

20/2006/026

COUNTY HIGHWAY AUTHORITY no highway objections.

23/2006/029CA

PARISH COUNCIL strongly object – removal of garages will increase existing on-street parking problems; increased parking on Fore Street and Silver Street will have adverse effect on Conservation Area and village; proposal against Taunton Deane Local Plan Policies S1, EN14 and EN15; garages through function of keeping cars off the street make a positive contribution to appearance and character of Conservation Area and should not be regarded as having a low importance; wording of policy and notes is intended to keep high degree of control over demolition of buildings in Conservation Area; garages should not be regarded as an exception; no approved plans for redevelopment of site, as such this application should not be considered; site is too small to be considered appropriate for development.

23/2006/031

2 FURTHER LETTERS OF OBJECTION have been received raising the following issues:- discrepancy regarding line of access road, affecting available parking area to front of dwelling; no turning space available for existing dwelling; will car parked to side of 8 Fairfield Terrace leave adequate provision for access to rear of dwelling; turning from Wood Street into Fairfield Terrace is very sharp; parking in front of dwelling would involve complicated manoeuvres which could be a danger.

Amended Recommendation:- Subject to the satisfactory views of the County Highway Authority the Development Control Manager in consultation with the

Chair/Vice Chair be authorised to determine and permission be GRANTED ... (as printed)

24/2006/040

COUNTY HIGHWAY AUTHORITY confirm their objection to both highway layouts.

NATURE CONSERVATION & SPECIES OFFICER the recommendation of the wildlife report must be conditioned, as must nesting birds and significant trees. Notes to check for bats must be added to any permission.

1 ADDITIONAL LETTER OF OBJECTION has been received raising the following issues:- not convinced North Curry needs a sports field of the proposed size; residential development would result in traffic problems as the road is too narrow and any traffic calming scheme would further reduce the width of the road making it difficult if not impossible for heavy goods and agricultural traffic to negotiate the road safely; the parking provision would be inadequate resulting in parking along White Street, Stoke Road or adjacent estates; why can't the existing agricultural access be used so that the trees are not affected; the loss of trees for the entrance is unacceptable.

3 ADDITIONAL LETTERS OF SUPPORT have been received raising the following:- the proposal will provide much needed low cost housing; some standard housing would be effectively infilling; the fields are currently annoying with their uncut weeds; the inclusion of 5 open market houses is a reasonable price to pay for the development of such a strong community project; the scheme has an overwhelming mandate of approval through a survey of parish houses.

LETTER OF SUPPORT FROM WARD COUNCILLOR I am writing to give my views on the application for 8 houses and a full range of recreation facilities at White Street. I had been waiting to see what issues were raised by local residents before sending in my comments. I have had only one notification of an objection to the proposal. I fully support this application. It will help to fulfil a whole range of needs within the village which have been identified in recent months through a housing survey and by a very comprehensive survey of local opinion throughout the village. This was carried out by Parish councillors with some help from their groups within the village. The three low cost houses proposed will help to meet a desperate need within the village for affordable homes to help those who have connections with the village but will otherwise have to move away from their family and local community. This is a particular problem in North Curry with its high house prices and relatively low wages locally. There is also an obvious and real need for a cricket pitch in the village and a football pitch which is a full size rather than the

existing one at Greenway which is sub standard. A recreation field at White Street will enable the successful village cricket team to have a base in the village and not have to play all their 'home' matches in Taunton as at present. The recreation ground will also provide a much needed open space on the east side of the village which is lacking at present and which can be used for informal recreation and play. There will be space for tennis courts in the future if these can be afforded. As one of those who spent a considerable amount of time asking local residents what their views were about the proposal I feel that lamina better position than usual to comment on the need for the facilities included in the application. The vast majority of those with whom I discussed the application signed the form saying they were in favour of the proposal. While there were a relatively small number who registered their objection to the proposal this was mainly as a result of concern about road traffic issues. I met no-one who opposed the provision of affordable housing. Importantly there is no allocation for new housing in North Curry in the current local plan and no existing site which has not already been developed. All villages require a small amount of natural growth but North Curry has little prospect of any new allocation for many years to come. This application therefore represents a rare opportunity to provide some much needed housing as well as recreation facilities and public open space which will be available for generations to come. New residents in the village will help to support the village Post office, the businesses that have so far survived in the Parish and the local school. At a time when new housing proposals so often create a storm of objections this is one proposal which we have been able to establish has the support of the usually silent majority.

