

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 12 December 2012 at 17:00.

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### **Agenda**

- 1 Apologies.
- 2 Public Question Time.
- 3 Declaration of Interests  
To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct.
- 4 38/12/0405 - Conversion of Garage to provide ancillary accommodation at 6 Compton Close, Taunton.
- 5 24/12/0044/LB - Erection of timber framed conservatory at Manor Court Farm, Huntham Lane, North Curry.
- 6 21/12/0018 - Reserved Matters application for 'Appearance' and 'Scale' with regard to the development of the site for a garden centre pursuant to outline application 21/09/0019 at land east of Milverton Road, Wellington.
- 7 Planning Appeals - The latest appeals lodged and appeal decisions received (attached).

Tonya Meers  
Legal and Democratic Services Manager

04 December 2012

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.

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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 the Corporate Support Unit on 01823 356414 or email [r.bryant@tauntondeane.gov.uk](mailto:r.bryant@tauntondeane.gov.uk)**

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## **Planning Committee Members:-**

Councillor B Nottrodt (Chairman)  
Councillor S Coles (Vice-Chairman)  
Councillor J Allgrove  
Councillor C Bishop  
Councillor R Bowrah, BEM  
Councillor B Denington  
Councillor A Govier  
Councillor C Hill  
Councillor M Hill  
Councillor L James  
Councillor N Messenger  
Councillor I Morrell  
Councillor F Smith  
Councillor P Tooze  
Councillor P Watson  
Councillor A Wedderkopp  
Councillor D Wedderkopp  
Councillor G Wren

38/12/0405

MRS T PAVEY

**CONVERSION OF GARAGE TO PROVIDE ANCILLARY ACCOMMODATION AT 6 COMPTON CLOSE, TAUNTON**

Grid Reference: 323055.125531

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

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 Policy DM1 (General Requirements) of the Taunton Deane Core Strategy.

**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 2212\_01 Existing and Proposed Plan and Elevations  
(A4) DrNo 2212\_02 Location Plan  
(A4) DrNo 2212\_03 Site Plan

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

3. The area allocated for parking on the submitted plan, drawing number 2212\_03, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with Taunton Deane Local Plan Policy M4.

4. The accommodation to be provided within the development hereby permitted shall remain as permanent ancillary accommodation to the principal dwelling No. 6 Compton Close and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit.

Reason: In the interests of highway safety in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

#### Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

### **PROPOSAL**

It is proposed to convert an attached domestic garage into additional living accommodation for the existing house. The existing garage up-and-over door will be replaced with a window with matching brickwork below.

### **SITE DESCRIPTION AND HISTORY**

The property is linked detached to the adjacent one by the existing garage. The main house is finished in brick and is rendered around the first floor windows above the brick soldier course. The garage is set back from the front of the house by 5.7 metres and the hard standing to the front adjoins the pavement that leads to the end of the cul-de-sac. The existing drive would remain unchanged at approximately 7 metres long. Opposite the property there is a children's play area. Although the Agent shows that there are two available parking spaces outside the garage the spaces are insufficient in size to meet the Highway Authority's requirements, therefore only one additional space could be used without overhanging the pavement.

Planning permission is required as a restrictive condition was imposed on the original planning permission 38/97/0088 for the dwellings at Compton Close that the garages can only be used for the parking of domestic vehicles.

The application is being presented to committee as the Agent is related to a member of staff.

### **CONSULTATION AND REPRESENTATION RESPONSES**

#### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - The proposed development represents no significant increase in terms of vehicle movements, therefore the principle of development is acceptable.

The site is situated along Compton Close a designated unclassified highway to

which a 30mph speed limit applies. It was noted from my site visit that vehicle speeds and traffic movements along Compton Close were low.

The proposed ancillary accommodation situated in place of the existing garage is to be used like that of an annexe, and would be ancillary to the main dwelling to be occupied only by members of the same household, and will not be treated as a separate unit of accommodation it maybe considered unreasonable to raise a highway objection.

Due to the ancillary nature it is considered that there will be no increase in traffic over and above the existing use as a single dwelling as there will be a number of shared trip patterns with the main dwelling. Furthermore, the site will retain adequate parking provision.

