



## Planning Committee

You are requested to attend a meeting of the Planning Committee to be held in The John Meikle Room, The Deane House, Belvedere Road, Taunton on 9 June 2010 at 17:00.

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### Agenda

- 1 Apologies.
- 2 Minutes of the meeting of the Planning Committee held on 19 May 2010 (attached).
- 3 Public Question Time.
- 4 Declaration of Interests  
To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct (attached)
- 5 38/10/0089 – Erection of extension to the rear of the garage at 36 Parkfield Drive, Taunton
- 6 38/10/0094 – Erection of single storey rear and side extension at 83 Greenway Avenue, Taunton
- 7 38/10/0133 – Installation of UPVC window at 6 Northfield Gardens, Taunton
- 8 38/08/0022 - Residential development at Area A, Firepool Lock, Taunton
- 9 Planning Appeals - the latest appeal decisions received (details attached)

Tonya Meers  
Legal and Democratic Services Manager

01 June 2010

Members of the public are welcome to attend the meeting and listen to the discussions.

There is time set aside at the beginning of most meetings to allow the public to ask questions.

Speaking under “Public Question Time” is limited to 4 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chairman will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate.

If a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chairman will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

This is more usual at meetings of the Council’s Planning Committee and details of the “rules” which apply at these meetings can be found in the leaflet “Having Your Say on Planning Applications”. A copy can be obtained free of charge from the Planning Reception Desk at The Deane House or by contacting the telephone number or e-mail address below.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group.

These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

Full Council, Executive, Committees and Task and Finish Review agendas, reports and minutes are available on our website: [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)



Lift access to the John Meikle Room and the other Committee Rooms on the first floor of The Deane House, is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available off the landing directly outside the Committee Rooms.



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter.

**For further information about the meeting, please contact Democratic Services on 01823 356382 or email [d.durham@tauntondeane.gov.uk](mailto:d.durham@tauntondeane.gov.uk)**

**Planning Committee Members:-**

Councillor P Watson  
Councillor D Wedderkopp  
Councillor M Floyd  
Councillor D Webber  
Councillor B Denington  
Councillor M Hill  
Councillor D House  
Councillor C Bishop  
Councillor J Allgrove  
Councillor C Hill  
Councillor L James  
Councillor T McMahon  
Councillor N Court  
Councillor B Swaine  
Councillor S Coles  
Councillor F Smith  
Councillor A Wedderkopp  
Councillor R Bowrah, BEM

## **Planning Committee – 19 May 2010**

Present:- Councillors Mrs Allgrove, Bishop, Bowrah, Coles, Ms Court, Denington, Ms Durdan, Mrs Floyd, C Hill, Mrs M Hill, House, Miss James, McMahon, Mrs Smith, Swaine, Watson, A Wedderkopp and D Wedderkopp

Officers:- Mr T Burton (Growth and Development Manager), Mr B Kitching (Area Planning Manager), Mr G Clifford (East Area Co-ordinator), Mrs J Jackson (Legal Services Manager), Ms M Casey (Planning and Litigation Solicitor) and Mrs G Croucher (Democratic Services Officer)

Also present: Councillor Morrell in connection with application Nos 38/10/0062, 38/10/0061 and agenda item 11 and Mr P Malim (Independent Member, Standards Committee)

(The meeting commenced at 5.00 pm)

### **50. Appointment of Chairman**

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

### **51. Appointment of Vice-Chairman**

**Resolved** that Councillor Denington be appointed Vice-Chairman of the Planning Committee for the remainder of the Municipal Year.

### **52. Apology/Substitution**

Apology: Councillor Hayward  
Substitution: Councillor Bowrah

### **53. Minutes**

The minutes of the meeting of the Planning Committee held on 19 April 2010 were taken as read and were signed subject to the addition of Councillor D Wedderkopp declaring a personal interest as a Member of Somerset County Council.

### **54. Public Question Time**

Councillor Morrell asked that it be brought to the attention of the Planning Committee that incorrect information had been presented by officers to the meeting of the Committee held on 25 November 2009 relating to the proposed development on land west of Bishop's Hull Road, Bishop's Hull and the condition imposed relating to highway works. Councillor Morrell was also concerned that the Section 106 Agreement would be signed before all the issues raised previously had been resolved.

