

Amendment Sheet

5 05/2004/034

As amended by drawing A received on 3rd November, 2004.

7 10/2004/021

COUNTY HIGHWAY AUTHORITY the site is located in an unsustainable location. However as it is for tourism it may be an appropriate location in transport terms. In detail the access to the site is reasonable but could be improved by cutting back of some undergrowth to achieve 2 m x 50/60 m in each direction without affecting any major trees. The first 10 m of the access track must be a bound surfaced with no loose stone or gravel. Adequate provision must be made to prevent surface water from draining onto the public highway. COUNTY ARCHAEOLOGIST no objections. BLACKDOWN HILLS RURAL PARTNERSHIP supports the Local Planning Authority's aim for high standards of design and the retention and enhancement of the natural beauty of the AONB. The Blackdown Hills Plan 2004-2009 sets out the objectives for managing the AONB the following are relevant:- Policy ENV22 wildlife and habitats that contribute to the landscape and ecology of the Blackdown Hills are conserved and enhanced through appropriate mechanisms and management. WD5 support appropriate sustainable tourism that benefits the local economy, conserves and enhances the landscape and improves the understanding of the Blackdown Hills. In our view (1) the existing access should be used and any improvements should be 'low key' , minimising disturbance to the roadside hedgebank, not over engineered, in terms of visibility splays, surface treatment, width and alignment, (2) the chalets should be located so that they can be readily assimilated in the landscape in a natural setting; (3) the mire habitat should be protected and managed; (4) further development should be restricted.

LANDSCAPE OFFICER revised plans - the layout has been revised as a result of ecological comments. This has brought the chalets closer to the roadside reducing the amount of landscape buffer planting considerably. However, subject to detailed landscaping proposals it should be possible to provide additional planing and manage the existing in such a way as to reduce the impact of the chalets. DRAINAGE OFFICER the reed beds will require the consent of the Environment Agency.

9 ADDITIONAL LETTERS OF OBJECTION raising similar points as those in the main report and the following points:- the woods form a community asset used by residents and school children and will be ruined by a holiday village in the middle;

the area is very wet like a natural sponge, development will alter this existing ecology and be likely to release flood water down the valley and increase flooding to communities downstream; the construction materials are suitable for permanent occupation which is resisted in your policies; the chalets will have a detrimental impact on the fragile and tranquil habitat of the area, if this Authority cannot resist habitat loss and intrusion into this very special location where can it?; the application is contrary to Policy Ec19(A), (B) and (C). In regard to criteria (D) i feel the amendments to include AONB's were in recognition that there are areas of woodland or forest in the AONB where such developments would be virtually unseen, I do not consider the proposal consisting of two well proportioned chalets into this wild undeveloped area unobtrusive; holiday chalets should be of a temporary nature not permanently built; the tarmac of the existing access track will have a detrimental visual impact and destroy the solitude of the area; traffic using the accommodation will destroy the tranquillity of the locality; there is no evidence of demand or viability for the development in this area; the reed bed and swale will remove vegetation and trees, making the chalets visible from the adjoining road and neighbouring property; the flood prevention measures do not adequately deal with the threat of floodwater on the access track; under policy EC4 (rural employment) the proposal would harm the residential amenity of neighbouring properties; the ecological survey states that Kingfishers and Dippers are unlikely to be present but I have seen these plus other rare bird species such as Tawny Owls, Sparrow Hawk, Merlin, just a few yards from the site, a grant to fell required planting of willows and signs 'walkers welcome' to be erected but this has not been adequately done; the existing surface water pipes under the highway will not accept the storm water run off from the site notwithstanding the changes required by the Environment Agency, the Somerset Trust for Wildlife do not support this application and insinuates that the policy is not appropriate in this area.

Additional conditions re management plan for the adjacent mire habitat, details of access track and drainage of access track.

Additional Note re the first 10 m of the access will need to be an appropriate bound surface.¹ ADDITIONAL LETTER OF SUPPORT reflecting views already listed in the report.

8 19/2004/012LB

AN ADDITIONAL LETTER OF OBJECTION has been received on the grounds that they are visible on the front of the property and there had been strict regulations about where the window lights could be placed on this development; they would be better situated to the rear of the property or on the roof of the garage when completed; and that the panels would set an undesirable precedent.

N/A 20/2004/021

As amended by drawing Nos. 201./01/009, SK3 Rev. A, SK4 and 04/HF/U1, U2 and U3 received on 3rd November, 2004.

Amended description:- "... residential development of 23 No. dwellings ..."

SOMERSET WILDLIFE TRUST no comments to make.

