

Amendment Sheet

5 07/2005/003

COUNTY HIGHWAY AUTHORITY no objections in principle however it is essential that the footway works are undertaken and dedicated as highway. A number of conditions are recommended.

Additional Conditions re:- plan at 1:500 showing layout of site to be submitted, visibility, consolidated turning space, parking plan for 2 vehicles per dwelling to be submitted, access to be consolidated, provision of footway across entire frontage, any entrance gates to be set back, gradient and prevention of surface water to highway

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

6 08/2004/030

LANDSCAPE OFFICER (views on amended plans) the landscape details are poor and give no indication of what is proposed. I have included a landscaping condition to ensure full details are submitted and agreed before the development is commenced..

1 LETTER OF REPRESENTATION has been received raising the following issues:- the proposed single storey barns will be 5.5 m high compared with 5.0 m for the existing barns and the proposed two storey barns will be 7.4 m tall compared with 7.3 m for the existing two storey barns; I would be concerned if the units were any higher than proposed as they would no longer be in keeping with the existing units.

7 12/2005/003

COUNTY HIGHWAY AUTHORITY I would refer you to the previous planning applications in relation to this site; 12/2004/004, 12/2004/001, 12/2003/002 an in particular 12/2002/009 and letter dated December 2002 and would advise you that

these comments and recommendations apply equally to the present application. The village of Corfe does not accommodate adequate services and facilities, such as, education, employment, health, retail and leisure, and the public transport services within the village are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provision of policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted: April 2000). Notwithstanding the aforementioned comments, it is noted that the site is located within the development limits of Corfe and as a consequence, there may be a presumption in favour of small-scale development in this location. Therefore, it must be a matter for the Local Planning Authority to decide whether the principal of development on this site outweighs the sustainable transport policies that seek to reduce reliance on the private car. In the event of permission being granted I would recommend that the following conditions are imposed:-

1. At the proposed access, there shall be no obstruction to visibility greater than 900 mm above adjoining road level in advance of lines drawn 2.4 m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 120m either side of the access as shown on drawing number 200 Revision A. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.
2. The parking and turning as shown on drawing number 200, Rev A, shall be properly consolidated and surfaced (not loose stone or gravel), before the dwelling is first occupied. The said spaces and access thereto shall thereafter be kept clear of obstruction and not used other than for the parking of vehicles or for the purpose of access.
3. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
4. Before the development hereby permitted is commenced a Type 'A' waiting bay for vehicles shall be formed at the point of access in accordance with the attached diagram and specification. Such bay shall be available for the parking of vehicles at all times. The bay shall at no time be used other than for the parking of vehicles on a short stay basis.
5. There should not be any entrance gates erected at any time.
6. The gradient of the proposed access shall not be steeper than 1-in-10.
7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved by the Local Planning Authority. Such drainage shall be provided prior to the access first being brought into use.

Note to Applicant:- Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that a Section 184 Permit must be obtained from the Highway Service Manager, Taunton Deane Area, Burton Place, Taunton TA1 4HE. Application for such a Permit should be made at least three weeks before access works are intended to commence.

17 FURTHER LETTERS OF OBJECTION received raising the following issues:- danger to existing access; impact on oak tree; impact on services; site too small; dwelling too large for plot; will dominate neighbouring properties; too tall; will impact on amenities of Forge Cottage; will look out of place and will not sit well in surroundings; will close important views out to the surrounding countryside; inevitability of garages that will close gap; hardsurfacing will increase flood risk;

developers have already degraded site; dominate street scene; two accesses will give a cluttered and overdeveloped appearance; design banal and contrived; the roof line is still taller than the properties on either side and suggest that ground level is reduced.

Additional conditions:- as requested by County Highway Authority.

8 23/2005/004LB

Temporary approval for 5 years is proposed to be granted to the planning application (23/2005/005). This will allow time for planting to grow and provide screening. Temporary approval cannot be granted for listed building consent so it is proposed that no enforcement action will be taken until the end of the temporary planning approval, if deemed necessary at that time.

9 24/2005/002

1 ADDITIONAL LETTER OF OBJECTION retrospective application out of keeping with character of Newport Road, which comprises vernacular cottages and substantial houses the proposal will be brash, ramshackle and a visual blot; proposal detrimental to visual amenities of the area contrary to the North Curry Ridge landscape Character Area contrary to Taunton Deane Local Plan Policy EN13; if allowed due to the "gypsy" status the proposal would be unfair to the settled community; if Oxen Lane is opposed by the Parish how can this be supported; a stop notice should have been issued here to stop the unauthorised occupation.