The Chairman explained that Mrs Jackson, the Legal Services Manager, would respond in writing to Councillor Morrell.

## **55. Declarations of Interest**

Councillors McMahon and D Wedderkopp declared personal interests as Members of Somerset County Council. The Chairman (Councillor Mrs Hill) and Councillor Mrs Smith declared personal interests as employees of Somerset County Council. Councillor Miss James declared a personal interest as an employee of Viridor. Councillor Coles declared a personal interest as a Director of Southwest One.

## **56. Applications for Planning Permission**

The Committee received the report of the Growth and 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:-

**38/10/0061**

**Outline application for new surgical centre at Musgrove Park Hospital, Taunton**

### **Conditions**

- (a) Approval of the details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of seven years from the date of this permission. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
- (b) The building shall be no larger than the maximum sizes as specified in the Design and Access Statement submitted;
- (c) A full drainage report shall be submitted to, and approved in writing by, the Local Planning Authority before construction works commence on site. The report shall include details of all existing and proposed impermeable areas, a final design of the proposed surface water system, details and location of existing surface water outfalls, an exceedance study and details, if any, of additional storage, if required, and how this would be achieved;
- (d) Details of any exterior lighting shall be submitted to, and approved in writing by, the Local Planning Authority before the buildings are occupied. Development shall be carried out in accordance with the approved details and thereafter maintained as such;

- (e) No development approved by this permission shall be commenced until a scheme for the prevention of pollution during the construction phase has been approved by the Local Planning Authority;
- (f) Details of cycle and motorcycle parking shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter provided as agreed.

(Note to applicant:- Applicant was advised that the submitted Flood Risk Assessment (FRA) was fit for purpose. However, it was strongly encouraged that the use of SuDs at the site be investigated rather than conventional drainage systems which could have associated maintenance and sustainability issues. In particular, the use of ornamental ponds as suggested in the FRA should be explored. It should be demonstrated that a range of SuDs measures has been considered, and justification as to why these are or are not feasible at the site. The following issues could be considered: (i) Could infiltration techniques be used in this area; (ii) Was it possible to redirect flows to the watercourse rather than to sewer; (iii) Could there be proposals for permeable paving under the car parking area; (iv) What was the feasibility of specifically designed conveyance channels for overland flow so it did not run along highways. In older developments such as these it was likely that the existing drainage infrastructure was not designed in line with the current criteria in PPS25 (to the 100 year storm event plus climate change). In vulnerable developments such as hospitals it was vital that surface water flooding did not pose a flood risk. It was therefore strongly recommended that any redevelopment should include a betterment in the management of surface water. It was encouraged in line with PPS25 for further features to be implemented to manage run off, reduce the amount of overland flow which would run down highways and footpaths and more specifically sustainably manage surface water through design. A discharge into the Galmington Stream was preferable over discharge to surface water sewer provided it could be adequately attenuated. Drainage guidance stated that sewers should be the final option in the management of surface water. In line with PPS25, all new development must aim to manage flood risk and reduce it where possible. Whilst the redevelopment is not for the whole site and therefore it is difficult to change existing drainage regimes, it would be best practice to use this opportunity to improve the existing drainage system where possible, upgrading it to cope with large storm events and the effect of climate change and making it as sustainable as possible. This approach could be used to integrate the wider drainage system to improve flows, both in quality and quantity. Some flood risk was shown in the micro-drainage report and it was required that the drainage network plan should understand where this point is and what risk it posed to the site).

#### **Reason for granting outline planning permission:-**

The proposal was considered not to have a significant detrimental impact upon visual or residential amenity and no detrimental highway impact and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), M1, M2, M3 (Non-residential parking/transport), EN6 (Landscaping) and EN34 (Control of Lighting).