PLANNING POLICY the application is in accordance with the allocation, which requires the delivery of 20 units, with the emphasis on the delivery of low cost market units (1 and 2 bed properties) . DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365. Believe it is not County Council policy for run-off from the highway to be discharged to soakaways. The applicant should therefore contact SCC Highways from approval of any surface water system to be installed.

ONE FURTHER LETTER OF REPRESENTATION 25 dwellings on this small plot will be by far the densest population in the village; increased traffic with dangerous junction by the Swan Inn together with the blind rise towards the access; query whether this inadequate road system can cope with this large increase in local traffic; gardens too small for children to play in so they will be obliged to seek out the playing field, which is accessed via the old persons bungalows, or play in the roads; query whether will add any sense of community to the village, as the properties are likely to become the domain of nomadic 'buy to let' market; query whether the development will integrate into the slow pace and lack of amenities of Kingston St Mary life; some institutions such as pub, post office, church and village hall should see an upturn; query whether the local school can cope with the increased numbers adequately.

ADDITION TO RECOMMENDATION:- in the event that the Section 106 Agreement is not concluded by 22nd November, 2004, permission be REFUSED for the reason that the proposal does not make adequate provision for childrens' play and off site childrens' play and public open space and necessary off site highway works.

9 20/2004/022

2 ADDITIONAL LETTERS OF SUPPORT.

1 ADDITIONAL LETTER OF OBJECTION on basis that the house and site are out of proportion i.e. that the house is too large for the site; the development is on 3 floors, the tower is obtrusive, the highest point of the roof will be on a level with the top of the church.

10 21/2004/026

ONE FURTHER LETTER OF OBJECTION - further points raised - another of landowner's accesses onto Mousey Lane deposits gravel at the junction with the main Milverton road and causes much skidding and wheel spinning, this is as a result of heavy agricultural traffic, 4 wheel drive vehicles with horse boxes; noise nuisance from horse owners shouting at their animals and pupils is unacceptable adjacent to a church and cemetery; landowner has interfered with flow of stream elsewhere on his land.

ONE FURTHER LETTER OF SUPPORT the approach to the village is highly dangerous; by removing the corner and allowing drivers increased warning of oncoming traffic, further problems will occur; the setting up of stables in an area where any building will be well screened by the contours and enhance the country feel of the village is most welcome; would bring some work into the village, which at present has precious little employment opportunities.

FURTHER LETTER OF REPRESENTATION questioning validity of petition submitted to inspectorate in relation to appeal against refusal of planning permission for village hall; petition refers to 'opposition to any development on this site'; writer contends that signatures appeal to have been written by persons that have signed for many others and included a great many minors.

11 23/2004/032LB

A similar application has been refused at Heathfield Farmhouse (14/2004/045LB) for replacement double glazed windows. An appeal was made against the decision and then later dismissed.

AMENDED RECOMMENDATION:- Permission be REFUSED as the windows by reason of their design, construction and detailing, and appearance ... (as printed).

In light of the views of the Conservation Officer, it is considered that no Enforcement Action should be taken.

12 29/2004/010

A structural report has now been submitted that confirms that the barns can be converted without significant alterations to the buildings.

14 38/2004/424

Deferred

16 43/2004/107

LETTER FROM AGENT confirming that use of workshop will be for occupational therapy; most work will inform paper mache, gluing pre-cut components made off-site and use of computer due to health and safety risks, residents will not use power tools; many be occasional use of power drill or saw for around one hour a week.

FURTHER LETTER FROM APPLICANT providing details of proposed traffic movements indicating use of home car/taxi to reduce traffic movements; no residents drive or have licence; staff movements at 7.30 a.m., 2.00 p.m., and 10.30 p.m., 2 p.m. shift will be staggered; some staff may walk or cycle; visitors infrequent as it disrupts lives of adults with autism; car parking may be provided to rear of site; private road to rear will be used by some staff.

COUNTY HIGHWAY AUTHORITY further comments relating to traffic generation of existing and proposed uses:- proposal will increase traffic by 10 movements a day, different to hypothetical figures that applicant submitted; in light of increase, visibility of substandard junction to north should be improved to 2.4 m x 33 m; private access visibility cannot be improved as applicant does not have control over land; new access should be provided to rear from private road. Further e-mail from County Highway Authority; further e-mail from applicant suggests traffic movements could be lower by car share, and use of taxis, once planning permission is granted for care home, traffic generation could be higher; the Wheelhouse is approximately 1500 m from town centre for pedestrians to walk ; RPG10 Annex A gives a maximum distance of 1000 m for non-residential facilities; to satisfy planing and highway authority a personal permission should be placed on the applicant; a legal agreement to produce a travel plan for enforceability of traffic movements to within 20 movements per day; this will satisfy the Highway Authority that the proposed use will be comparable to the existing; in addition visibility should be improved so that no obstruction above 900 mm within the area coloured on the attached plan.

