

Amendment Sheet

5 25/2006/020

DEVELOPMENT COMPRISING EMPLOYMENT, RESIDENTIAL (389 DWELLINGS), AND VILLAGE CENTRE (INCORPORATING HEALTH CARE FACILITIES, TWO VILLAGE SHOPS, RETAIL UNIT AND PUBLIC HOUSE), PART CONSTRUCTION OF NORTON FITZWARREN RELIEF ROAD AND PROVISION OF INFRASTRUCTURE AND SERVICES, FORMER CIDER FACTORY, NORTON FITZWARREN, AS AMENDED BY LETTER DATED 24TH JANUARY 2007 WITH ACCOMPANYING DRAWINGS NOS. 1045/100/C, 109/A AND 110A, AND LETTER DATED 26TH JANUARY 2007 WITH ACCOMPANYING DRAWINGS NOS 668/03B, 10/10B, 11/10B, 12/11B, 12/15A, 12/16B, 16/11B, 16/10A, 18/10, 14/10B, 15/10B, 15/11B, 17/25, 17/24, 17/11A, 17/15B, 17/10A, 17/16B, 16/01B, 12/05B, 12/01B, 11/01B, 10/1B, 18/1, 18/03, 18/02, 18/01, 17/02, 17/01A, 17/21, 17/22, 17/23, 15/02B, 15/01B, 14/01B, 17/07A, 17/06A, 17/05A, 17/03A, 2A04.1-10, 2A02.1-11, 2A02.1-00, 2A02.1-01, 2A04.1-00, 2A04.1-01 AND DRAWINGS 1045/100D, 109B AND 1045/110B RECEIVED ON 5TH FEBRUARY 2007 AND LETTER DATED 12TH FEBRUARY, 2007 WITH ACCOMPANYING DRAWING NOS. 668/03C, 668/17/21, 22, 23, 24, 25, 668/17/01A, 02A, 03A, 10A, 11A, 668/17/05A, 06A, 07A, 15B, 16B, 668/15/01C, 02C, 10C, 11C, 668/14/01C, 10B (07.02.07), 668/18/01A, 02A, 03, 04, 10A, 11, 12, 668/16/01C, 10B, 11C, 668/12/05C, 15B, 16B (06.06.07), 668/12/01C, 11C, 668/11/01C, 10C, 2A04.1-00A, 1-01A, 1-10A, 668/10/01C, 10C, 2A02.1-00A, 1-01A, 1-11A, 668/18/01A, 02A, 03A, 10A

As amended by letter dated 12th February, 2007 with accompanying drawing nos. 668/03C, 668/17/21, 22, 23, 24, 25, 668/17/01A, 02A, 03A, 10A, 11A, 668/17/05A, 06A, 07A, 15B, 16B, 668/15/01C, 02C, 10C, 11C, 668/14/01C, 10B (07.02.07), 668/18/01A, 02A, 03, 04, 10A, 11, 12, 668/16/01C, 10B, 11C, 668/12/05C, 15B, 16B (06.06.07), 668/12/01C, 11C, 668/11/01C, 10C, 2A04.1-00A, 1-01A, 1-10A, 668/10/01C, 10C, 2A02.1-00A, 1-01A, 1-11A, 668/18/01A, 02A, 03A, 10A .

Amended plans now amend the total number of dwellings to 389.

Amended Recommendation:- to include the following additional item in the Unilateral Undertaking:-

- (f) on adoption of the off-site dam, the payment to the Environment Agency of £1 million for the future maintenance of the dam, less any residual amount to be paid to the Local Planning Authority should the costs of maintenance be shown to be less than £1 million. Any such residual amount paid to the Local Planning Authority shall be used for community benefit in the locality.

Additional Recommendation's:-

Should any residual funding be made available to the Local Planning Authority under items (e) and (f) of the Unilateral Undertaking as outlined in the report, or from any other party who would benefit from the added protection provided by the off-site flood attenuation scheme, it is recommended that a share of any such funding should be conveyed to the Local Education Authority for additional school places to serve the needs of the development hereby approved (the amount to be agreed at the time).

