

Amendment Sheet

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**6 10/2005/020**

1 FURTHER LETTER reiterating objection.

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**7 10/2005/023**

2 ADDITIONAL LETTERS OF SUPPORT - 1 letter in support advising the application is for a small extension to a building being converted and extended to form a house. It is being recommended for refusal because the Planning Officer thinks the extension too big. What is proposed is to fill the gap between the two roof areas being built. The application represents a small area of additional building compared with a number of recent permissions. It is inappropriate for the Planning Officer to resist what is a minor addition to the buildings. The Planning Officer is saying the application will be an 80% increase in the size of the original building, a more appropriate calculation is a 23% increase of existing and permitted buildings. It is doing no more than filling a small gap of about 4 metres wide of which there are already 3 walls. This is a very minor application and although the Parish Council are opposed, neighbours are supporting it and I ask therefore that you grant permission.

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**8 12/2005/010**

HIGHWAY refusal reason re additional access to County Route.

6 LETTERS OF SUPPORT RECEIVED NOT 4.

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**10 24/2005/053**

ADD CONDITION re surface water drainage details to be submitted, approved and implemented within 2 months.

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**12 25/2005/036**

WESSEX WATER - connection for full drainage flows will need to be agreed. Public sewer crosses the site - three metre easement width on either side of apparatus will be required. Protection of infrastructure may be required. Connection to water supply can be agreed.

ENGLISH NATURE - no comments to make

ONE FURTHER LETTER OF OBJECTION - should be a substantial tree planting programme; should be more consultation by developers with local residents.

HOLDING OBJECTION WITHDRAWNFURTHER LETTER FROM ONE OF OBJECTORS - if an emergency plan is considered a legal requirement, the risk of dam breach must be real; diversion of traffic will involve a significant detour along roads that are routinely used by heavy agricultural machinery, dairy cattle crossing for milking and difficulty for access by emergency vehicles; residents should be consulted on environmental site management plan. APPLICANTS confirm that the site of the dam is the only location it can be located that meets all the required criteria. Confident that effects on properties will be negligible. The visual impact of the dam was assessed as part of the original application. Application for the road closure with details of the proposed diversion has been submitted to the Highway Authority for approval. It is for them to determine if it is satisfactory. Additional note re contacting Wessex Water.

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**13 26/2005/013**

PROPOSAL - the supporting statement also includes the following points; the new boundary would improve the current landscape; part of the land would be used for ponds, wildflower meadow, space for growing fruit and vegetables, possibly space to keep chickens; gardens would be in keeping with size of gardens of other properties in the village.

ASSESSMENT - the application is assessed on its merits and potential impact, the size of gardens of other properties is not a reason to grant permission here. Using land to grow vegetables and fruit is welcomed, but again not a reason in itself to grant planning permission.

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**17 38/2005/485**

LEISURE DEVELOPMENT MANAGER; in accordance with policy C4 provision for play and active recreation must be made. The site is within easy walking distance of

several public open spaces which could be improved for the benefit of new residents to provide play and outdoor recreation. I would request a contribution of £777 for each 1 bed flat for sport and £2562 for each of the 2 bed flats for sport and play. A total contribution of £22,680.

COUNTY ARCHAEOLOGIST; no objections on archaeological ground, delete archaeological works condition.

AMENDED RECOMMENDATION; subject to no further observations raising new issues by 7th February 2006 and to a Section 106 for play and recreation provision the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine.

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**18 38/2005/506**

COUNTY HIGHWAY COMMENTS - 1, The proposed cycle parking to the south ought to be relocated and the area surfaced to allow two vehicles to pass 2, For the street facade of Staplegrove Road the doors and windows on the ground floor should be such that they are incapable of opening over the highway. Any windows located more than 2.2 meters above the footway should be such that they are incapable of being opened within 450 mm of the adjoining carriageway.

1 ADDITIONAL LETTER OF OBJECTION - the housing is at an excessive density and should be refused, if granted conditions should be attached taking into account the following; 1) the dividing wall between this site and my property 17 Staplegrove Road should be 3 metres high to protect my security and privacy 2) the windows in the following locations should be and remain obscured glass:- flat 6 bed 1 on the first floor, staircase to flats 6 & 7 at first floor, flat 10 bed 2 on first floor, flat 8 rear bedroom window on second floor, sitting room of un-numbered flat on second floor to building adjacent to Staplegrove Road 3) A condition should also be included to restrict development to be carried out within certain appropriate daylight hours and up to a defined noise level.

1 ADDITIONAL LETTER has also been received which raises no objection to the principle provided the dividing wall would be 3 metres in height with a security deterrent above; the drains and sewers should be checked to make sure they can cope with the extra waste.

POLICY CONTEXT - Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 Sustainable Development, STR2 and 3 Development in Towns Policy 9 The Built Historic Environment, Policy 48 access and parking and Policy 49 Transport Requirements for new developments. Taunton Deane Local Plan policies S1 General Requirements, S2 Design, H2 Housing, C4 Open Space Requirements, M4 Car Parking Requirements, EN14 Conservation Areas, EN28 Development and Flood Risk, T12 Secondary Shopping Areas. The site lies at the edge of Taunton Town Centre in a sustainable location. The secondary shopping

frontage will be replaced with similar uses. Car parking is not essential although the applicant is proposing 14 parking spaces.

AMENDED RECOMMENDATION - subject to an amended layout plan relocating the cycle area to the south and surfacing the area to enable 2 vehicles to park the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to 1 additional condition; no windows or doors along Staplegrove Road to open over the highway.

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**N/A 43/2004/141**

ONE FURTHER LETTER OF OBJECTION - Disappointed that not taking up suggestion for working hours during development, given the proximity to residential properties; no agreement reached on extinguishment/variation of right of way - unless there is agreement, the development cannot proceed in its current form regardless of any planning consent.

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**21 52/2005/044**

ENGLISH NATURE - there is a bat roost present in the building that will be impacted on by the demolition of the dwelling. Bats are protected under Schedule 5 of the Wildlife and Countryside Act and the Habitat Regulations. They can only be disturbed under a licence by Defra. In order to obtain a licence to interfere with a roost the following tests must be met: The operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; There must be 'no satisfactory alternative'; The action authorised will not be detrimental to the maintenance of the population of the species concerned. It states in the wildlife report that a Defra licence is required and we feel the mitigation proposals set out in the report are sufficient to mitigate any potential impacts on bat populations. English Nature is satisfied that these proposals will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range. Page 4 of report should read 36 spaces.

LETTER FROM WARD COUNCILLOR supporting Parish views and concerns over the traffic and highway implications of the proposal. Comeytrove Lane has poor visibility at the end approaching Galmington Road. There is a section of lane without pavement and it would be a mistake to increase car numbers onto the lane without addressing some of the existing problems which would be made worse.

AMENDED RECOMMENDATION - subject to no further representations raising new issues by 31st January 2006 the Development Control Manager in consultation with Chair/Vice Chair be authorised to determine.

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Planning Reception/JJ/RB/17 Committee Members/15 Public