

Amendment Sheet

5 08/2006/026

CHANGE OF USE OF SECTION OF SINGLE STOREY BARN FROM RESIDENTIAL TO PROVIDE COMPLIMENTARY THERAPY TREATMENT ROOM (D1) PYRLAND BARN, CHEDDON FITZPAINE

Additional condition re ancillary to main house.

14/2006/040

CONVERSION OF DWELLING TO TWO FLATS AND PROVISION OF ACCESS AND PARKING AT 35 TRISTRAM DRIVE, CREECH ST MICHAEL

7 21/2006/019

CHANGE OF USE FROM AGRICULTURAL LAND AND BUILDINGS TO STORAGE OF AGRICULTURAL CONTRACTING EQUIPMENT/MACHINERY AT LAND SOUTH OF LANGFORD BUDVILLE, WELLINGTON (GR 111,226) AS AMENDED BY DRAWING NO. 524/01 DATED 20TH NOVEMBER, 2006

LANDSCAPE OFFICER subject to a hedge bank and hedge planting behind (to the east of) the proposed widened access road, it should be possible to minimize the landscape impact of the proposed changes without detriment to the wider landscape.

ENVIRONMENTAL HEALTH OFFICER will be looking into the possible pollution from the unauthorised septic tank.

ONE ADDITIONAL LETTER OF OBJECTION has been received raising the following issues:- the applicant has installed a septic tank and soakaway without planning permission; as this is in close proximity to the well which services South Gundenham Farm and the well is fed by springs there is concern about the impact such a waste disposal system will have on the clean water; as the farm produces milk and beef for human consumption and the water from this source is vital for the running of our business, the consequences of contamination could well have serious public health implications; having drawn attention to risks involved the objector will hold the applicant and the Council liable for any losses incurred.

Amended Recommendation:- ... (as printed) ... we have also requested an application for planning permission in respect of the caravan and installation of the septic tank. A report on potential enforcement action will be made to the next Committee If no application is forthcoming.

8 24/2006/029

VARIATION OF CONDITION FOR NEW OWNER MRS J RICHARDS, HER FAMILY AND MRS BRAZIL (GYPSIES) TO OCCUPY THE SITE AT LITTLE DENISE, MILL HILL, WRANTAGE (PREVIOUS PERMISSIONS 24/2003/020 AND 24/2005/049)

POLICY OFFICER the proposed variation is acceptable in policy terms provided occupiers can demonstrate they are bonafide gypsies.

9 27/2006/018

ERECTION OF A SINGLE STOREY EXTENSION FOR KITCHEN AND DISABLED TOILET FACILITIES AT CHURCH OF THE HOLY CROSS, HILLFARRANCE

Withdrawn

10 29/2006/027LB

Withdrawn from Committee – delegated decision issued as Parish did not object.

11 29/2006/028

CHANGE OF USE FROM REDUNDANT COACH HOUSE AND ESTATE TO FOREST SCHOOL/OUTDOOR LEARNING CENTRE AT OTTERHEAD ESTATE, OTTERFORD

CHURCHSTANTON PARISH COUNCIL reiterate their comments as in the main report.

12 38/2006/361

**DEMOLITION OF HOUSE AND ERECTION OF 12 NO ONE BEDROOM FLATS
AT 74 SOUTH STREET, TAUNTON**

Withdrawn

38/2006/408

**CONSTRUCTION OF TWO ALL WEATHER SPORTS PITCHES, ERECTION OF
FLOODLIGHTING TO ONE PITCH, FENCING, SPORTS PAVILION AND
FORMATION OF PARKING AT LAND AT TAUNTON SCHOOL NORTH OF
GREENWAY ROAD, TAUNTON**

Letter from agent addressing concern over light impact on 10 Gypsy Lane:- "The design proposed detailed on drawing No 6162.02.004 utilises the Challenger 1 floodlight luminaire mounted on 15 m columns and recognizes that the most important single factor in controlling glare to observers outside the floodlit area is to limit intensities outside the effective beam of floodlight. The drawing includes an isolux diagram based on the Challenger 1 luminaire and shows that light trespass in terms of light into the window is reduced to less than 2 lux at approximately 63m from the residence at 10 Gypsy Lane and complies with criteria within Table 1 of the ILE Guidance Notes for the Reduction of Light Pollution 2000. The use of the Challenger 1 luminaire ensures that glare is reduced by ensuring that the main beam angle of the luminaries directed towards any potential observer is kept below 70. The mounting height of 15 m permit lower main beam angles which assist in further reducing glare. The Challenger 1 provides double-asymmetric beams designed so that the front glazing is kept at or near parallel to the surface being lit which will reduce any glare. These can be aimed precisely at the surface to be lit to give an excellent cut-off beyond the lit area so reducing spill light and glare outside the sports area."

LIGHTING CONSULTANT any approval must include measures required to be taken to minimise or remove glare to our satisfaction on the adopted and private sections of Gypsy Lane and north elevation of No. 10 before floodlighting is switched on permanently.

Amend Condition 10 wording.

15 38/2006/442

**CONVERSION AND EXTENSION TO FORM 2 NO. FLATS, AT 82 ST.
AUGUSTINE STREET, TAUNTON**

COUNTY HIGHWAY AUTHORITY raise no objection.

1 FURTHER LETTER from Solicitors drawing attention to private access at rear.

Additional condition re archaeology.

16 51/2006/013

**ERECTION OF 5 NO. INDUSTRIAL UNITS WITH B1 AND B2 USE, THE OLD
BASKET WORKS, LYG ROAD, BURROWBRIDGE**

COUNTY HIGHWAY AUTHORITY recommend refusal for 2 reasons:- that no overriding special need or benefit has been substantiated for the proposed development; and that the proposal will increase the reliance on the private motor car and comprises unsustainable development.

PARISH COUNCIL reiterate their support for this application, and feel that they are at a disadvantage not having received the full information as to why refusal has been recommended. They understand that it is an environmental and highways issue. I have been given a copy of the Environment Agents report by the applicant. As far as that is concerned, the area is not susceptible to flash flooding and the development is protected by its own fortification. The Parish Council have no idea on what grounds Highways are objecting but as far as they are concerned, they cannot foresee any problems. The site is situated on a straight part of the A361 with clear visibility in both directions. There is a bus stop adjacent which allows for employees to travel by bus if necessary. There is ample parking. The Parish Council feel that there would be possibility of employment for local people which is not always easy out on the Levels.

Recommendation:- Add two additional highway reasons for refusal.

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