Norton Fitzwarren Parish Council

“The Parish Council has the following further concerns which were raised at their recent meeting:-

1. The Council maintains its position regarding the 3 and four storey buildings on the site, which are not in keeping with the village setting. We would also point out that as the ground level is to be significantly raised this would in effect remove the half storey concessions to the buildings behind the village hall and tile existing properties south of the main road. When entering the village from the west the most prominent building should be the village hall and it should not be subservient to the buildings behind.

In particular we note that the proposed dwellings opposite the last two existing properties in Station Road have now increased to 3 storeys from 2. As this area is to be raised considerably, to the properties opposite it will be similar to a 4 storey building.

2. We note that the area designated for the Health Centre has been increased but it still does not allow for any extension of the building in the future. As we have pointed out in previous letters the village will receive a huge population increase from this development, the Taunton Trading Estate development and residents from Cotford St. Luke. The Council strongly request that it should be made a condition of the pre-development agreement that the developers enter into consultation with the Primary Care Trust as it is vital for Norton Fitzwarren and Cotford St. Luke.
3. The Parish Council objects to the latest requirements by Somerset County Council, Highways Dept. for the Developers to fund new culverts under Dene Road, Cotford St. Luke and the B3227 by Spring Terrace in the village, at the cost of S106 money that would otherwise have gone towards education, concessionary bus fares and extended playing field provision. The Council has pointed out on numerous occasions the potential problems where Halse Water passes under Dene Road and feels strongly that this should have been taken into account and included in the original costing for the dam.
4. The Parish Council cannot support or endorse any suggestion of building on the "Phase 2" Ford Farm site and this must be discounted from the application.

5. As mentioned in our letter of the 21st July the Council feel it is essential that a pedestrian crossing be installed on the link road to connect footpath T18/4 that is in constant use by walkers.

The Council also wish to reaffirm the concerns made in our previous letters.”

Bishops Lydeard & Cothelstone Parish Council

“Bishops Lydeard & Cothelstone Parish Council understands that health care provision for Cotford St Luke was seen by the Taunton Deane Primary Care Trust (its successor the Somerset Primary Care Trust) to be combined with the expansion of population of Norton Fitzwarren, and that the provision would be located on a single site at Norton Fitzwarren.

Planning Application 25/2006/020 includes plans of health care provision at Norton Fitzwarren Village Centre. The Parish Council are concerned that the proposed health care provision and associated parking may not meet the expected population expansion (within the current Taunton Deane Local Plan) for Norton Fitzwarren and at the same time cater for the population of Cotford St Luke. Bishops Lydeard & Cothelstone Parish Council request that the Planning Committee takes into consideration these concerns when considering the planning application 25/2006/020.”

10 LETTERS OF OBJECTION have been received in relation to the amended proposals raising the following issues:-

1. Impact of 3 storey houses upon properties in Station Road;
2. Raising land may result in properties in Station Road flooding.
3. Access onto B3227 is unsafe.
4. Revised plans don't take into account local concerns.
5. Tall buildings and raised ground levels “will desimate the skyline of this rural village”.
6. Plots 163 and 164 should not have access to Station Road to maintain flood defences.
7. Concern that otters may not be protected.
8. Too many trees are being lost.
9. Development should provide full bypass.
10. Dam will only resolve problems on one stream. Others also affect village.

11. Loss of privacy to rear of Auchenshuggle Cottage.
 12. Building should not take place until flooding of B3227 has been resolved.
 13. Parking to rear of properties will help prevent parking on B3227.
 14. Dam should be tried and tested before any houses are built.
 15. Concern that maple tree at 3 Prowses Meadow may be lost.
 16. Prowses Meadow could act as large sink for flood water.
 17. Maximum height should be 2 storey.
 18. Parking provision is insufficient.
 19. Will be a blot on the landscape and ultimately viewed as a slum.
 20. Flood wall to Station Road must be retained.
 21. No buildings should be more than 3 storeys.
 22. Roads should be provided before any construction takes place.
 23. Is there going to be sufficient space for parking?
 24. Facilities should be in first phase of development.
 25. Pub proposed is sited too close to existing pub.
 26. Should encourage local businesses to occupy retail units.
 27. By-pass should be main construction access.
 28. More of development should gain access from relief road.
 29. Industrial uses should be 'very light commercial/offices' only'.
 30. Need turning facility in Station Road.
 31. No noise reducing mound for properties in Station Road.
 32. Loss of trees. What will happen to resident owl population?
 33. Affordable housing should be more widely dispersed.
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7 35/2006/023AGN

ERECTION OF AGRICULTURAL BUILDING, STAWLEY FARM, STAWLEY AS AMENDED BY DRAWING NO. JUB726A RECEIVED 25TH JANUARY, 2007

As amended by agents letter dated 12th February, 2007 with attached drawing No. Jub726B.

