



## 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 10 August 2016 at 17:00.

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### Agenda

- 1 Apologies.
- 2 Minutes of the meeting of the Planning Committee held on 13 July 2016 (to follow).
- 3 Public Question Time.
- 4 Declaration of Interests  
To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct.
- 5 05/16/0031 Erection of single storey side and rear extension at 15 Waterfield Close, Bishop's Hull
- 6 38/16/0248 Erection of single storey extension to side of 9 Westleigh Road, Taunton (amended scheme to 38/16/0151)
- 7 42/16/0019 Variation of Condition No. 02 (approved plans) of planning permission 42/15/0020 for alterations to the approved design, including the provision of an internal garage on land to the side of The Old Rectory, Wild Oak Lane, Trull
- 8 Latest appeals and decisions received

Bruce Lang  
Assistant Chief Executive

13 September 2016

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.

Except at meetings of Full Council, where public participation will be restricted to Public Question Time only, 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 the Corporate Support Unit on 01823 356414 or email [r.bryant@tauntondeane.gov.uk](mailto:r.bryant@tauntondeane.gov.uk)**

If you would like an agenda, a report or the minutes of a meeting translated into another language or into Braille, large print, audio tape or CD, please telephone us on 01823 356356 or email: [enquiries@tauntondeane.gov.uk](mailto:enquiries@tauntondeane.gov.uk)

## **Planning Committee Members:-**

Councillor R Bowrah, BEM (Chairman)  
Councillor M Hill (Vice-Chairman)  
Councillor M Adkins  
Councillor C Booth  
Councillor W Brown  
Councillor J Gage  
Councillor C Hill  
Councillor S Martin-Scott  
Councillor I Morrell  
Councillor S Nicholls  
Councillor J Reed  
Councillor N Townsend  
Councillor P Watson  
Councillor D Wedderkopp  
Councillor G Wren

## **Declaration of Interests**

### **Planning Committee**

- Members of Somerset County Council – Councillors, D Wedderkopp and M Adkins
- Clerk to Milverton Parish Council – Councillor Wren
- Vice-Chairman to Kingston St Mary Parish Council and Chairman to Kingston St Mary Village Hall Association – Councillor Townsend
- Trustee to Home Services Furniture Trust, Trustee to Bishop Foxes Educational Foundation, Trustee to Trull Memorial Hall – Councillor Stephen Martin-Scott
- Councillor to Comeytrove Parish Council, Member of the Fire Brigade Union – Councillor Simon Nicholls
- Trustee of Hestercombe House and Gardens, Trustee of the Somerset Building Preservation Trust, Director of Apple FM – Councillor Marcia Hill

05/16/0031

MR & MRS VINING

**Erection of single storey side and rear extension at 15 Waterfield Close, Bishops Hull**

Location: 15 WATERFIELD CLOSE, BISHOPS HULL, TAUNTON, TA1 5HB

Grid Reference: 320616.124354

Full Planning Permission

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## **Recommendation**

### **Recommended decision: Conditional Approval**

#### **Recommended Conditions (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:

(A3) DrNo A.01 Site Location and Block Plan  
(A3) DrNo A.03 As Proposed

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

3. 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.

Reason: To ensure that the proposed development does not harm the character and appearance of the building and surrounding area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

#### **Notes to Applicant**

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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof

overhang will encroach on, under or over the adjoining property.

## **Proposal**

It is proposed to remove the current utility extension and lean-to conservatory on the rear extension and erect a single storey extension which will wrap around the rear (east) elevation and side (north) elevation of the dwelling. The extension will extend to the rear by 3.3 metres and be 8.77 metres wide to provide a family room with bi-folding doors and four rooflights. It will have a monopitch roof with a ridge height of 3.95 metres and an eaves height of 2.65 metres.

To the side the extension will have a pitched roof with a height of 4.2 metres and will protrude 2.7 metres and have a width of 5.47 metres. This will provide a lobby and utility room with three windows and a back door. The front door to the property is currently on the north elevation but this will be moved to side of the new extension on the west elevation.

The application is being presented to the planning committee as the applicant is a member of staff.

## **Site Description**

15 Waterfield Close is a buff coloured brick semi-detached dwelling with concrete interlocking tiles and upvc windows and doors. It is an unusually designed house with the front door in the side. There is open space and public footpaths to the north and west elevations.

## **Relevant Planning History**

05/15/0035 - Change of use of land from amenity to domestic and repositioning of boundary wall - approved 11 January 2016.

## **Consultation Responses**

*BISHOPS HULL PARISH COUNCIL* - No objection.

## **Representations Received**

None received.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

H17 - TDBCLP - Extensions to Dwellings,  
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

## **Local finance considerations**

### **Community Infrastructure Levy**

The proposal is not liable for CIL.