NOTE FOR INFORMATION:- Annex B of PPG 3 - Housing states “ General market housing, or mixed developments consisting of high value housing used to cross subsidise affordable housing on the same site, are inappropriate on exception sites.”

24/2006/041

COUNTY HIGHWAY AUTHORITY confirm their objection to both highway layouts.

NATURE CONSERVATION & SPECIES OFFICER the recommendation of the wildlife report must be conditioned, as must nesting birds and significant trees. Notes to check for bats must be added to any permission.

PARISH COUNCIL I reiterate below the Parish Council's justification for additional recreational space. North Curry already has a playing field next to the Primary School in Greenway. However this site is inadequate for the needs of the community for two main reasons:- The Greenway site has never been ideal for cricket as it is of limited size and suffers from a major incline. Co-existence with a football club on overlapping sites also presents problems which, whilst not completely insuperable, present real operational difficulties. These factors together with the increase in health and safety restrictions exacerbated by the proximity of housing have for some years precluded the continuance of the sport on the site.

This means that our flourishing Cricket Club has to play away from the parish. Secondly the provision of additional play equipment for younger children and the construction of a Multi-Use Games Area (MUGA) have encroached upon the football facility to the point where it is too small for an adult team. With direct access to the school this site is ideally situated to provide facilities for school use. The school itself suffers from a very small site and the Parish Council has agreed with Somerset County Council to make space available on the playing field for these additional facilities. To address these problems the playing fields management have developed a strategy to seek an additional site for a cricket pitch, a full-sized football pitch, and also the possibility of tennis courts. This site would become the "adult" site and the existing site, adjacent to the school, would become the "young persons" site. The provision of a suitable site to deliver this strategy has been the subject of intensive research. Every field within the target area has been examined for size, shape, level and availability. Numerous discussions with landowners have taken place. As a result of this it has been clearly demonstrated that there is no field in the vicinity of the village, other than the one at White Street, with the availability, size, topography and location necessary to fulfil the specified needs. As you are aware in August 2004 the Parish Council met with Deane officers and outlined their ideas for a proposed development at White Street. The Deane pointed out, amongst other things, that to secure any chance of approval of the project, which breached policy guidelines, we would need to demonstrate a high level of community support. After informal consultations indicated that support was likely to be forthcoming, we devised a methodology, which we agreed with Deane officers before implementation, in order to ascertain more formally the level of this support. The scheme was widely publicised in the village newsletter, at the Annual Parish Meeting and with displays in the village shop window. Rather than just collecting signatures at a central point, each household was visited, given a further explanation of the total project and given an individual opportunity to ask questions before expressing a view. Responses were received from 636 individuals representing 449 households - a response from well over 60% of the households in the Parish. Of these 97% supported the proposal. Even in the area in the immediate vicinity of the proposed development 89% of the 79 households responding supported the proposals. The detailed figures from this survey have already been provided to TDBC. We contend that the both the need and the level of support for this proposal have been more than adequately demonstrated. Furthermore we confidently assert that there is no viable alternative to deliver our community needs.

1 LETTER OF OBJECTION has been received raising the following issues:- the site is outside the settlement boundary; White Street is a narrow lane; planning permission was refused elsewhere for housing outside the development limits.

6 ADDITIONAL LETTERS OF SUPPORT have been received raising the following:- the boundary along side residents should allow space for planting; the land must not be floodlit; the village needs the development and this is a large field in a central location; the recreation facilities would include a pavilion and changing rooms; the pitch would be a better quality; the village has worked hard in its support of this application; the proposal will replace the existing weed filled fields; it would provide

an outstanding amenity for the village; the existing playing fields can be devoted to younger members of the community; the approach will conserve the pond and oak trees as a permanent nature reserve; the proposal will result in a green buffer zone against further development.