## **Representations**

None received

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

## **DETERMINING ISSUES AND CONSIDERATIONS**

It is considered that the use of the garage as ancillary accommodation will have no adverse impact on the amenity of the adjacent neighbours and the replacement of the garage door with a window will no have an impact on the street scene. The Highway Authority have not raised any objection to the proposal providing the parking on the plan are kept clear of obstruction at all times, should not be used other than for the parking of vehicles and the accommodation provided should remain ancillary to 6 Compton Close. Appropriate conditions are proposed to address these issues.

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

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

24/12/0044/LB

MR C BOUCHER

**ERECTION OF TIMBER FRAMED CONSERVATORY AT MANOR COURT FARM,  
HUNTHAM LANE, NORTH CURRY**

Grid Reference: 333690.125854

Listed Building Consent: Demolition

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The proposed extension, by reason of its design and location, would disrupt the appearance and harm the significance of the listed building and is contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review, CP8 of Taunton Deane Core Strategy, and guidance in Section 12 of the National Planning Policy Framework in respect of proposals relating to listed buildings. It therefore fails to preserve the listed building and conflicts with the duty outlined at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

**PROPOSAL**

The proposal is to erect a conservatory/storm porch addition to a traditional stone and tile roofed open-fronted wagon shed that was converted to a dwelling in 2003. The extension would be on the southern end of the dwelling where the original large wagon shed opening has been filled in with recessed glass and timber cladding.

**SITE DESCRIPTION AND HISTORY**

The building was converted to a dwelling in 2003 (24/02/0006 and 24/02/0010/LB) as is now known as Manor Court Farm. Under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Manor Court Farm is listed by virtue of being within the curtilage of the grade II listed building known Higher Huntham Farmhouse and is afforded the same statutory protection. Contrary to the applicant's Heritage Statement, the building is, in the terms of the National Planning Policy

Framework, regarded as a designated heritage asset. In addition to the farmhouse, the barn immediately north-east of Manor Court Farm is also listed in its own right.

The proposed works were the subject of a pre-application consultation and the applicant was advised that the scheme would not be supported at officer level as it would 'be at variance to the historic form of the building by providing a projection in front of the cart shed and in so doing, debase the ready interpretation of the building's former use.'

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations.

*NORTH CURRY PARISH COUNCIL* - 'The design of the proposed conservatory is sympathetic to the current building, would improve weatherproofing of an exposed wall, and does not impact on surrounding properties.'

### **Representations**

Cllr Phil Stone – Supports:

"I am writing to support this application as it will improve the building to live in but will not be visible to the public on the South side of the building away from the road. The applicant is keen that the application goes to the planning committee for determination and I support this request."

4 letters of SUPPORT were included with the application,

Three of these letters are identical and state: "I have no objection and can see no valid reason, for the refusal of a storm porch at Manor Court Farm, Huntham, North Curry."

The other letter of support raises the following points:

- The proposal will create much needed protection from the wind and rain.
- It would add practical and aesthetic enhancements to the barn conversion generally.
- It is impractical to cover the existing patio doors with tarpaulin when the weather gets really bad.

## **PLANNING POLICIES**

S&ENPP9 - S&ENP - The Built Historic Environment,  
CP8 - TD CORE STRATEGY- ENVIRONMENT,  
NPPF - National Planning Policy Framework,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The principal issues are the impact of the proposed conservatory on the character



and appearance of this curtilage listed building and its setting.

The proposed conservatory represents a prominent addition to the formerly open south elevation of this historic farm building. The current guidance from English Heritage set out in *Conversion of Traditional Farm Buildings: a guide to good practice* is that: 'Overtly domestic extensions such as porches and usually conservatories are alien in character and can rarely work successfully within the context of historic farm buildings.'

The suitability of such additions to former farm buildings was tested at appeal in 2007 (APP/D3315/E/07/2039500) by the similar conservatory proposed to Lower Fyfett Barn, Otterford. The Inspector deemed that the conservatory would erode the character of the curtilage listed barn and detract from the setting of the listed farmhouse. The appeal was dismissed on these grounds.

In this instance, the proposed conservatory would visually disrupt the simple agricultural form of the former wagon shed by introducing an alien feature to the building. This would be exacerbated by the fact that this elevation was formerly open, and while permission was granted to close this end off as part of the approved conversion scheme in 2003, a further addition here would, as the applicant was advised at a pre-application stage, be at variance to the historic form of the building and debase the ready interpretation of the building's former use. It would also diminish the positive contribution this building makes to the setting of the associated listed buildings to the north.

