

PLANNING COMMITTEE - WEDNESDAY 6TH JULY 2005

Amendment Sheet

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**4 05/2005/029A**

First line of Parish Council should read "... considered to be garish ...".

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**5 06/2005/021**

As amplified by survey for legally protected wildlife species (slow worms) dated June 2005.

Also subject to any further conditions that may be requested by the Nature Conservation Officer.

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**6 06/2005/024**

2 FURTHER LETTERS OF SUPPORT have been received raising additional points:- would only increase the value of all the close neighbouring properties; area is so close to the house that it is not available for use by anyone other than the applicants and it would be tantamount to an invasion of privacy for anyone else to use the area; tasteful design.

1 FURTHER LETTER OF OBJECTION has been received raising the following issues:- numerous cases of owners taking land for their own use in this area; with a view to preserving the current boundaries of the built areas, would have a grossly detrimental effect on the green spaces within the village; existing boundary should be adhered to.

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**7 07/2005/013**

APPLICATION WITHDRAWN.

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**8 10/2005/008**

3 ADDITIONAL LETTERS OF OBJECTION raising the following issues:- development is inappropriate in this location if quality of landscaping and fauna are to be retained; historical assurances that Paye Plantation will be used as amenity for local residents and visitors to the AONB and ESA; this proposal alters holiday chalets to substantial residences able to accommodate two families, this would not be unobtrusive and would lead to increased traffic, failure to sustain the use in these chalets will put pressure on TDBC to change the use to permanent dwellings in the future and hope TDBC will put up a robust refusal for this in the future; the ecological survey was undertaken in February and must be flawed and the further summer survey was not carried out; if approved this would set a precedent for similar applications; with 5 bedrooms at what stage does holiday accommodation become a house.

Additional Condition re chalets to be demolished and/or removed from the site when the use ceases and the land returned to its former condition.

Amended recommendation:- Subject to the views of English Nature on the revised scheme the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ... (as printed).

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**9 11/2005/009**

Additional condition re removal of unit if no longer required for holiday accommodation.

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**10 13/2005/004**

Application withdrawn.

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**11 14/2005/025**

5 ADDITIONAL LETTERS OF OBJECTION, 4 from previous objectors, have been received raising the following issues:- could become a separate dwelling with sanitary facilities added later; overdevelopment; sewage system breaking down; access drive inadequate, particularly for construction of business traffic; no turning

space; increase in students and traffic; effect on foundations of Flightline; if acceptable a S.106 should be imposed to prevent separate dwelling use; a separate application should be made regularising the boarding house and catering use; no control over night time occupation by students; concern that development is backland and will enable further intensification of student accommodation and business use.

1 LETTER requesting deferral until Enforcement Officer has investigated.

Amend condition 04 to read "... for the avoidance of doubt shall not be rented out or at any time occupied as a separate dwelling."

Additional Note re You are advised to ensure that the existing septic tank is not damaged during construction and is adequate to serve the site.

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**12 20/2005/008**

4 FURTHER LETTERS OF OBJECTION (2 on behalf of the same person) raising the following additional points:- will result in loss of parking spaces in the area with the consequence of cars being parked on the road causing a hazard; no logic in existing residents being inconvenienced through the loss of parking for an access road that is not required; access to property already exists from Parsonage Lane and no requirement for an additional access leading to the loss of a feature hedge. One of the letters is also attached to this update.

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**13 22/2005/008**

Response from Tourism Officer received (set out in report).

As amended by letter dated 30th June, 2005 with accompanying drawing Nos. 1200/1B, 2A, 3A, 4A, 6A and 7A and letter dated 1st July, 2005 with accompanying follow up survey for bats and birds dated June 2005.

COUNTY HIGHWAY AUTHORITY (further observations) suggest condition in the event of planning permission being granted re parking, hardsurfacing of 6 m of access, entrance gate to open inwards and provision to prevent discharge of surface water discharging onto highway. ENVIRONMENT AGENCY object on grounds that application not accompanied by a Flood Risk Assessment as required by PPG25. The application is partially located in Flood Zone 3, which is a high risk zone. Recommend advisory notes in the event of the Agency's objection to the proposal being subsequently overcome. RIGHTS OF WAY OFFICER no observations to make.

ENVIRONMENTAL HEALTH OFFICER request contaminated land report and remediation measures.

Amended Recommendation:- Subject to the submission of a satisfactory Flood Risk Assessment and any further observations or conditions requested by the Environment Agency and the further representations of the Nature Conservation Officer and Somerset Wildlife Trust on the follow up survey for bats and birds and any further conditions requested, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ...(as printed).

Also be subject to additional conditions requested by the Highway Authority and Environmental Health Officer and notes requested by Environmental Health Officer and Environment Agency.

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**15      38/2005/214**

As amplified by Highway consultants letter dated 30th June, 2005 and amendment of landscaping details.

COUNTY HIGHWAY AUTHORITY remove objection to proposal.

ENVIRONMENTAL HEALTH OFFICER recommend note re noise emissions and condition re contaminated land. In light of previous permission and contaminated land condition a further condition on this application is not considered necessary.

Amended Recommendation:- Subject to no further comments raising new issues by 19th July, 2005 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, details of boundary fencing and planting, details of surfacing of drives/parking spaces. Notes re noise emissions during construction, S.106 requirement of cycle link and attention drawn to S.106 on 38/2003/549.

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**16      38/2005/217**

ENVIRONMENTAL HEALTH OFFICER recommend note re noise emissions and condition re contaminated land. In light of previous permission and contaminated land condition a further condition on this application is not considered necessary.

Add note re noise emissions.

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**19 45/2005/008**

COUNTY HIGHWAY AUTHORITY (further observations) recommend following conditions in the event of planning permission being granted:- visibility splays, access and turning, parking, use of garage to be limited to private/domestic only with no business use, no entrance gates, gradient and provision to prevent discharge of surface water onto highway.

Further submission from applicant's agents in response to County Highway Authority's views:- there has always been an access onto the public highway at this point; the road through West Bagborough is unclassified; new entrance previously created at Higher House opposite; no objection from County Highway Authority when current garage built; there is currently no facility to turn a vehicle off the highway, whereas the new parking area allows turning within the site; the visibility splays that are now achievable are far better than currently exist. Consider that the proposed development will result in an improvement in terms of highway safety and consequently there must be a reduced risk of an accident occurring.

Comment of Development Control Manager:- the visibility splays requested by the County Highway Authority are considered to be detrimental to the character of the area. The visibility splays indicated on the submitted plans are considered appropriate in this location.

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