LETTER OF SUPPORT FROM WARD COUNCILLOR I am writing to give my views on the application for 8 houses and a full range of recreation facilities at White Street. I had been waiting to see what issues were raised by local residents before sending in my comments. I have had only one notification of an objection to the proposal. I fully support this application. It will help to fulfil a whole range of needs within the village which have been identified in recent months through a housing survey and by a very comprehensive survey of local opinion throughout the village. This was carried out by Parish councillors with some help from their groups within the village. The three low cost houses proposed will help to meet a desperate need within the village for affordable homes to help those who have connections with the village but will otherwise have to move away from their family and local community. This is a particular problem in North Curry with its high house prices and relatively low wages locally. There is also an obvious and real need for a cricket pitch in the village and a football pitch which is a full size rather than the existing one at Greenway which is sub standard. A recreation field at White Street will enable the successful village cricket team to have a base in the village and not have to play all their 'home' matches in Taunton as at present. The recreation ground will also provide a much needed open space on the east side of the village which is lacking at present and which can be used for informal recreation and play. There will be space for tennis courts in the future if these can be afforded. As one of those who spent a considerable amount of time asking local residents what their views were about the proposal I feel that I am in a better position than usual to comment on the need for the facilities included in the application. The vast majority of those with whom I discussed the application signed the form saying they were in favour of the proposal. While there were a relatively small number who registered their objection to the proposal this was mainly as a result of concern about road traffic issues. I met no-one who opposed the provision of affordable housing. Importantly there is no allocation for new housing in North Curry in the current local plan and no existing site which has not already been developed. All villages require a small amount of natural growth but North Curry has little prospect of any new allocation for many years to come. This application therefore represents a rare opportunity to provide some much needed housing as well as recreation facilities and public open space which will be available for generations to come. New residents in the village will help to support the village Post office, the businesses that have so far survived in the Parish and the local school. At a time when new housing proposals so often create a storm of objections this is one proposal which we have been able to establish has the support of the usually silent majority.

33/2006/002

BLACKDOWN HILLS AONB – Do not comment on planning or details but support the principle; the promotion of horse related activities is recognised as an important and growing opportunity for the Blackdown Hills economy. Having been made aware of this application, my purpose of writing is not to comment on the planning merits or details of the proposal, but is to support the principle in so far as it relates to other initiatives in the Blackdown Hills AONB. Staple Fitzpaine is a 'gateway' to the AONB and The Greyhound is therefore well located to offers visitors with their horses direct access into the Blackdown Hills. The support and promotion of horse-related activities has been recognised as an important and growing opportunity for the local Blackdown Hills economy and 'equine tourism' has been a focus of our LEADER+ programme, including the encouragement of accommodation with provision for horses. The Blackdown Hills Plan (AONB Management Plan) has as one of its policies (WB5): "To support the development of appropriate sustainable tourism that benefits the local economy and improves understanding of the Blackdown Hills". One of the supporting policies to help achieve this relates specifically to equine enterprise WB5/B Maintain and enhance facilities for walkers, cyclists and horse riders, in particular addressing shortcomings and developing and strengthening economic benefits to local businesses. The Inn is also well located in relation to the Neroche Project area where access improvements and opportunities for all users', including horse riders, will be developed over the next few years. I trust that this assists with providing a wider context to the proposal under consideration.

COUNTY ARCHAEOLOGIST raises no objections

38/2006/362

As amended by applicant's letter dated 31st October 2006 and attached plan numbers 765/03C; 765/35 external details; 755/35 perspective; 765/20/01 + 765/01D and planting proposals contained with plan No. SPP/1228/2.

