

PLANNING COMMITTEE - WEDNESDAY 15TH JUNE 2005

Amendment Sheet

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**N/A 06/2005/015**

Addition to recommendation:- In the event that the S.106 Agreement is not concluded by 21st June, 2005, the application be REFUSED for reason that the proposal does not make adequate provision for affordable housing and recreation contributions.

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**7 11/2005/008**

Additional condition re surface water drainage.

Additional note re ensuring no pollution to stream.

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**11 25/2004/029**

HOUSING OFFICER in accordance with the Couttie report and the County Council we will be required to include elderly persons accommodation on all sites from 2007. In line with other sites in Norton Fitzwarren we would be looking for 20% social housing for elderly people on this site. We believe this will find favour with the Parish Council who are anxious to see the provision of accommodation for the elderly.

Additional conditions re the provision of wheely bin storage and provision of storage for buggies.

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**N/A 25/2005/007**

FORWARD PLAN (25/2005/008) Although the site is outside the defined limits of any settlement, I consider that in view of the buildings' previous use for residential purposes the proposed use is, in principle, acceptable. As the proposal appears to involve non self-contained accommodation policy H5 of the Adopted Taunton Deane Local Plan is relevant and its criteria need to be satisfied. Most of these are of a detailed nature on which it would be inappropriate for me to comment. The exception to this is criterion (A) relating to accessibility where, in my view, the bus service that passes the site on the A358, is sufficient to provide convenient access to Taunton town centre or the rural centre at Bishops Lydeard.

PARISH COUNCIL further observations:- (1) actual crime continues to occur. Further reports in court news section of Somerset County Gazette. Following previous refusal and threatened enforcement action, assurances were given that procedures would be put in place to remove both actual and perceived crime resulting from Trenchard Park. Clearly these procedures have not worked and, as a result, fear of crime has increased. Given that Trenchard Park is currently operating at low occupancy levels, extrapolation of the very high occupancy levels sought in the application gives very grave cause for concern. There can be no confidence in appropriate procedures being applied. Section 17 must be applied to protect local residents. (2) Chairman has recently sought advice from a qualified psychiatric nurse. Her view is that the broad definition of 'Special Needs' as used by Trenchard Park requires very careful examination and interpretation. Those qualified to care for one category are unlikely to have the specialists skills and experience to care for another, with consequent inability to cope and potential loss of control. Investigation should take place to ensure that Trenchard Park can offer the full range of specialist skills, experience and care to cover all categories of 'Special Needs' that it is seeking to accommodate. Failure to do this and to ensure that all necessary facilities are provided is in breach of the Authority's obligations under Section 17.

6 FURTHER LETTERS OF OBJECTION have been received (one of which is attached to this update as requested) in addition to the points raised in that letter the following issues are raised:- (1) do not believe that Trenchard House have complied with the use of the building and have increased the capacity; (2) a high proportion of children reside on the Cross Keys forces married quarters estate which is in close proximity to Trenchard Park. Inappropriate to house a registered sex offender (as is currently occurring) in such close proximity with easily gained access across the fields; (3) have been numerous problems caused by non-residents using play area at Cross Keys estate at night; (4) extreme concern about future personal safety; (5) despite withdrawal of Police objection, there continues to be criminal activities throughout the area; (6) if approval is given, could mean up to an additional 70 residents, which will increase the risk to the safety of residents of the community; (7) have suffered rubbish strewn on frontage, damage to the front of property, an attempted break-in, excessive noise by people walking by late at night and atrocious language; (8) feel need to keep doors locked; (9) Police are stretched to limit without having extra workload.

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**N/A 25/2005/008**

See 25/2005/007

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**N/A 43/2005/004**

As amended by letter dated 10th June, 2005 with accompanying flood risk assessment and e-mail with enclosures dated 13th June, 2005.

COUNTY HIGHWAY AUTHORITY further views:- I passed comments on the proposed roundabout access to the site to both the applicants consultants and yourselves on 16 May 2005. A revised drawing was received but it is clear there remain some issues to be resolved regarding the roundabout, bus stop locations and cycle route provision but I am confident these matters are capable of resolution. I would recommend that if your Members are minded to approve it should be subject to a S106 and appropriate Grampian style conditions to cover the highway and transport issues, including bus passes for householders. In addition I would recommend that the following condition are attached to any consent:- 1. No work shall commence on the development site until plans showing all off site works, including the access roundabout, have been submitted to the Local Planning Authority at a scale of not less than 1:500 and approved in writing. 2. The proposed development shall only be accessed by a new roundabout constructed in accordance with plans agreed in writing by the Local Planning Authority. 3. Any existing vehicular accesses to the site shall be stopped up (and the verge crossings reinstated) and their use permanently abandoned within one month of the new access first being brought in to use. 4. The proposed estate roads, footways, footpaths, cycleways, bus stops/bus lay-bys, verge junction, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, 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, levels gradients, materials and method of construction shall be submitted to the Local Planning Authority. 5. Before any work is commenced a programme showing the phasing of the development shall be submitted to and approved by the Local Planning authority and the development of the estate shall not proceed other than in accordance with the approved

programme. 6. In the interest of sustainable development a network of cycleway and footpaths shall be constructed within the development site in accordance with a scheme to be approved in writing by the Local Planning Authority. 7. The proposed estate roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highway. 8. The development hereby approved shall not be brought into use until that part of the service road which provides access to it has been constructed in accordance with the approved plans. Notes: a. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that a Road Opening Notice must be obtained from the Highway Service Manager at Burton Place, Taunton before access works commence. b. The applicant should be advised of the need to enter into a S106 or S278 Agreement before any works commence.

Amendments to recommendation:- (1) Also subject to the lifting of the Highway Agency's Article 14 Direction; (2) Further details regarding the proposed ecological corridor within site now received; (3) Further views of the County Highway Authority now received; (4) Subject to the further views of the Drainage Officer, the Somerset Wildlife Trust, English Nature and the Council's Nature Conservation Officer and any further conditions they may require; (5) The Section 106 Agreement also to include requirement for details of the design and construction of the proposed roundabout access;

Additional conditions and notes:- inclusion of additional conditions and notes requested by the County Highway Authority.

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**13      43/2005/032**

8th line of assessment should read "... refusal of permission."

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