(2) That **planning permission be granted** for the under-mentioned developments:-

**38/10/0062**

**Erection of part of new surgical centre including 9,500 square metres of D1 floor space for a new ward building, central concourse and circulation space, ancillary retail, means of access and landscaping at Musgrove Park Hospital, Taunton**

### **Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the approved plans listed on the submitted schedule and revised electrical services plan;
- (c) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (d) (i) The landscaping and planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development unless otherwise agreed in writing by the Local Planning Authority; (ii) For a period of five years after the completion of the landscaping scheme the trees and shrubs shall be protected and maintained in a healthy, weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (e) A full drainage report shall be submitted to, and agreed in writing by, the Local Planning Authority before construction works commence on site. The report shall include details of all existing and proposed impermeable areas, a final design of the proposed surface water system, details and location of existing surface water outfalls, an exceedance study and details of any additional storage if required and how this would be achieved;
- (f) No development approved by this permission shall be commenced until a scheme for the prevention of pollution during the construction phase has been approved by the Local Planning Authority;
- (g) No site clearance works shall take place between 1 March and 31 July without the prior written approval of the Local Planning Authority;
- (h) Noise emissions arising from plant or equipment on any part of the land to which this permission relates shall not exceed background levels at any time by more than 3 decibels, expressed in terms of an A-Weighted, 5 Min Leq, when measured at any point on the facade of residential or other noise sensitive boundary. Noise emissions having tonal characteristics, for example hum, drone or whine, shall not exceed background levels at any time, when measured as above. For the purposes of this permission background levels shall be those levels of noise which occur in the

absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes and measured at any point on the facade of residential or other noise sensitive boundary;

- (i) The means of preventing overlooking from the windows in the eastern elevation shall be submitted to, and approved in writing by, the Local Planning Authority and shall thereafter be carried out as agreed prior to occupation of the building and shall be retained as agreed;
- (j) Details of the landscape wall to the east of the access road, including its height and materials finish, shall be submitted to, and approved in writing by, the Local Planning Authority prior to its construction and the wall shall thereafter be provided as agreed prior to the re-aligned road being brought into use;
- (k) The development hereby permitted shall not be occupied until a detailed Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority based upon the draft submitted by the applicant in May 2010 and shall include the following: annual staff percentage modal share targets for a period of not less than five years following first occupation; proposals for annual surveys and reporting of staff travel choices; a full audit of current cycle and motorcycle parking at the hospital; proposals for on-site signage at, and directing visitors towards, pedestrian and cycle exits from the hospital site; a postcode plot of staff home locations; detailed specifications for cycle parking, shelters and signage; detailed proposals and details for the number of changing areas, showers, lockers and drying facilities in the new hospital building; proposals for the provision of comprehensive smarter travel information on public-facing websites run by the NHS relating to travel to and from the hospital; proposals for modifying the current bus timetable leaflet to include all modes of transport. No part of that development shall be occupied prior to the implementation of those parts identified therein as capable of implementation prior to occupation. The travel plan shall then be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied;
- (l) The acoustic fence indicated on the submitted plan shall be provided prior to the completion of the access road being re-aligned and brought into use;
- (m) The timing of the demolition of the ward buildings to the north-west of the site shall be submitted to, and agreed in writing by, the Local Planning Authority prior to the completion of the new ward building and shall thereafter be carried out as agreed;
- (n) A travel survey directed at all staff shall be completed prior to occupation of the building. The questions asked shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the survey and be based on Somerset County Council's standard Travel Plan Survey template. The results of the survey shall be provided to the Local Planning Authority not later than three months following the completion of the survey.

(Note to applicant:- Applicant was advised to note that the protection afforded to species under UK and EU legislation was irrespective of the planning



system and the developers should ensure that any activity they undertake on the application site, regardless of the need for planning consent, must comply with the appropriate wildlife legislation).

**Reason for granting planning permission:-**

The proposal was considered not to have a significant detrimental impact upon visual or residential amenity and no detrimental highway impact and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), M1, M2, M3 (Non-residential parking/transport), EN6 (Landscaping) and EN34 (Control of Lighting).

**42/10/0013**

**Erection of part two-storey/part single storey rear extension, front porch, covered yard to side and alterations to side garage at Rose Cottage, Staplehay**

**Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
  - (b) The development hereby permitted shall be carried out in accordance with the submitted approved plans;
  - (c) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.
- (Notes to applicant:- (1) Applicant was advised that, having regard to the powers of the Highway Authority under the Highways Act 1980, a Section 184 Permit must be obtained; (2) 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 Highway Authority).

