

Amendment Sheet

4 34/2004/012

CONSERVATION OFFICER proposal is much better siting for use than current unauthorised extension to farmhouse.

PARISH COUNCIL relates to Staplegrove Parish Council - no objections.

Time limit to start and complete works within one year due to unauthorised extension to rear.

Additional Conditions re limited hours and use for Mrs Read only.

5 34/2004/013LB

CONSERVATION OFFICER proposal is much better siting for use than current unauthorised extension to farmhouse. Conditions suggested, including a non-standard.

Time limit to start and complete works within one year due to unauthorised extension to rear, unauthorised extension to be demolished, materials, full details of doors, windows, balustrades required, no bell casts, colour of render to be agreed, breathable felt required.

6 38/2004/052

As amended by drawings attached to Agents letter dated 2nd April, 2004.

COUNTY HIGHWAY AUTHORITY I have the following comments to make:- 1. The Adoptable Area will need to be increased as shown hatched red to ensure that a maximum of two dwellings only are served by a private access. 2. Parking restrictions such as bollards will need to be employed to prevent parking on the areas coloured blue. 3. 5 metre radii will be required at the junction with the access to the day nursery. At the junction with South Street it is noted that trees within the visibility splay are indicated for removal. However the visibility to the South East of the access is severely limited by vegetation. This vegetation will need to be removed to obtain the visibility indicated on the submitted drawing, where a tree is

to be retained. In the event of permission being granted I would recommend that the following conditions are imposed:- 1. There shall be no obstruction to visibility greater than 300mm above adjoining road level within the splay areas shown coloured green on drawing No. 12107 DwOI Rev J at the junction of the proposed estate road with South Street. Such visibility splays shall be fully provided before works commence on the erection of any of the dwellings hereby permitted and shall thereafter be maintained at all times. 2. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

ONE FURTHER LETTER OF OBJECTION received from resident of Trinity Road restating earlier objections in relating to impact of plot 11 on his privacy (window to window distance will be 20 m) and that a fence is not acceptable as a boundary; wall of existing garage should be kept.

Additional conditions re visibility, estate road, obscure glazing in apartment block A.

Amended Recommendation:- Subject to receipt of revised landscaping proposals adjacently to access the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ... (as printed).

9 42/2004/008

The Parish Council have indicated verbally that they wish to withdraw their objection, taking into account that they did not object to earlier proposal.

10 46/2004/006

Letter from applicant's agent clarifying that the applicant is a provider of homes and education for children taken into care and placed with Sedgemoor by the Social Services. Such homes are regulated by the Children's Homes Regulations 2001, The Children (Leaving Care) Act 2001 and the Education (Independent Schools Standards) Regulations 2003. The premises are registered with and regularly inspected by the regulating authorities. Cites various appeal and court decisions elsewhere which indicated:- (i) use of a dwelling house as a children's home does not constitute a material change of use from a dwelling house; (ii) having regard to fear of crime and other disturbance, use of premises as a residential children's

home with ancillary educational facilities would not have a significant adverse effect on the living conditions of local residents; (iii) whilst acknowledge and understand the widespread concerns held by local residents regarding a possible adverse effect upon their living conditions arising from a perception of fear of criminal and other anti-social behaviour, conclude that such perceptions are not substantiated by clear evidence to support the assertions made and do not represent a clear planning reason to sustain resistance to the proposal. Agent indicates that many children taken into care have suffered physical and/or emotional abuse and that inevitably there will be occasions of disturbance, but these are contained within the premises and managed by trained staff approved by the regulating authorities. It is national policy through the acts cited to give children in care the opportunity of a decent home and education. With regard to traffic movements, the applicant's agent states that the use of the previously approved buildings and the associated traffic movements will not alter. The use of the additional building (barn conversion) is likely generate at the most 6 staff traffic movements, which is less than the likely traffic generation with the approved use as two dwellings.

ENVIRONMENTAL HEALTH OFFICER (i) due to noise issues, recommends advisory note that any windows on the barn conversion facing dwellings should be acoustically glazed and any ventilation should be acoustically insulated. (ii) applicant's attention should be drawn to the need to provide an adequate means of escape from fire and other fire precautions. (iii) the planning, designing and operating of this establishment will need to have regard to food safety legislation.

Additional Notes re acoustic glazing and insulation, means of escape from fire and food hygiene legislation. Note re parking should refer to both staff and visitors.

11 52/2004/011

PARISH COUNCIL support the extension in principle on the understanding that it is not out of line with the frontages of existing houses on that side of the road and does not adversely affect the street scene or set a dangerous precedent for the future.

Copies to:
CHAIR/NTN/TB/JM/CDW/AG/DA/JH/KM/JLH/IC/TAB/CJW/HM/H&L/RWF/
Planning Reception/JJ/RB/17 Committee Members/15 Public