

4 06/2002/035

CHIEF FIRE OFFICER means of escape and access for fire appliances in case of fire should comply with Building Regulations detailed recommendations will be made at Building Regulating stage; all new water mains installed should be of sufficient size to permit the installation of fire hydrants conforming to British Standards.

CONSERVATION OFFICER (1) Statutory requirement to consult amenity societies and English Heritage not undertaken. (2) Sections required, as is justification in accordance with PPG15. (3) Subdivision of nave at proposed first floor to form 2 flats, inappropriate, due to the compartmentalisation of the space, ignoring the primary feature - the roof. (4) Existing windows in nave shown as serving separate uses of function room and 1st floor flats. This in practice cannot happen. Additional windows, rooflights etc. required which are not shown. (5) Information required on venting for female wc's, kitchen (including extract) 1st floor flats, public areas to public house. (6) Bin storage area not shown. (7) Existing features e.g. plaques murals etc. not shown - maximum retention required/essential. (8) Storage/cellar area big enough without recourse to external areas? Until the above information is received, clarification given on areas of doubt and amendments received in respect of the 1st floor flats I cannot favourably support. DRAINAGE OFFICER no objections.

Comment of Chief Planning Officer:- consultation with English Heritage, etc now undertaken.

PARISH COUNCIL supports the principle of the proposed development which would provide commercial facilities (possibly include a Post Office within the retail shop area) necessary for this expanding village; adequate car parking provisions should be included and a form of sound attenuation incorporated for the windows; query whether this site would be in addition to, or instead of, the designated site the south-east.

ONE FURTHER LETTER OF OBJECTION also refers to whether Cotford St Luke can really support two public houses.

Additional Notes incorporating Chief Fire Officer's observations.

Amended Recommendation:- Subject to the receipt of satisfactory amended plans and further details/justification, no further representations raising new issues thereon, the further observations of the Conservation Officer and the views of the County Highway Authority the Chief Planning Officer ... (as printed).

5 06/2002/036LB

CONSERVATION OFFICER as previous item 06/2002/035.

Amended Recommendation:- Subject to the receipt of satisfactory amended plans and further details/justification, the observations of English Heritage and the Heritage amenity bodies, the further observations of the Conservation Officer and any additional conditions requested, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and consent be GRANTED ... (as printed)

6 08/2001/029

In September 2000 an application for extensions to the Botthey was refused due to the size and design of the proposal and the impact that it would have on the character of the building, the walled garden and the Conservation Area. This revised scheme attempts to overcome the short comings of the earlier refusal.

ENGLISH HERITAGE the amended scheme is an improvement on the original submission and although it does not meet all the suggested modifications we recognise that the applicant has moved towards meeting our concerns. We therefore do not intend to offer any objection to the scheme. PARISH COUNCIL amend comments to read:- "most of the items which comprised ..."

Amended Recommendation:- Permission be GRANTED ... (as printed).

7 08/2001/032LB

As 08/2001/029.

Amended Recommendation: Consent be GRANTED ... (as printed).

9 14/2002/022

COUNTY HIGHWAY AUTHORITY previous comments (as on outline application) apply, access to the site is via a road used as public path and Rights of Way Officer to be consulted on surface.

TAUNTON DISABILITY FORUM additional comments received regarding level access.

2 FURTHER LETTERS OF OBJECTION:- TDBC refused permission for dwelling to be two storey; object to height, roof pitch and height out of character with the area; size of dwellings should be reduced; why have works already started?; rainwater run off will be a problem; application form does not indicate that there is a right of way within the site; if planning permission is not yet given why has the hedge already been removed; what assurances are there that the surface water disposal via soakaways will not drain to adjacent properties.

Amendment to assessment:- 19th line "2.4 m" should read "24 m".

Additional Note: You are advised that level access is required to the dwellings.

Amendment to Recommendation:- PD removal condition refers to extensions.

10 19/2002/011

LANDSCAPE OFFICER (on amended plans) welcomes loss of conifers as they often become a problem.

13 31/2002/007

Amended Policy Context:- Reference to Taunton Deane Local Plan - Policy H1 to read as follows:- Criteria (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

Amended Recommendation: Permission be REFUSED for the following reasons:- site is in a backland position and is likely to have a detrimental impact on the privacy and amenity of the occupiers of the adjoining properties contrary to Taunton Deane Local Plan Policy H1 (G & I)

14 36/2002/016

Amended Recommendation:- Subject to the receipt of no representations raising new issues by 21st August, 2002 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ... (as printed).

15 38/2001/222

Throughout report change dollar signs to pound signs.

Amended Recommendation:- 6th line change "trees to be refined" to "trees to be retained".

