

Amendment Sheet

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**38/2006/068**

WESSEX WATER the development is located in a sewered area with foul and surface water sewers. Points of connection can be agreed at the detailed design stage. There is a combined sewer near the site and diversion or protection works may need to be agreed. An informative should be placed on any consent to protect the integrity of Wessex systems. There is a private combined sewer crossing the site.

DRAINAGE OFFICER no objections subject to Environment Agency approval of Flood Risk Assessment. 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 Vivary Park and Wilton Lands which could be improved for the benefit of new residents. I would therefore request a contribution of £1,785 per each 2 bed and dwelling towards children's play facilities and £777 per each dwelling toward active recreational facilities.

3 FURTHER LETTERS OF OBJECTION have been received raising the following issues:- 3 windows on gable end impacting on development of adjacent site; loss of light, privacy and value; noise and disruption increase of density and parking.

Additional Note re private and public sewers crossing site and need for protection/diversion works.

Delete condition re traffic control siting.

Amended Recommendation:- Subject to no adverse views of the Environment Agency and subject to a S.106 Agreement ... (as printed)

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**38/2006/078**

COUNTY HIGHWAY AUTHORITY no objection subject to stopping up existing access and visibility splays as shown on drawing 42001 121 PL003.

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### **38/2006/129**

COUNTY HIGHWAY AUTHORITY discussions have taken place on the proposed means of access, parking and turning provision and layout. The layout shown on Greenslade Taylor Hunt Drawing No. 1422/1 is acceptable in principle. A site inspection shows that there is an existing hedge over the frontage of No. 42. this restricts visibility to the west to an unacceptable low level. A detailed investigation shows the hedge has overgrown the footway by a considerable amount. The width of the footway is 1.8 m. With the hedge cleared where it overhangs the footway a visibility splay on the western side of the proposed entrance of 90 m by at least 2 m could be achieved. Such a visibility splay would be acceptable. In the event of permission being granted I recommend conditions concerning parking, surfaced access, access as per drawing 1422/2, drop kerbs, stopping up of existing access, visibility splay and notes re highway permit and dedication of footway.

LEISURE DEVELOPMENT MANAGER in accordance with Policy C4 provision for play and active recreation must be made. The site is within walking distance of Hudson Way open space which could be improved for the benefit of new residents. I would request a contribution of £1,785 per each 2 bed and dwelling towards children's play facilities and £777 per each dwelling towards active recreational facilities.

ADDITIONAL LETTER OF OBJECTION has been received raising the following issues:- location of bin store next to fence; and no gap between parking and boundary could lead to property damage or personal injury.

Additional Conditions re access, parking, entrance gates, disposal of surface water, footway across site frontage, stopping up of existing access.

Additional Note re highway permit.

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### **43/2006/018**

As amended by ... 30, 31 and 32, further amended by ...

TOWN COUNCIL unanimously in favour of the amended proposals and strongly urges TDBC to approve the application. Councillors noted that the amendments reduced the ridge height to the current height, retain the high level window to No. 62, reduce the flats over the arch from two to one and introduces a gable feature to provide headroom in the proposed flat. Councillors also noted that the neighbours, who had objected to the previous plans, were in favour of the revised proposals which were also supported by other nearby residents. The Town Council also noted that the Deane's Conservation Officer felt that the proposals were inappropriate. The Council Council's firm view is that the proposed replacement building will enhance the street scene in Mantle Street and will pave the way for the

provision of 12 additional homes on land at the rear which is currently an eyesore. These badly needed homes will be a much welcomed provision in the central part of Wellington.

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#### **45/2006/007**

COUNTY HIGHWAY AUTHORITY raising objection on sustainability grounds, West Bagborough does not accommodate adequate services and facilities, education and employment opportunities, schools and there is limited public transport. Further objections are made as the development would derive access from an existing sub-standard agricultural access that currently serves a dutch barn. The character of traffic associated with a barn and that of residential development can and is likely to differ significantly. It is estimated that the development would result in 24-30 traffic movements a day. Irrespective of the number of movements, the access remains to be substandard in terms of visibility. It is positioned on a bend in close proximity to a junction, which makes it hazardous not only to those utilising the access but all road users. The reduced wall height to Terhill Lane to 600 mm will only provide a 2 m x 21 m play to the south, ideally 2 m x 45 m splays in each direction should be incorporated. The Highway Authority are willing to accept a 2 m splay across the whole site frontage however such splays would require the removal of the roadside wall and relocation of the car-port.

Development Control Manager Comments:- The formation of a 2 m visibility splay across the whole frontage of the site would result in the removal of the roadside wall that would be considered detrimental to the street scene and Conservation Area and would be contrary to the West Bagborough Village Design Statement. It is considered that users of the access would be subject to the same visibility with the junction as users of Terhill Lane. The number of traffic movements using the site would increase but in terms of traffic numbers approaching the junction there would not be a significant increase in traffic numbers as traffic already approaches the junction from Terhill Lane. Access from the site onto Terhill Lane, with visibility of 2 m x 21 m is considered acceptable given slow nature of traffic using this restrictive lane. I consider the proposal as amended is acceptable in highway terms in respect of safety and visual amenity interests.

