

**Planning Committee - WEDNESDAY 13th NOVEMBER 2002
Amendment Sheet**

4 06/2002/050

Supporting information submitted by the applicant's agent:- "The applicant salvaged Watts House in the early 1980s from total disrepair and with considerable investment and faith opened Cedar Falls Health Farm, which has been run successfully since, updating facilities every two years or so. It is important in this market that the facilities on offer to its clients are regularly reassessed to make sure they are as good as competing businesses around the region and nationally. Cedar Falls has attracted business and tourists, on short and long stays, over the years and represents an important attraction to visitors and locals to the area. In order to maintain a marketing strategy and continue to attract and improve performance, the business has to develop fresh facilities. The Health Farm employs many local people who have been at Cedar Falls for a long time; the total staff employed currently runs at around 100 - male and female and is placed inside the top 10 employers in this district. It is a major employer in the region.

The sensitive refurbishment of the interior and exterior of the listed building has won Mr Smith several design awards from Taunton Deane. He has continued to improve the facilities both inside and out to widen appeal to clients, e.g. short golf course and tennis facilities and a whole new clinic section.

When the original swimming pool was constructed 20 years ago it represented one of the best facilities in similar health farm companies nationwide, but since then development has progressed at other health farms with improved pool facilities. This puts Cedar Falls' accommodation into poor comparison and this extension is needed to bring the facilities up to standard and maintain strong appeal to the Health Farm's customers. The pool provision and adjacent relaxing areas are central and critical to the success of the Health Farm.

Whilst planning for the improved pool provision alternatives were considered on the north (service) side of the building complex and were discounted as the new facility needed to be adjacent to the existing pool. The ceiling was kept low with the perimeter area flat to prevent the appearance of an overbearing envelope. We were aware the area chosen for the extension was on the sensitive south facing elevation but considered this compromise carefully designed least effected all parties.

No rights to light are legally established.

The current submission has been adjusted to further improve the amount of open space in front of the kitchen window to Unit 6. The small open courtyard area creates adequate daylighting and ventilation by all guideline standards and will not effect the amount of morning sunlight entering the kitchen or adequate ventilation. The outlook from the kitchen window is of the stone gable some 13 metres away and the existing external patio below. The high level gable will be visible, but the view into Cedar Falls will be removed and replaced with an opal

white glazed screen with landscape garden. No windows of other flats are effected. Access for cleaning the kitchen window is currently by agreement with Cedar Falls' Manager and the same arrangements would apply after completion. This also currently applies to the upper flats. The extension projection will be in the same line as the existing 2.2 metre high hedge and would be 3.2 metres high to parapet level.

An acoustic survey has been carried out to record current background sound levels and the scheme would be developed with the engineers to ensure noise levels are limited at adjacent windows to the measured minimum background conditions.

The agent contends that the extension would reduce noise infiltration to the flats and improve peace and quiet. The current open air terrace sits directly beneath the balconies outside living rooms, it is used on warm days as an outside sitting area and wide sliding screens are left open. The extension would allow more inside relaxing space and move all outside sitting areas further away from the flats. This was accepted by the tenants at a site meeting.

Security: following consultations with Avon and Somerset Police the plans were adjusted as recommended to prevent the remote possibility that someone could access the flat balcony from the new roof. It should be pointed out that a fire escape staircase leads to the existing flat roof from the north (service area) side, which allows easy access to entrance side terraces. However, Cedar Falls is a 24 hour business with its own security arrangements.

The construction of the extension would not require any structural connection into the external wall of the flats and the existing wall would be finished internally with acoustic lining to prevent structure borne sound transfer. There would only be lead flashings tucked into the brick joints to complete whither protection above roof level.

The extension is designed to link the 60s style flats to the rustic stone facade of the listed building with a natural timber clad and glazed bay repeating the scale of the bay window to the organ room, softening the space between the two buildings.

5 19/2001/023TEL

Amend description:- Delete "25 m" add "20 m".

1 LETTER WITHDRAWING PREVIOUS OBJECTIONS - the new site is acceptable.

LETTER FROM NEARBY RESIDENT suggesting that new site is great improvement, but still object to any mast and if permitted should not allow further antennae. Mature shrubs should screen compound and cabin

Additional Conditions:- Additional planting required to the south and east of the proposed compound area; trees to be semi mature and planted in current planting season; and visibility to access point.