ENVIRONMENTAL HEALTH OFFICER with regard to proposed workshop, in light of the fact that it will be limited to use of hand tools or noisy equipment, I have no further comments.

TOWN COUNCIL further comments:- issues regarding traffic and sewage disposal need to be sorted out; two of the issues raised by the objectors and Town Council feel should be resolved before consideration is given to approving the plan; Town Council decided to defer making a recommendation to TDBC and strongly urge TDBC to defer until traffic and sewage disposal issues are satisfactorily sorted out.

FURTHER LETTER FROM OBJECTOR raising use of workshop due to size and what activities are planned.

Following the comment received from the Environmental Health Officer and further information from the applicant, the proposed use of the existing workshop is not considered to harm the amenity of the area. As the County Highway Authority have indicated to be satisfied with the proposal provided the application is subject to a personal permission, a travel plan, and increased visibility, it is considered that the application can be determined, and need not to be deferred. Furthermore a condition regarding water and sewerage has been included as one of the conditions of this application. The proposed use is indicated to increase traffic movements by 10 extra a day, given that the majority of movements will be at off peak times (0730 and 1000) due to shift times, and the conditions required by the County Highway Authority, the proposal is considered not to harm the amenity or highway safety of the area.

Amended Recommendation: Permission be GRANTED subject to conditions of time limit, personal permission, materials, landscaping, sewerage and water details, car parking, protection of tree; travel plan; visibility, mobile home to be restricted to care workers. Notes re compliance, building over sewer, details of soakaways, social services.

17 43/2004/116

Further letter from applicant:- The provision of a canopy in the design for the refurbishment of North St. toilets in Wellington was included for the following reasons:- (1) The facility is being provided for use by the general public use including local residents, visitors, business people and tradesmen. Spectators of football matches who use the toilets on match days will also use the facility. (2) The canopy will provide protection to users of the facilities in bad weather or in the hours of darkness. This feature will be particularly important during busy periods when queues may form. (3) The doors of the cubicles open outwards. This is an essential feature of safe, single occupancy toilets. That is, the user is able to see into the entire cubicle before entering. The provision of the canopy will assist in protecting the interiors of the cubicles from the elements and keep the floor clean and dry. The supporting columns will also protect passers by from the doors as users exit the cubicles. (4) It is intended that the canopy will be illuminated. This will contribute to the safety and security of users. This is particularly important for users of the disabled (accessible) toilet that have to use a RADAR key and have mobility problems. (5) The provision of the canopy provides a means of illuminating the fascia, which in combination with the creation of visibility splays in front of the

building, will be a deterrent to anti-social behaviour and reduce the perceived threat and fear of crime for the genuine user. (6) The existing public conveniences are open 24 hours a day and seven days each week. Despite this, and being of poor quality they do not receive a significant amount of vandalism and there have been no reports of congregation or misuse. There is no reason to assume that this will change as a result of refurbishment, improvements and the incorporation of a range of vandal resistant features. (7) The public conveniences in Longforth Road in Wellington were refurbished in 1997 with the provision of single use cubicles, outward opening doors and an illuminated canopy. No reports of congregation or anti-social behaviour at these facilities have been received. (8) Wellington is a very red brick Victorian town. The existing toilet block is an ugly austere looking building. The design approach to the refurbishment was to seize the opportunity to replace the existing building with a structure that made a contribution to the street scene and complimented the prevailing town architecture. Hence a building with the style and proportions as designed that within the limitations of the brief recreates the look of a small Victorian pavilion. (9) The current thinking on the construction of public toilets requires that the building is constructed as a series of cubicles that each open directly from the exterior. This arrangement is very efficient in terms of use of the space within the building but it does mean that the overall size and shape of the building is reduced. This leads to awkward building proportions. (10) The provision of a canopy is important visually as it changes favourably the building's proportions. If the proposed canopy is omitted and the building is provided with a roof with little or no overhang, it will be very difficult to achieve an aesthetically pleasing structure regardless of whether the building is provided with a flat roof or a pitched one. (11) It is worth remembering the case of the football pavilion recently constructed at Dobre Park. The original design incorporated a canopy overhang at one end. This was objected to on the grounds that the canopy would encourage anti-social behaviour and the use of the building as a gathering place for troublemakers. As a result the canopy overhang was omitted. However since the building was constructed anti-social behaviour has occurred. There is a risk therefore that congregation and anti-social behaviour regardless of design.

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