COUNTY HIGHWAY AUTHORITY The proposed redevelopment comprises twenty-one houses and conversion of listed building to two dwellings and the conversion of the main building to offices. There is no highway and transport objection in principle to the proposed development. In detail, there are two main issues to be considered in transport terms. 1. The provision and operation of the site access. 2. The effect of the development on the surrounding highway network. 1. It is proposed to access the development via a traffic signal controlled junction. This junction will include the existing junction of Weirfield Green and also remove the existing pelican crossing. In design and capacity terms a layout has been agreed and final plans at the time of writing are awaited. In addition, due to the proximity of the bend in Staplegrove Road at its junction with French Weir Avenue, it is considered necessary to erect queue warning signs on this approach. 2. The effect of the

development on the adjacent streets, and in particular Elm Grove, Linden Grove and The Avenue, have also been considered. Concerns have been expressed by residents' groups that the installation of the traffic signals may result in an increase in 'rat-running' through these streets. In order to mitigate this, the developer has agreed to consult and, if agreed, fund and construct the banning of turns from Staplegrove Road into Elm Grove and the construction of a build-out to effect a short length of one-way street at the junction of Elm Grove with Staplegrove Road. In conclusion therefore I consider that, provided the applicant enters into a Section 106 Agreement, which secures the design, construction and funding of the works mentioned above prior to the occupation of any of the development on site, I would not recommend the refusal of this application. In addition, the following condition should be attached to any consent to be granted:- The proposed estate roads, footways, footpaths, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and tactile paving 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, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

LANDSCAPE OFFICER no objection to proposed planting subject to appropriate notes.

1 ADDITIONAL LETTER OF CONCERN raising the following issues:- the building should not exceed the planned height of the buildings on Linden Grove; new residents with second cars and their visitors will use Linden Grove where it can already be difficult to park.

1 ADDITIONAL LETTER has been received raising the following issues:- the timing of the demolition works should be outlined prior to the approval of the whole scheme; we are pleased that the summerhouse is to be transferred the original building, we are pleased with the design of Linden Grove, approach to development and retention of the Edwardian School Building; would like to see conditions to avoid visible air conditioning units, microwave, satellite dishes, shutters and obtrusive security fences; we object to the installation of the traffic light junction which cannot be justified by movements into and out from the site; access must be limited into Elm Grove to avoid increased "rat running", car parking is inadequate even if office parking is available to applicants, the blank side of plot 15 is unpleasant and consider dummy windows should be provided, plot 12 should be treated in the same way, the roof lines should be broken up with chimneys

In order to clarify the Ridge Heights of the terrace fronting Linden Grove I confirm the following Ridge heights. No. 12 Linden Grove 27.10 – proposed 27.456 & 27.006. No. 10 Linden Grove 26.76 – proposed 27.006. No. 8 Linden Grove 26.32 – proposed 27.006 & 26.556. No. 6 Linden Grove 26.32 – proposed 26.556. In most cases the proposed terrace ridge height would be higher than the existing.

Additional conditions:- details of venting for roofs, recessed windows, windows/doors, samples of natural slate; hip details, sample brick panel, communal TV/satellite dishes, ground mounted meter boxes, cills, stonework panel and capping detail, detailed photographic and survey drawings at principle SCAT building prior to demolition, LB conversion prior to occupation of dwellings, details of banding, soffits, window/door heads, architraves, blind windows recessed in 900 m, schedule of reinstatement of SCAT building and making good following demolitions, ridge heights of terrace fronting Linden Grove to be in strict accordance with submitted plans, estate roads in Somerset and construction hours.

Amended Recommendation:- Subject to the applicants entering into a S106 Agreement covering acceptable affordable housing contributions, children play and playing field contributions and highway requirements and the receipt of no objections from the Conservation Officer or public raising new issues within 14 days of the letter of re-notification the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED .. (as printed)

38/2006/382

As amended by agents letter dated 19th October, 2006 and drawing No. 8A.

Amended plans show a dedicated turning area.

46/2006/022

Reference to Policy H19 should read H17.

Assessment:- Distance to the wall of the adjacent property is 6.3 m (as measured on the ground), not 8.3 m (as scaled from plan).

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