Although the former wagon shed is in an exposed position, I do not regard the applicant's justification that the conservatory is required as protection against storm damage as outweighing the negative impact of the proposed addition. Improvements to the existing doors could surely achieve the same result and, in any event, the conservatory is clearly of a size well in excess of the applicants desire for a 'storm porch'.

I consider that the proposed conservatory would conflict with English Heritage guidance on traditional farm buildings, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and CP8 of Taunton Deane Core Strategy. In terms of Section 12 of the National Planning Policy Framework, the conservatory would harm the asset's significance and, in accordance with Paragraph 134, this harm is not outweighed by the public benefits of the proposal. It therefore fails to preserve the character and appearance of this listed building and its setting and in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is strongly recommended that listed building consent is refused.

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

**CONTACT OFFICER: Mr N Pratt Tel: 01823 356492**

21/12/0018

SOUTH WESTERN PROPERTY LTD

**RESERVED MATTERS APPLICATION FOR 'APPEARANCE' AND 'SCALE' WITH REGARDS TO THE DEVELOPMENT OF THE SITE FOR A GARDEN CENTRE PURSUANT TO OUTLINE APPLICATION 21/09/0019 AT LAND EAST OF MILVERTON ROAD, WELLINGTON.**

Grid Reference: 312642.122065

Reserved Matters

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The reserved matters of 'scale' and 'appearance' are considered to be acceptable in terms of the building dimensions and design and would accord with Policy DM1 General Requirements and DM4 Design of the adopted Taunton Deane Core Strategy.

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

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

(A1) DrNo 12109(L)002 A Existing Site Plan  
(A1) DrNo 12109(L)010A Proposed Site Plan  
(A1) DrNo 12109(L)012 A Proposed Roof Plan  
(A1) DrNo 12109(L)013 A Proposed Elevations and Section

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

Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.
2. The applicant's attention is drawn to the conditions of the outline planning permission which are required to be discharged prior to the commencement of any works.

The notes attached to the outline remain applicable.

3. Any construction on this site shall adhere to the GS6 Health & Safety Guidelines on Avoidance of Danger from Overhead Lines.

You are advised to contact Western Power prior to the commencement of any works on the site.

## **PROPOSAL**

Reserved matters of 'scale' and 'appearance' are submitted pursuant to outline planning permission 21/09/0019.

The proposed garden centre building would be single storey and features the following external finish: brick, timber cladding, and, aluminium cladding. The roof would be a metal standing seam roof.

The Design & Access Statement indicates that the building would have a gross internal size of 2000 sq m.

## **SITE DESCRIPTION AND HISTORY**

The application site comprises a parcel of agricultural land, 2.7 ha in size, located to the north of Wellington. Access to the site is from Milverton Road (B3187). The land falls from NW to SE.

Outline planning permission was granted, reference 21/09/0018, for the development of the site for a garden centre and associated works. Matters of layout, access and landscaping were considered at outline stage. That left scale and appearance to be determined which are the subject of this application.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*MILVERTON PARISH COUNCIL* – Object to the proposal on the following grounds:

- The scale of the design will lead to increased traffic on the local roads in particular the B3187 through Milverton.
- The traffic figures and analysis put forward to support the application do not include service and delivery vehicles. This is a serious omission because these vehicles, through their size, will have the greatest impact on the local road network and traffic flows through Wellington and Milverton.

*HIGHWAY AUTHORITY* – The Reserved Matters application deals only with the appearance and scale of the proposal, all highway matters dealing with access and internal layout being considered at the outline stage under 21/09/0019 and therefore I have no comments to make on the current application.

A representation has been made by Hydrock Consultants Ltd on behalf of Mendip Estates Ltd, a third party landowner close to the site. This concerns the pedestrian facilities required in the Section 106 Agreement appertaining to the outline application and the lack of a requirement for the new footway to return into the Lowmoor Road bellmouth and the provision of a central island.

These works were on land not in the applicant's ownership and their loss was not

considered to be so severe as to lead to a reason for refusal as existing pedestrian facilities were being improved.

It is however likely that additional works will be carried out at the junction in conjunction with another consented scheme.

*NATURE CONSERVATION OFFICER* – No comments on the design of the building.