Amended plans show additional landscaping to the western elevation and the along the south side of the entrance track.

1 LETTER OF REPRESENTATION has been received raising the following issues:- no objection in principle; impact of such a large building on surrounding properties and suggest building could be reduced by a change of position; if erected adjacent to existing farm building complex there would be little impact on surroundings.

8 38/2006/487

CHANGE OF USE TO TAKE AWAY FOOD BUSINESS AT 112 STATION ROAD, TAUNTON

1 ADDITIONAL LETTER OF OBJECTION raising the following issues:- increase in traffic; more than enough takeaway businesses at this end of town; problems of access and dangerous parking in Whitehall; problem of evening parking and another takeaway would create greater problem; suggest marked bays; 24 hour permit parking and illuminated 'no turning sign'.

9 38/2006/539

ERECTION OF 12 FLATS AND DEMOLITION OF EXISTING BUILDINGS AT 86-88 PRIORY BRIDGE ROAD, TAUNTON AS AMENDED BY LETTER DATED 5TH FEBRUARY, 2007 WITH ATTACHED PLAN NOS. 0631/04B, 05B, 06A AND 07A

COUNTY HIGHWAY AUTHORITY the site is located in the town centre and as such car free residential might be appropriate. Any occupier owning a car will likely seek parking on nearby residential streets where parking is at a premium. There is a public car park nearby.

10 38/2006/563T

APPLICATION TO FELL ONE FOXGLOVE TREE INCLUDED IN TAUNTON DEANE BOROUGH (TAUNTON NO. 3) TREE PRESERVATION ORDER 2006 AT BERNARD TAYLOR HOMES, MAGDALENE STREET, TAUNTON (TD 1017)

Letter from applicant has been received reporting that cracks have been found in his property. His builder has advised him, that the tree could be causing the damage.

Development Control Managers comments:- the cracks may be attributable to factors other than the presence of the tree. For a case to be made that the tree is to blame, further investigation would be required. This would include, taking sub soil samples and the monitoring of the crack. The analysis would need to show evidence of a cohesive clay soil and a pattern of movement responding to the seasonal up take of water by the tree. Should evidence be found that the tree is causing the damage, a remedy would be to pollard the tree.

11 38/2006/577

ERECTION OF DWELLING ON LAND TO REAR OF 16 STATION ROAD, TAUNTON

Amended Recommendation:- Subject to no representations raising new issues by 20th February, 2007 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ...(as printed).

12 38/2006/599

ERECTION OF BUILDING COMPRISING FOUR FLATS, FORMATION OF PARKING AND RETENTION OF BOUNDARY FENCE AT 87 STAPLEGROVE ROAD, TAUNTON

COUNTY HIGHWAY AUTHORITY 7 spaces would be required compared to 8 spaces proposed. Sufficient parking should be provided within the site to minimise any adverse affect of parking being displaced to Weirfield Green. If extra dwellings to the south are proposed sufficient extra parking would be recommended. Ideally a splay of the fence above the wall on the corner should be provided. Recommend conditions of parking, turning and visibility.

1 LETTER OF CONCERN has been received raising the following issues:- landscaping; protection of trees on site and storage of materials.

Additional conditions re fencing of bin store, levels and removal of hardsurface area.

13 46/2006/041

ERECTION OF 3 NO. BUILDINGS TO PROVIDE 12 NO. INDUSTRIAL UNITS WITH ASSOCIATED SITE WORKS, LAND ADJACENT TO CHELSTON MANOR, CHELSTON, WELLINGTON (REVISION TO PERMISSION 46/2003/016)

TOWN COUNCIL support.

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