**Reason for granting planning permission:-**

The proposed extensions had been designed to appear subordinate to the property and, whilst these would alter its character, they were not considered to result in material harm to its appearance or to the surrounding area. There would be no adverse impact upon the amenities of the neighbouring properties or any trees within the site. As such, the proposal was in accordance with Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**49/10/0016**

**Erection of two storey extension at Whitcombe, Langley Cross, Wiveliscombe**

**Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

**Reason for granting planning permission:-**

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 (General Requirements) and S2 (Design).

**51/10/0002**

**Renovation of and erection of part two storey/part single storey extension to rear and porch to front at Hoopers Cottage, Hoopers Lane, Burrowbridge**

**Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the approved plans;
- (c) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

(Notes to applicant:- (1) Applicant was advised to be aware that the proposed extension falls within a flood zone and therefore floor levels within the proposed development should be set no lower than existing levels and appropriate flood proofing should be incorporated. Further advice can be obtained from the documents "Preparing for Floods"; (2) Applicant was advised that the developer should be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within, or very near to, the site. If any such apparatus exists the developer should plot the exact position on the design site layout to assess the implications. It should be noted that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus; (3) Applicant was advised that:- (i) Soakaways should be constructed in accordance with British Research Digest 365 (September 1991); (ii) With reference to the septic tank drainage, percolation tests should be carried out to ascertain the required lengths of sub-surface irrigation drainage; (iii) Consent to discharge to an underground strata should be obtained from the Environment Agency).

**Reason for granting planning permission:-**

The proposed extensions were considered to be of a size and scale sympathetic to the existing cottage. The traditional character of the property would be maintained and there would be no adverse impact on the

appearance of the surrounding area. The neighbouring properties were a sufficient distance to avoid any impact upon their residential amenities and there would be no harm to highway safety. As such, the proposal was in accordance with Policies S1 (General Requirements), S2 (Design), EN12 (Landscape Character) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**57. Variation of Section 106 Agreement and Unilateral Undertaking relating to proposed major development at Monkton Heathfield (48/2005/072 and 48/2007/006)**

Reported that planning permission for major development at Monkton Heathfield had been granted on appeal in 2008 and the developers had entered into a Section 106 Agreement with Somerset County Council. However, agreement could not be reached regarding affordable housing and the provision of community facilities and a Unilateral Undertaking was accepted on the basis of which permission was granted.

Due to the downturn in the housing market, no progress had been made with the development. Funding had now been secured by a consortium of developers that would enable progress to be made, although this would require a variation in the way the development would be carried out and alterations to the Section 106 Agreement and Unilateral Undertaking.

The consortium had reached agreement with Somerset County Council for a variation to the Section 106 Agreement and had requested three minor variations to the Unilateral Undertaking.

**Resolved** that:-

1. The Solicitor to the Council be authorised to agree a revised Unilateral Undertaking to secure the developer's obligations; and
2. The proposed changes to the Section 106 Agreement be noted.

**58. Business requiring to be dealt with as a matter of urgency**

The Chairman reported that she had agreed that the item covered by Minute No 59 below should be dealt with as an urgent matter.

**59. Residential development of 7.65 ha together with open space provision and access on land west of Bishop's Hull Road, Bishop's Hull (05/07/0057)**

Reference Minute No 134/2009, reported that the developers had entered into a Section 106 Agreement to cover a range of issues including an education contribution that equated to £15,531 for each additional secondary school place required to be provided.

However, there was now a requirement for additional primary school accommodation and an extra £2,605.45 per dwelling had been agreed.

**Resolved** that the contribution of £2,602.45 per dwelling be agreed.

**60. Double garage not built in accordance with the approved plans at Fairfield Gate, 9 Fairfield Terrace, Wood Street, Milverton**

Reported that it had come to the Council's attention that a double garage built at Fairfield Gate, 9 Fairfield Terrace, Wood Street, Milverton was not in accordance with the approved plans.

The owner had declined to submit a planning application to regularise the situation. However, no objection would be raised if an application should be submitted.

**Resolved** that no further action be taken.

**61. Appeals**

Reported that three new appeals had been lodged, details of which were submitted.