I note from observations made in connection with 21/09/0019 that further wildlife surveys were planned. Did these take place? Dark corridors should be maintained for bats along the river and long the site's and NW boundaries.

*ENVIRONMENT AGENCY* – No objection subject to no ground raising along the southern boundary of the site and/or below the 48m AOD contour. We assume there is no ground-raising in this area, as per the proposed site plan which only shows ground raising in the northern area of the site.

Conditions on the outline remain applicable.

*DRAINAGE OFFICER* – Following information received from the agent that the total impermeable area has not changed I have no further observations.

*WESTERN POWER* – Crossing this site are two 33KV and two 11KV overhead lines. It is imperative that any construction on this site adheres to the GS6 Health & Safety Guidelines on Avoidance of Danger from Overhead Lines.

Western Power does not want any trees planted, under or adjacent to these lines, that could have the potential to either interfere with the lines or be climbed.

Western Power should be consulted prior to any construction, including fencing, is started to ensure that the earthing for the Primary Substation (adjacent) is not compromised.

The electricity tower on this site is part of National Grid's network and they should therefore be consulted about development around their apparatus.

## **Representations**

13 letters of OBJECTION have been received. Summary of objections:

### Principle

- Urban Sprawl
- No need to use greenfield sites where nearby are unused brownfield sites
- Wellington and Langford Budville must not become one large conurbation;
- We must retain our fields to keep our wildlife and to prevent flooding;
- No need for further garden centres - Wellington already has two major garden centres and one nursery, plus others in the locality, all with excellent access;

- Development extends beyond the natural and planned boundary of Wellington at the River Tone;
- Opens up the possibility of further development to the north;

### Design

- Dull, unoriginal design.

### Highways

- Concern is raised to the issue of pedestrian crossing facilities across the wide bell mouth at Lowmoor. Originally a central pedestrian refuge island was proposed but this infrastructure was removed from the approved plans. This despite reference made to it within the Travel Plan. Seek that such provision is reintroduced to ensure the safety of pedestrians;
- Poor access;
- Congestion in Wellington town centre;
- There should be no development north of the River Tone until the relief road has been constructed.
- Disruption during construction work to the B3187.

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
 DM5 - TD CORE STRATEGY - USE OF RESOURCES AND SUSTAINABLE DESIGN,  
 DM4 - TD CORE STRATEGY - DESIGN,

## **DETERMINING ISSUES AND CONSIDERATIONS**

This application is a reserved matters application therefore the 'principle' of development is not a matter for consideration. Whilst the matters raised during the public consultation are noted and understood they deal largely with matters of principle. In terms of traffic generation and impact on the highway network, the outline considered access and the principle of a garden centre in this location. It is not therefore considered that the proposed reserved matters would change the original assessment which supported such a use. The Highway Authority raise no objection.

In terms of the 'scale' of the building this would be single storey and therefore typical of the form associated with a garden centre. The changes in levels would necessitate some cut and fill, whilst the building has also been designed to deal with level changes. The scale would accord with the parameters defined in the outline in terms of layout, albeit with a minor change which would enable a grid form construction. This change is considered de-minimis.

The 'appearance' is considered to reflect the functional requirements of a garden centre with considerable glazing elements, decking area for ancillary café and features external brick and timber cladding walls under a metal roof. The design is thought to be appropriate..

It is therefore considered the reserved matters are acceptable.

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

**CONTACT OFFICER: Mr A Pick Tel: 01823 356586**

**APPEALS RECEIVED : FOR COMMITTEE AGENDA : 12 December 2012**

<b>Proposal</b>	<b>Start Date</b>	<b>Application/Enforcement Number</b>
ERECTION OF A TWO STOREY EXTENSION AND CONSERVATORY TO THE REAR OF THE WAGGON HOUSE, BRADFORD ON TONE	20 NOVEMBER 2012	07/12/0017
ERECTION OF DWELLING WITH ASSOCIATED GARAGE AND PARKING PROVISIONS, WITHIN THE GARDEN OF HAWKSWORTH HOUSE AND LAND TO THE NORTH, AT 1 HOLWAY AVENUE, TAUNTON, AS AMENDED	03 DECEMBER 2012	38/12/0244