7 27/2002/016

1 FURTHER LETTER OF OBJECTION raising the following matters as before:- this small farm building is in keeping with the surrounding area but accommodation is most unsuitable; the field access furthest from the barn is difficult to manoeuvre at certain times and the gate between the barn and Pitlands Farm is used in those instances; the derelict, but now rebuilt, barn and its surrounding area of waste ground provides an environmental oasis in a desert of intensive agriculture, which the present proposals will destroy; until building works, the barn was a roost for long-eared bats, little owls, swallows and butterflies; the creation of an orchard would be for cosmetic reasons, the imposition of tidiness upon the rural scene; orchards are another form of intensive agriculture, having limited value for wildlife; the barn is separated from the house by little more than 8 m; this is an isolated rural setting of open agricultural green belt countryside, to develop a new dwelling here, at such proximity to an existing house, seems unduly intrusive and further merits objection on the grounds that it detracts from the character and privacy of my property; the lane forms part of the National Cycle Route No 3 and there are stretches where it is difficult for a car to pass a cyclist safely.
Additional note:- re no conversion to a dwelling

8 37/2002/015

As amended by drawings 0227/03B, 06, 07 and 08 attached to agents letter dated 4th November, 2002.

Plot 3 moved away from boundary.

WESSEX WATER no objection.

LANDSCAPE OFFICER the proposal is obviously going to have a major impact on the rural character of the lane, as it involves the breaching of a well established hedge on a bank (species field maple, hazel and elm). Fortunately sections of the hedge could be retained if the bank levels are not greatly altered. I would like to see trees along the southern boundary retained.

ENVIRONMENTAL HEALTH OFFICER suggest note re contamination.

E-MAIL FROM CLLR WILLIAMS I have received a letter of representation from a neighbour, Mr B Adams, to the above proposed development together with a copy of his letter to the Chief Planning Officer dated 7th November. As the Ward Councillor I would ask that serious consideration be given to Mr Adam's request that, if permission is granted for houses, than a condition is imposed that the house on plot 3 be set back 3 to 4 m to minimise the impact on Mr Adam's property.

FOUR LETTERS OF OBJECTION 3 houses constitutes an overdevelopment out of character with area; 3 houses means more loss of hedgerow (2 would be

served off one access); poor visibility from access; overpowering in relation to bungalow to south; plot 3 should be set back, trees on southern boundary should be removed; need to address problem of flooding of road; hedgerow should be set back with road widened and kerbed.

Additional Conditions:- details of boundaries, protection/replanting of roadside hedge; submission of scheme to prevent discharge of surface water from site onto highway.

Amended Recommendation:- Subject to any further representations received by 24th October, 2002, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine ... (as printed).

9 38/2002/375

As amended by letter dated 29th October, 2002 and attached plan no. PI202A and materials schedule

Letter from agent that confirms the following points:- pedestrian and cycle access will be via the lane off Bridge Street adjacent to Dellars Nightclub; there is no provision for either the parking or turning of cars; there will be no access to the site via Haimes Wharf; provision for the parking of 8 bicycles will be provided; deliveries will be made through the lane adjacent to Dellars Nightclub, off Bridge Street; the stores shown on the plan are for use by Haimes Wharf occupants; the keys to the gates will be kept by the Gadd Homes Management Agency; the offices will be in use during normal working hours and when Dellars Nightclub is closed so the acoustic report is not relevant.

COUNTY HIGHWAY AUTHORITY have confirmed that the access detail is acceptable for the proposed use.

1 ADDITIONAL LETTER OF OBJECTION the access is shown through the residential complex which is supposed to be a secure site. Access to the offices through the site would be detrimental to the amenity and security of occupants. The developer has confirmed that access to the offices will not be via the residential complex at Haimes Wharf.

Additional Condition:- re new walls and fences to be provided before occupation.

Additional Notes re disabled access, encroachment, energy and water conservation, meter boxes.

Amended Recommendation:- Removal of condition regarding materials for the courtyard as the applicant proposes brown/buff concrete sets which are considered acceptable.

10 38/2002/423

1 LETTER OF OBJECTION will further reduce visual amenity to properties in

Holway Avenue with associated increase in traffic, noise and light pollution.

11 43/2002/085

Amended Recommendation:- Solicitor to the Council be authorised to take enforcement action.

12 52/2002/037

ONE FURTHER LETTER OF OBJECTION visually extremely detrimental and completely out of character.

Amended Recommendation:- Solicitor to the Council be authorised to commence enforcement action.