Also reported that two appeal decisions had recently been received, details of which were submitted.

**Resolved** that the report be noted.

(The meeting ended at 7.15 pm.)



## **Declaration of Interests**

### **Planning Committee**

- Members of Somerset County Council – Councillors McMahon and D Wedderkopp
- Employees of Somerset County Council – Councillors Mrs Hill and Mrs Smith
- Employee of Viridor – Councillor Miss James
- Director of Southwest One – Councillor Coles

38/10/0089

MRS E LEIGHTON

**ERECTION OF EXTENSION TO THE REAR OF THE GARAGE AT 36 PARKFIELD DRIVE, TAUNTON**

321724.124261

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval for the following reason:

The resulting garage, although large, is not considered to result in a dominating impact upon the existing property, nor have an adverse impact on the street scene. There will be no material impact upon the living conditions of the occupiers of the adjacent property, and no harm to highway safety. As such, the proposal is in accordance with policies S1 (General Requirements), and S2 (Design) of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo C4708/100a received 6 May 2010 Plans and elevations existing and proposed REVISED

3. Reason: For the avoidance of doubt and in the interests of proper planning. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

## Notes for compliance

1. Please be aware that the proposed extension falls within a flood zone and therefore floor levels within the proposed development should be set no lower than existing levels and appropriate flood proofing should be incorporated. Further advice can be obtained from the documents, "Preparing for Floods" which can be found at <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

## PROPOSAL

36 Parkfield Drive is a brick and tile detached dwelling set amongst a mix of size and style properties. To the west is a bungalow and to the east a two storey dwelling. A detached brick and tile garage lies against the eastern boundary, no. 34. The site falls within Flood Zone 3 – High Risk Area and backs on to the residential properties on Hilary Road.

This application seeks planning permission for an extension to the garage to form a workshop/store. It is proposed to be the same eaves level, although deeper and would therefore have an increased ridge level.

This application comes before the planning committee as the agent is related to a member of staff.

## CONSULTATION AND REPRESENTATION RESPONSES

### Consultees

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

### Representations

None received

## PLANNING POLICIES

FZ2 - Floodplain Zone 2,  
FZ3 - Floodplain Zone 3,  
F1 - TTCAAP - Developments within the Floodplain,  
T1 - TDBCLP - Extent of Taunton,  
STR2 - Towns,  
STR4 - Development in Towns,  
S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,

## DETERMINING ISSUES AND CONSIDERATIONS

The existing garage is set to the rear of the dwelling and is of gabled roof design. The proposed extension is designed to be in keeping with the existing gabled style. Whilst the extension will have the same eaves level and same pitch as the existing garage, being wider, it will be on a higher ridge level. However, this is marginal and will not result in a dominating impact on the garage. Being to the rear of the existing



garage, which is to the rear of the property, it is not visible in the street scene.

The garage lies close to the boundary with no.34, although does not abut it. Over the boundary is a conservatory and the garage lies adjacent to the garden to the rear of this. The extension, being to the rear of the garage, lies adjacent to the lower part of the garden and not the main amenity space. In addition, the eaves level is not significantly higher than a 2 metre high fence which could be under permitted development rights. The extension is not therefore considered to result in any overbearing impact or overshadowing of the adjacent property. To the rear is a single storey flat roof extension at 18 Hilary Road, with a small high level window facing the site. Being such a small window, it affords little light to the interior and is assumed to be a secondary window. As such, the proposed extension is not considered to have a material impact upon the residential amenities of that property. The extension lies a sufficient distance from the boundary with no.38 to avoid impact.

The application is accompanied by a Flood Risk Assessment which states that the floor level will match that of the existing garage. That is in accordance with the standing advice provided by the Environment Agency.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Miss K Purchase Tel: 01823 356468**

38/10/0094

MR D JONES

**ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION AT 83 GREENWAY AVENUE, TAUNTON**

322587.125666

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval subject to receipt of amended plans confirming the height of the boundary fence to the neighbouring property for the following reason.