16 38/2002/104

Amendment to Consultations:- Change "PROMOTION/TOURISM" to "BUSINESS DEVELOPMENT OFFICER".

Additional Note: re asbestos removal.

Amended recommendation:- Subject to the satisfactory views of the County Highway Authority and the results of the sequential test and these being to the satisfaction of the Local Planning Authority the Chief Planning Officer ... (as printed).

17 38/2002/190

Additional Condition:- re retain residents open space once laid out.

Amended Recommendation:- Subject to no further representations raising new issues by 7th August, 2002 ... (as printed).

18 38/2002/221

PLANNING POLICY change of use from non class A1 to non class A1. TOWN CENTRE MANAGER would like to reiterate that the Town Centre Partnership objects profoundly to this application not on the grounds of oversupply but on the grounds of safety and diversity and public access; Police already overstretched in staffing Taunton town centre at night, with any additional capacity adding to this problem; regularly received calls from retailers who have to bear the significant costs and inconvenience of cleaning and repairing their premises after the excess of customers using the town the night before; by allowing our most architecturally significant buildings to be used as licenced premises a large section of the community is excluded from them.

TAUNTON DEANE DISABILITY FORUM the Disability Discrimination Act 1995 may apply to the proposed works. Developer should consult the BS 8300 to see if he needs to consider carrying out further work.

Assessment:- Second paragraph 1st line change "lse" to "use".

23 44/2002/012

As also amended by letter dated 30th July, 2002 with accompanying plan.

COUNTY ARCHAEOLOGIST the site lies very close to a range of know archaeological sites, including a series of cropmarks indicating that there area barrows (burial mounds) in the close vicinity. It is likely that remains (possibly relating to these barrows) are present on this site and therefore archaeological monitoring is required. This should be secured by use of Model Condition 55 attached to any permission.

ONE OBJECTOR raises an additional point:- should be covenant to stop soil level being raised at a later date.

Additional Condition:- re implementation of a programme of archaeological work in accordance with a written scheme of investigation to be approved by the Local Planning Authority.

Additional Note:- re County Archaeologist happy to provide specification and list of suitable archaeologist. Amendment to Note re ground levels to provide for retention of ground levels.

Amended Recommendation:- Subject to the receipt of no further representations raising new issues on the amended plans by 7th August, 2002 ... (as printed).

24 45/2002/005

1 FURTHER LETTER OF OBJECTION received raising the following points:- is the gallery upstairs a public area and will it be an extension to the restaurant business?; this will increase traffic and invade privacy in so far as they will be overlooked from first floor windows; large dining room incorporated in the plans for the flat within the property, please confirm this will not be used as an extension to the public restaurant; what new arrangements are there for car parking? please confirm that there will be no extra light pollution; please confirm that either the proprietor or manager is going to live on the premises; concerned that the cellar is ground level only and not one that is dug out below ground; please confirm that there are no plans to re-use the chimney and wood burner in the Tea Room; please confirm that thatching will be done according to all the latest safety standards.

Further rooms within the property could have been used for the pub without requiring the benefit of planning permission. The same would apply for the rebuilt pub. Planning is not able to control which and how many rooms are used in connection with the use of the building as a public house. The fixing of illuminations around the building would not necessarily require planning permission. I am unable to confirm that the proprietor or manager is going to use the premises, the excavation of a cellar, the use of chimney or the thatching standards, as these are not planning matters.

27 49/2002/024

Additional Note re removal of asbestos.

Amended Recommendation:- Also subject to the applicant entering into a S.106 Agreement to secure a contribution (£1,000 per dwelling) towards off-site sports and community facilities and no further representations being received by 13th August, 2002.

29 49/2002/040

Letter received from applicant in response to request for amended plans. Confirms that lower edge of rooflight will be 1.8 m above floor level and wish it on proposed elevation for early morning light; seeking to preserve an old leaded

light in the gable end; wish to raise roof to avoid ivy from roof of neighbour's outhouse pushing up slates on roof and blocking gutters; roof being raised to accommodate storage area accessed from the proposed bedroom; kitchen door and window of adjoining property moved so that occupiers can see directly into applicant's downstairs bathroom; need to balance requirements of the Conservation Officer and adjoining neighbours with family needs to provide an upstairs bathroom and a large enough bedroom.

Comment of Chief Planning Officer:- In the light of the further submission by the applicant, the proposal is not likely to be so detrimental to the amenities of the adjoining dwelling to justify refusal of permission. Proposal therefore considered acceptable as submitted.

Additional Note:- re removal of asbestos.

Amended Recommendation:- Delete ".. and the receipt of satisfactory amended plans ...".