12 38/2005/013

SPORT ENGLAND withdraw our objection in light of further information provided that:- details of improvements to the quality of the proposed laying fields are agreed by the Local Planning Authority. Grass playing pitches should be constructed with drainage systems, levelled and seeded as per 'National Turf for Sport' document. Adequate changing facilities should be made available. A commitment is made to wider community use on an agreed basis. This should be achieved through a formal Community Use Agreement to the satisfaction of the school, Local Planning Authority and Sport England. The plan shall include details of pricing policy, hours of use, management and maintenance. In the absence of an objection to this

application does not in any way commit Sport England's support for any related application to the National Lottery Sports Fund.

PLANNING POLICY this application involves development of a site allocated in the TDLP together with land also in the school's ownership. The uses proposed are in accordance with the Plan's proposals so are acceptable in principle. The proposals for the unallocated land, 2 new Astroturf pitches and flood mitigation works are also acceptable in principle. The uses of the remainder to The Uppers, not completely in accord with the Local Plan, do reflect agreement reached in discussions with the school and better meet community needs identified in recent surveys. The issues of flood mitigation has been addressed and the scheme must meet requirements of the Council and Environment Agency. Whilst the proposals meet requirements over the use of the land it will be important to ensure, through condition or Section 106, the availability of facilities to the community is secured. The proposal regarding affordable housing in the supporting letter are not acceptable. The Local Plan has set a target of 35% rather than 30% and this would exclude properties being ring fenced by the school for use by its staff. In accordance with Council requirements 80% of affordable housing should be for rent and all should be provided with no public subsidy. This should be secured through the Section 106 Agreement. I am please to see the need to protect the row of horse chestnut trees is recognised.

21 FURTHER LETTERS OF OBJECTION reiterating issues of traffic impact and congestion on Greenway Road; more traffic, noise and pollution; loss of parking; loss of house value; more traffic on road near capacity; where will residents park?; concern over use of park; need for security patrols; loss of quality of life; flooding concern; loss of sports facilities; wildlife impact; loss of green area; overlooking from higher land; issues also raised concerning use of new school main access unacceptable; lead to queues; junction create a bottleneck; loss of stopping place for vehicles; a mini roundabout would be better; footpath to north of road should be moved to other side of trees so road can be widened; bus stop should be moved towards Leslie Avenue junction; difficulty in using drives; impact on rear garden and further traffic studies should be carried out.

14 38/2005/040

COUNTY HIGHWAY AUTHORITY we would object if any gates erected within 4.5 m of carriageway edge, gates would need to open inwards and would obstruct parking.

15 42/2005/002

As amended by agents letter dated 24th March, 2005 and drawings 602C/603C and 605B.

Amendments comprise omission of reference to the yew hedge; reduction of free standing walls to 1.8 m high; omission of reference to concrete tiles and add natural slate;

Revised landscaping drawings submitted this afternoon but yet to be assessed.

LANDSCAPE OFFICER further to my discussions with Alex Novell regarding the landscape proposals for the above and his letter received 18th March, 2005 I would like to amend my previous landscape comments. My assessment now is that subject to the larger trees and shrubs proposed it should be possible to significantly soften the impact of the proposed six dwellings within three to five years. Subject to:- the agreed semi-mature and other planting being carried out within the next four months; no work to commence on the six dwellings for at least two years; further management works to the road frontage tree belt to be agreed and carried out within five years, my previous concerns will have been met. CONSERVATION OFFICER has confirmed that these amendments overcome her objection.

PARISH COUNCIL further to the previously advised support for this application, the situation was reviewed at the meeting held on 21st March. It is now apparent that English Heritage are not in favour of further development on this site and is contrary to the advice provided to the Council on 21st February, when the decision was taken. Accordingly, in view of this additional information, the Chairman was requested to hold another vote and on this occasion the application was rejected by a majority decision. I would be grateful if the Committee could be made aware of the Council's position when the item is considered.

16 45/2005/002

SOMERSET WILDLIFE TRUST as the proposal involves the demolition of a number of agricultural buildings, it is possible that the application is being used by bats and/or nesting birds (including barn owl), all species of which are legal protected. Therefore strongly recommend that survey be conducted to ascertain the importance of the buildings for protected species. Also recommend that if bats and/or nesting birds are to be affected any necessary mitigation measures are secured and incorporated into the proposal prior to the granting of any planning permission.

19 52/2005/006

1 LETTER OF OBJECTION raising concern over materials and impact of Coach House.

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