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 2409\_03 Existing floor and roof plan  
(A1) DrNo 2409\_05 Existing elevations  
(A4) DrNo 2409\_02 Rev A Site Plan  
(A1) DrNo 2409\_04 Rev A Proposed floor and roof plan  
(A1) DrNo 2409\_06 Rev A Proposed elevations

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

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

## **PROPOSAL**

The proposal comprises the erection of extensions to the rear of the bungalow. The proposals include:

- the demolition of a garage, rebuilt with a hipped roof;
- off the garage will be a further single storey extension projecting to the rear of the garden, also with a hipped roof;
- the existing single storey extension to the rear of the dwelling will be extended to attach to the new garage and the roof will be replaced with a hipped roof connected to the main dwelling.

Amended plans have been received reducing the projection of the single storey extension by 1.8m and lowering the ridge of part of the extension by 300mm.

Materials will match the existing dwelling.

The application is before the Planning Committee as the agent is related to a member of staff.

## **SITE DESCRIPTION AND HISTORY**

The property is a detached bungalow within a residential area to the north of Taunton.

There is an existing extension to the rear of the dwelling and a smaller extension (garage) sited along the boundary.

There is one adjoining bungalow to the side as the property shares the remaining boundaries with the local Primary School.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations.

*COMMUNITY ARTS OFFICER* - None received.

*HERITAGE AND LANDSCAPE OFFICER* - Given other existing tree planting to be retained the landscape impacts will be only local.

### **Representations**

ONE LETTER OF OBJECTION:-

- Loss of light to garden, conservatory and lounge, especially in morning sun rises from the left.

- If extension was built on opposite side, would not affect anyone.
- Already surrounded by walls and buildings on two sides from school buildings.
- Would affect enjoyment of our garden.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The main consideration is any impact on the adjoining neighbouring property.

The proposal can be considered as three separate elements attached together: the garage rebuild; extension to rear of garage; extension to dwelling and alteration to roof.

### Extension to dwelling and alteration to roof

There is an existing single storey flat roof extension to the rear of the dwelling. This extension will be replaced, using the same footprint, with a new extension with a hipped roof that will be connected to the main dwelling. A smaller flat roof extension would attach this part of the dwelling to the other extensions.

A hipped extension is considered more in keeping with the character and appearance of the dwelling, and is not considered to cause any detrimental harm to the amenity of the neighbouring property.

### Replacement garage

The existing flat roof garage is sited to the side/rear of the property. It is proposed to replace this garage with a hipped roof. The roof of the garage will be connect to the main house and the other proposed extension. The hipped roof will also improve the appearance over the existing flat roof garage.

The neighbouring property has a garage (sloping roof) adjoining the site of the proposed garage. The highest point of the neighbouring garage is in line with the proposal, and the lowest point being 300mm lower than the eaves of the proposal. The roof will of the proposed garage will slope away from the boundary of the site. As such, any impact upon the neighbouring property is not considered to cause any further detriment and is therefore acceptable.

### Single extension projecting to rear of proposed garage extension

Projecting to the rear of the proposed garage is a further extension. The ridge height of this extension is 300mm lower than the proposed garage, and projects a further 5.2m. The height of the eaves is 2.10m, again with a hipped roof sloping away from the boundary of the site. As the existing boundary is 1.8m high, and can be increased to 2m without planning permission, the height of the extension is not considered to cause a detrimental impact on the neighbouring property that would warrant refusal of this application.

Though the cumulative affect of the garage and attached extension create a large extension, given details outlined above, the proposal is considered acceptable.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Mr D Addicott Tel: 01823 356463**

38/10/0133

MR K HAYWARD

## **INSTALLATION OF UPVC WINDOW AT 6 NORTHFIELD GARDENS, TAUNTON**

322310.124948

Full Planning Permission

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### **RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval for the following reason:

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 (General Requirements) and S2 (Design).

### **RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

### **PROPOSAL**

Installation of a new upvc window measuring 1050mm x 900mm in the side (north) elevation.

The application is before Committee as the applicant is an Elected Member.

### **SITE DESCRIPTION AND HISTORY**

The property is a ground floor, purpose built flat within a small development of similar properties. The flats are finished in brick under tiled roofs. There are no properties

immediately opposite the site as the proposal will be installed within the elevation that faces a paved area leading to a block of 4 garages.