**APPEAL DECISION FOR COMMITTEE AGENDA – 12 DECEMBER 2012**

<b>APPEAL</b>	<b>PROPOSAL</b>	<b>REASON(S) FOR INITIAL DECISION</b>	<b>APPLICATION NUMBER</b>	<b>DECISION</b>
APP/D3315/A/12/2179423	ERECTION OF A SIX BEDROOM HOLIDAY CHALET WITH ASSOCIATED EXTERNAL GARDEN, POND AND PARKING AREAS AT PAY PLANTATION, STAPLEY	The proposed development is located in the countryside of the Blackdown Hills Area Of Outstanding Natural Beauty where new development is strictly controlled and there is no need for the proposed new building to be sited in an isolated, unsustainable rural location and the economic benefit is not considered to outweigh the policy objection contrary to policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, Taunton Deane Local Plan policies S1(B), S7, EC23 and EN10 and Core Strategy policies CP1, CP6, SP1 and DM2.	10/11/0042	The Inspector found that, although the economic and tourism benefits would overcome the negative sustainability aspects of the appeal development as they relate to reducing the need to travel, it was not sufficient to outweigh the great weight the NPPF requires should be given to conserving the landscape and scenic beauty of an AONB. In addition, although some of the policies already referred to allow economic activity in the countryside, most require that such development should maintain or enhance the environment as well. Contributing to protecting and enhancing our natural environment is part of the environmental dimension to sustainable development. The Inspector concluded that overall the conservation of the Blackdown Hills AONB is the prevailing consideration and DISMISSED the appeal.



APP/D3315/A/12/2178864	REDEVELOPMENT OF SITE TO PROVIDE 1 NO. SIX BEDROOM DWELLING WITH SEPARATE BUILDING FOR BUSINESS/DESIGN STUDIO/MATERIALS SHOWROOM AND UPHOLSTERY WORKSHOP, AND 3 NO. THREE BEDROOM TERRACED COTTAGES AT THE OLD COAL YARD, WOODHILL ROAD, STOKE ST GREGORY	<p>The proposed development site is located outside the confines of any recognised development boundary limits, in an area that has very limited public transport services. The residents of the development are likely to be reliant on the private car and there will therefore be an increase on the reliance on the private motor car and thus comprises unsustainable development which is contrary to advice given in Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S1 of the Taunton Deane Local Plan. Furthermore the site has not been allocated for potential residential development or considered for allocation in the Taunton Deane Core Strategy.</p> <p>The buildings, the subject of the proposed development, are new dwellings which are not proven to be required for an existing agricultural purpose or activities. The application site is outside a town, rural centre or village</p>	36/12/0007	The Inspector concluded that the proposal would not amount to sustainable development, having regard to the provisions of the development plan and the National Planning Policy Framework, and would be contrary to Policies SP1 and DM2 of the Taunton Deane Core Strategy 2012. The appeal was DISMISSED.
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		<p>where development is strictly controlled. Development is restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel. The Local Planning Authority is of the opinion that the proposal does not satisfy all of the above criteria and is therefore contrary to the National Planning Policy Framework paragraph 55, the Taunton Deane Core Strategy Policy DM2, Development in the Countryside and Policy STR6 of the adopted Somerset and Exmoor National Park Joint Structure Plan Review, and Policy S7 of the Taunton Deane Local Plan.</p>		
APP/D3315/E/12/2174991 /NWF	INSTALLATION OF PHOTO VOLTAIC ROOF PANELS AT WEIR LODGE, 83 STAPLEGROVE ROAD, TAUNTON	<p>The panels, by reason of their size, number and siting on the principal, south facing roof slopes, would have a very different effect than the existing roof coverings, to the detriment of the character of the listed building. As such the proposal is contrary to Section 16 of the Planning (Listed Buildings and</p>	38/11/0630LB	<p>Weir Lodge is a grade II listed building set within spacious and well treed grounds situated within a Conservation Area. The Inspector considered the pv panels would not blend into the existing roof materials but represent a substantial alteration to the clean lines of the roofs and to their texture. The degree of this</p>

		Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Planning Policy Statement 5.		alteration was thought to harm the special architectural interest of the building and cause substantial harm to its significance as a heritage asset. The Inspector concluded that the advantages of the proposed works in terms of renewable energy provision would not outweigh the harm identified and as they fail to satisfy the tests set out in policy CP8 and Section 16 of the LBCA 1990 it was concluded the appeal must FAIL.
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