is acceptable and in accordance with Policy H17.

RECOMMENDATION

Subject to no representations raising new issues by 7th September, 2007 the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension and the alteration to the roof will have no material impact on amenity or the street scene and complies with Taunton Deane Local Plan Policy H17.

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

CONTACT OFFICER: 356462 MRS S MELHUISE

NOTES:

Planning Committee – 5 September, 2007

Report of the Development Manager

Countryside Item

Objection to Taunton Deane Borough (Taunton No. 3) Tree Preservation Order 2007, Trinity Court, Haywood Road, Taunton - TD1034, T1 Norway Maple, T2 Purple Norway Maple, G1- 11 Poplars and 2 Holm Oaks

The Tree Preservation Order was served in response to a proposal by Knightstone to fell one of the Norway Maples. The owner of the trees is the Knightstone Housing Association, Blackbrook Business Park, Taunton.

An objection to the above Tree Preservation Order has been received and the reasons for the objection are summarised below:-

- (a) The trees block out light.
- (b) The debris from the trees, such as leaves and seeds, causes a nuisance and blocks drains.
- (c) The height of the trees and the fact that they sway in the wind distresses the children.
- (d) The trees are affecting the health of the family.

Officer's Comments

The trees are in good health and contribute to the 'leafy' character of this part of Taunton. They are visible to the general public and, in particular the poplars, can be seen from some distance away.

Further to the above objection and concerns raised by Knightstone Housing Association regarding loss of light to their flats, a more considered assessment of the trees has now been made.

Group 1 of the Order comprises a staggered row of 11 Poplar trees and 2 Holm Oaks. Whilst the Poplars do have amenity value, it is agreed that they are not the most suitable trees to be planted in such close proximity to dwellings due to their height, rate of growth and potential to cause more damage to structures than other species. Their phased removal and replacement with more desirable species over the next few years should therefore be considered. Certain trees currently at each end of Group 1 should therefore be omitted from the Order.

Two Cherry trees have been identified within Group 1. These should be included in the Order.

RECOMMENDATION

The Tree Preservation Order be modified to omit 5 Poplar trees from Group 1, 4 from the southern end of the group and one from the northern end. The Order should be confirmed to include T1, T2 and G1 comprising 6 Poplar trees, 2 Holm Oaks and 2 Cherry trees. The trees omitted from the Order should be identified on site.

Notes

Before removing the Poplar trees, Knightstone should seek professional advice regarding the possibility of ground heave and its effect on adjacent properties, particularly 22 Haywood Road.

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

CONTACT OFFICER: Mr D Galley Tel: 356493