## **Determining issues and considerations**

The side extension is modest projecting only 2.7 metres within the area bounded by the wall. The extension, with its pitched roof, will reflect the gable of the dwelling and is acceptable. The repositioning of the front door will not detract from the symmetry of the west elevation with its neighbour, no. 17, as it will be set back and the pitch of the roof will complement the style of the roof on the west elevation. The proposed windows for the lobby and utility room and the back door will be mainly obscured by the boundary wall.

The existing lean-to rear extensions are 2.5 metres in length, the utility room has a height of 3.95 metres and the conservatory has a height of 3.8 metres. The proposed rear extension will be longer at 3.3 metres and have the same height as the existing utility room, but the overall uniformity of the extension to the rear will enhance the dwelling.

There is a fence of approximately 2 metres and some mature trees between nos. 17 and 15 and no. 17's conservatory is at a similar height and length to no. 15's proposal which means that there will be no loss of amenity for no. 17. No. 21 is a single storey dwelling and there is a hedge of over 2 metres high between no. 15 and no. 21 which will screen the extension so there will be no overlooking to/from no. 15 and no. 21.

It is therefore considered that the extensions are acceptable in terms of design and scale and are thus in accordance with policies H17 and DM1. Approval is therefore recommended.

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

**Contact Officer: Mrs S Wilsher**

38/16/0248

MR AND MRS COOMBE

**Erection of single storey extension to side of 9 Westleigh Road, Taunton  
(amended scheme to 38/16/0151)**

Location: 9 WESTLEIGH ROAD, TAUNTON, TA1 2XY

Grid Reference: 323801.124319

Full Planning Permission

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## **Recommendation**

### **Recommended decision: Conditional Approval**

#### **Recommended Conditions (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:

(A3) DrNo WCO 2007 Site and Location Plans  
(A3) DrNo WCO 2007A Existing and Proposed Floor Plans  
(A3) DrNo WCO 2007A Proposed Elevations  
(A3) DrNo WCO 2007A Existing Elevations

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

#### **Notes to Applicant**

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.

## **Proposal**

This is an amended scheme to a previous application which was presented to Members at the May Planning Committee.

The application is similar in principle however, whilst the extension is still proposed at the side of the property it has been moved further back to partly project to the rear of the property and the existing garage will remain. It will measure 4.7m in depth by



4.5m, will have a pitched roof and the exterior materials will match the existing property, brick work and a tiled roof

The application is being presented to Planning Committee as the Applicant is a Member of Staff.

## **Site Description**

9 Westleigh Road is a semi-detached property which is finished in brick under a tiled roof. There is a lean-to extension attached to the side of the property which will be replaced by the extension. There is parking to the front of the property and garden to the side and rear. There is a metre high fence along the boundary with the neighbours at 7 Westleigh Road.

## **Relevant Planning History**

38/16/0151 - Erection of single storey side extension - Approved

## **Consultation Responses**

No response received.

## **Representations Received**

No response received.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

Policy of the draft Site Allocations and Development Management Plan.

Policy D5 of the draft Site Allocations and Development Management Plan.

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
H17 - TDBCLP - Extensions to Dwellings,

## **Local finance considerations**

### **Community Infrastructure Levy**

Not payable in this instance.

## **Determining issues and considerations**

This is a re-submission of an application which has recently been approved and amends the position of the extension and its size. The proposed extension will be positioned behind an existing garage, whereas the previous scheme showed the garage to be removed and the extension in its place. The extension will be set off the boundary with the adjacent neighbour and no windows are proposed on the north elevation and in this regard there will be no adverse impact on this neighbour in terms of loss of light or overlooking and therefore, the extension is considered to be acceptable.

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**

42/16/0019

MR S MARTIN-SCOTT

**Variation of Condition No. 02 (approved plans) of planning permission 42/15/0020 for alterations to the approved design, including the provision of an internal garage on land to the side of The Old Rectory, Wild Oak Lane, Trull**

Location: THE OLD RECTORY, WILD OAK LANE, TRULL, TAUNTON, TA3  
7JT

Grid Reference: 321601.122353 Removal or Variation of Condition(s)

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## **Recommendation**

**Recommended decision: Conditional Approval**

### **Recommended Conditions (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:

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and the following drawing permitted pursuant to planning permission 42/16/0019:

(A1) DrNo P03 Rev A Proposed Site Plan - except that the garage shown on the drawing is not permitted by this permission.

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

3. Prior to their installation, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. (i) Prior to its implementation, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of each 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 the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

5. Prior to the occupation of the dwelling hereby permitted, full details of the boundary treatment to Wild Oak Lane shall be submitted to and approved in writing by the Local Planning Authority. The details shall be fully implemented prior to the occupation of the dwelling and shall thereafter be maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the visual amenities of the area.

6. Prior to the occupation of the dwelling hereby permitted, full details of the proposed hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall be fully implemented prior to the occupation of the dwelling and shall thereafter be maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the visual amenities of the area.