Planning permission is required as flats do not have permitted development rights and it is considered that the window will materially affect the external appearance of the building.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

### **Representations**

1 letter of support from a part owner of the property supporting the application as the room is currently dark and requires the light to be switched on even on the brightest day

2 responses received making no comments.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,

## **DETERMINING ISSUES AND CONSIDERATIONS**

It is considered that the proposal is acceptable as the installation of the new window in the flank wall, will have no adverse impact on the street scene or cause any overlooking to properties in the vicinity. It would respect the character of the existing building and is an appropriate form of development.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Mrs S Melhuish Tel: 01823 356462**

## MISCELLANEOUS ITEM

38/08/0022

RESIDENTIAL DEVELOPMENT COMPRISING 100 APARTMENTS AND 4 TOWN HOUSES WITH ASSOCIATED INFRASTRUCTURE AND EXTERNAL WORKS (AS AMENDED BY APPLICANT EMAIL OF 5 JUNE 2008 AND REVISED LANDSCAPE PLAN 080609-1424 P(0)90 01 REV B RECEIVED WITH EMAIL OF 9 JUNE 2008) AT AREA A, FIREPOOL LOCK, TAUNTON

In June 2008 the Planning Committee consider the above reserved matters application for the erection of 100 apartments and 4 house at East Goods Yard (Also known as Firepool Lock), Taunton. The planning application covered part of larger site and is known as Area A.

The Committee resolved to grant permission subject to “appropriate variations to the existing Section 106 Agreement regarding affordable housing, alignment of highway, delivery and providing for implementation of Public Art Strategy and contribution towards drainage attenuation maintenance (if necessary) being agreed and entered into and consideration of outstanding consultee responses with the addition of any conditions which might arise from them.”

The Section 106 Agreement has been amended in order for the Knightstone development of affordable housing to take place (Area E) and the road to be constructed to access the new dwellings.

The most recent amendments to the Section 106 Agreement do not provide for the delivery and providing for implementation of a Public Art Strategy and it is recommended to Members to agree a variation the resolution that will remove the requirement to include a Public Art Strategy in the Section 106 Agreement (for the entire site) and replace with a planning condition that would cover this reserved matters planning application (Area A) only.

### Recommendation

Members agree that a Public Art Strategy for Area E be secured through and appropriate planning condition rather than a variation to the existing Section 106 Agreement.

### Contact Officer

Bryn Kitching  
Development Management Lead

Tel: 358695 or b.kitching@tauntondeane.gov.uk



**APPEAL DECISION FOR COMMITTEE AGENDA – 09 JUNE 2010**

| APPEAL                 | PROPOSAL                                                                                                | REASON(S) FOR INITIAL DECISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | APPLICATION NUMBER | DECISION                                                                                                                                                                                                                                                                                              |
|------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APP/D3315/D/10/2124590 | Erection of carport, store and log store at The Pound, Trents Farm, Royston Road, Churchinford          | The proposed carport is sited in a prominent position forward of the dwelling and within 2m of the front wall of the dwelling that forms part of the original barn. In this position the carport is considered to adversely affect the linear appearance of the dwelling, altering the appearance of the front elevation and harming the setting of the former barn, therefore having a detrimental impact on the character and appearance of the dwelling. The proposal is contrary to policies S1, S2, and H17 of the Taunton Deane Local Plan. | 10/09/0023         | The Inspector considered the proposed development would have no significant effect on the character and appearance of the existing dwelling or on its setting and be subservient to it in scale and design. The appeal was therefore <b>ALLOWED</b> with conditions.                                  |
| APP/D3315/C/09/2119635 | Increase of curtilage and boundary fence not as approved plans at Eastwick Farm, Eastwick Road, Taunton | Without planning permission, the appellant erected on amenity land a 1.8 metre high fence, light bollards/posts, a gate pier and created a paved storage area and graveled area, incorporating the amenity land within the adjoining residential development.                                                                                                                                                                                                                                                                                     | E0314/38/09 (1)    | The Inspector concluded that the appeal should succeed in part only, and will grant planning permission for one part of the matter that is the subject of the enforcement notice, but otherwise he will uphold the notice with corrections and refuse to grant planning permission on the other part. |

**TDLP** = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park