HOUSING OFFICER further comments - an off site financial contribution would be considered appropriate in this instance.

PARISH COUNCIL further comments - at a full meeting of the Parish Council last night (10th), the latest information re this application was discussed. The Parish Council thanks Reed, Holland Associates for the sight of their letter to you of 2nd May. It was most helpful in clarifying a number of issues. In summary, the Parish

Council will now support any decision made by the Planning Authority without further consultation but would ask that you do include the following observations in your decision:- 1. The reduction in roof pitch for the car barn is a most welcome suggestion. 2. Our concerns about views and open spaces arises from the difference in visual impact between the existing open fronted Dutch barn and a terrace of 3 houses. 3. On review of the drawings and location, we agree that red sandstone for all properties is appropriate. 4. The architect offers an example of an integral car port at the nearby Old Post Office. This is not a car port but a gated access to an existing right of way. Therefore, whilst it may be a 'designed opening' within the structure of the building, both function and form are totally different. This opening is in fact very rarely 'open'. Could you consider the benefit of fitting appropriate doors to the proposed car port?

TWO FURTHER LETTERS OF OBJECTION have been received raising the following issues:- we are moving into Higher House and would be the most affected property by the development; we endorse the comments made by the Quantock Hills joint advisory committee; the plans do not indicate the height of the properties in relation to surrounding properties; Reed Holland say the space between the development and Higher House will be preserved and enhanced but do not say how; concern over access issues, I am sure the Highway Authority have more informed views.

Amended Recommendation:- Subject to the completion of a Section 106 Agreement relating to an off-site contribution for affordable housing the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of ... (as printed).

Should the Section106 Agreement not be completed by 10th June, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED as contrary to Taunton Deane Local Plan Policy H10 or an additional condition be added requiring the applicant to enter into a S.106 Agreement prior to the commencement of development.

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**49/2006/018**

As amplified by letter dated 9th May, 2006 with accompanying landscape appraisal and amended by letter dated 11th May, 2006 with accompanying drawing No. 0406/10F and further amended by ...

The amended plans incorporate the requirements of the County Highway Authority and provide a childrens play area.

Further amended plans anticipated that will result in the buildings fronting the main road being set back by a further 2 m in order to reduce impact and allow additional planting.

The submitted landscape appraisal concludes that provided certain principles are adhered to about the boundary, landscape management, new planting and building finishes, the proposed development could be achieved without creating significant visual or landscape implications. The development of the scale is reasonable and the 5 m landscape zone creates a substantial boundary to the edge of Wiveliscombe to prevent further visual encroachment into the agricultural land. The development would also create a visual improvement to the existing northern boundary to Wiveliscombe with a soften landscaped edge.

The applicant's agents indicates that owing to the position of the new building in relation to the existing very young and small trees, would be happy to remove the trees and provide additional landscaping within the site development. Hedgerow management of the northern and eastern boundaries will be the responsibility of the applicants.

LANDSCAPE OFFICER further comments on the landscape appraisal - the landscape appraisal submitted helps to provide a wider context for the site in relation to the local countryside and subject to detailed landscape details I am confident that over time the proposals can be successfully integrated into the local landscape. My outstanding concern is that the western/main road boundary is described as having "substantial new boundary planting". However the landscaping is far from substantial at 3 m in depth. This could be overcome by bringing the building line in line with the housing to the south of the existing access road – approximately 4 m or 5 m further back – and moving the whole layout 4 m or 5 m further east. This would allow sufficient landscape mitigation along the road frontage to provide a reasonable amount of landscape enhancement to the front of the site.

FORWARD PLAN UNIT as this proposal is for affordable housing to meet local needs on a site outside the defined limits of Wiveliscombe it stands to be considered against policy H11 of the Taunton Deane Local Plan. It complies with the requirement to immediately adjoin the settlement limit. I understand that criterion (A) has been met through a recent parish housing needs survey that identified a considerable scale of need for affordable housing. I also consider that in general terms the site complies with criterion (B), although this view is subject to the detailed appraisal by others of matters such as landscape impact and highways matters. As a scheme of affordable housing being provided by a Registered Social Landlord the proposal appears to meet criteria (C) and (D). I have no comment in relation to criterion (E), which is a matter of detail rather than policy. The proposal is, therefore, considered to be acceptable in principle.

Amended Recommendation:- Delete ... “and a built sports facilities contribution of £12,234 ...”. Policy referred to in Taunton Deane Local Plan by Leisure Development Manager (Actually Policy C5) does not require contributions to improvements to sports facilities.

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**51/2006/007**

ENVIRONMENTAL HEALTH OFFICER recommends condition and note.

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**52/2006/015**

It is understood that the PARISH COUNCIL raise no objection but would wish to see the use of neutral coloured materials that would prevent the building from being too visually obtrusive. However, their written response is still awaited.

Additional Note re the Local Planning Authority would expect the proposed materials to be of neutral colours to enable the building to blend in with its surroundings.

Amended Recommendation:- Subject to the receipt of the views of the Parish Council by 6th June, 2006, 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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