7. There shall be no obstruction to visibility above 900mm from the adjoining carriageway level within the splays indicated on drawing no. P03 Rev A. Such visibility splays shall be provided prior to the occupation of the dwelling hereby permitted and shall thereafter be maintained as such.

Reason: in the interest of highway safety.

Notes to Applicant

## Proposal

This application seeks to amend a previous planning permission for the erection of a dwelling. The proposals see the dwelling simplified in terms of its detailing and reduced in terms of the overall floorspace provision. An integral garage would be proposed in lieu of a separate free-standing garage building; the overall scale of the building and general design principles are as before.

The application is before the planning committee because the applicant is an elected member.

## Site Description

The site comprises part of the large garden of The Old Rectory, which is a substantial render and tile property set back from and on a higher level than the road. The site lies just outside of the Conservation Area and there is a large tree on the roadside, which is subject to a Tree Preservation Order. There is a mix of size and style properties along Wild Oak Lane, with substantial dwellings set within large plots to the north and a mix of semi-detached and terraced dwellings to the south. These terraced/semi-detached properties are largely red brick with slate/tile roofs, set on a higher level than the road.

## Relevant Planning History

Outline planning permission was initially granted for the erection of two dwellings in the southern part of the garden in 2007, which was renewed in January 2011. That outline application reserved all matters for future consideration, with the exception of means of access. A subsequent application sought approval of reserved matters for the erection of the dwelling on Plot 1, which was granted in February 2012 and has since been constructed. A further reserved matters application was approved in February 2014 for Plot 2.

Full planning permission was granted for a larger dwelling under application 42/15/0020. This was for a larger, 2.5 storey dwelling and separate garage to the front.

## Consultation Responses

*TRULL PARISH COUNCIL* – Supports the application.

*SCC - TRANSPORT DEVELOPMENT GROUP* – Please refer to standing advice.

- Provision of visibility splays
- Pedestrian visibility splays of 2 x 2m to the rear of the footway.
- Provision of adequate drainage so that surface water does not drain from the site onto the highway or vice versa.
- The access should have a minimum width of 3m.

- The access should be properly consolidated for the first 5m and must not exceed a gradient of 1 in 10 for the first 6m from the edge of the adopted highway.
- Vehicular entrance gates should be set back a minimum distance of 6m from the carriageway edge and should open inwards. Pedestrian gates should open inwards.
- On site turning space should be provided where the proposal derives access from a classified road.
- Turning will be required, independent of the necessary parking provision where an access is onto a classified road.

*LANDSCAPE* – No comments to make.

## **Representations Received**

None.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
SP1 - TD CORE STRATEGY SUSTAINABLE DEVELOPMENT LOCATIONS,  
CP1 - TD CORE STRAT. CLIMATE CHANGE,  
CP8 - CP 8 ENVIRONMENT,

## **Local finance considerations**

The application is for residential development, where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £22,500.

## **New Homes Bonus**

The development of this site would result in payment to the Council of the New

Homes Bonus.

*1 Year Payment*

Taunton Deane Borough Council (Lower Tier Authority)	£1,079
Somerset County Council (Upper Tier Authority)	£270

*6 Year Payment*

Taunton Deane Borough Council (Lower Tier Authority)	£6,474
Somerset County Council (Upper Tier Authority)	£1,619

## **Determining issues and considerations**

The revised proposal will see the dwelling remain on the same site as previously allowed and the overall height and shape of the dwelling will remain unaltered. The separate garage block has been removed and an integral garage provided in its place. Fenestration has been simplified.

Given the similarities in scale and massing, the impact on neighbouring property is considered to be acceptable and the main issues relate to design. The site is on the edge of the conservation area so, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority must ensure that the character and appearance of the conservation area will still be preserved or enhanced by the proposal.

The provision of a free-standing garage to the front of the dwelling is seldom ideal in terms of its impact on the street scene, so the removal of this feature is an improvement. That said, an integral garage, particularly in an elevation such as this is also not considered to be particularly good design as the arrangement of the front elevation is somewhat awkward. However, when considered in the context of the previous permission and the immediately adjoining dwelling to the south, the proposal is considered to be an acceptable amendment that would not cause harm to the character and appearance of the conservation area. It is, therefore, recommended that planning permission is granted.

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

**Contact Officer: Mr M Bale**

**APPEALS RECEIVED**

**Site: 10 TRISCOMBE ROAD, TAUNTON, TA2 7PG**

**Proposal: Erection of fence above front wall and raising of fence to side of 10 Triscombe Road, Taunton (retention of works already undertaken)**

**Application number: 38/16/0080**

**Appeal reference: APP/D3315/D/16/3153942**

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**Site: CREEDWELL ORCHARD, MILVERTON, TAUNTON**

**Proposal: ERECTION OF 70 NO. DWELLINGS WITH ASSOCIATED WORKS ON LAND AT CREEDWELL ORCHARD, MILVERTON**

**Application number: 23/14/0014**

**Appeal reference: APP/D3315/W/16/3148085**

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