

Amendment Sheet

9 06/2007/012

ERECTION OF TWO AND A HALF STOREY BUILDING TO PROVIDE ACCOMMODATION FOR COMMERCIAL/COMMUNITY USE ON GROUND FLOOR (A1, A3, A5, D1, ACCOMMODATION AGENCY, ACCOUNTANT & TAX ADVISOR, BANK, BUILDING SOCIETY, CITIZENS ADVICE BUREAU, CHARITABLE & VOLUNTARY ORGANISATION, EMPLOYMENT AGENCY, ESTATE AGENT, FINANCIAL ADVISOR, FITNESS CENTRE, GYMNASIUM, HEALTH CENTRE, LAUNDERETTE, SOCIAL SERVICES CENTRE, SOLICITOR, TAXI BUSINESS, TOURIST INFORMATION CENTRE, TRAVEL AGENT), BASEMENT MULTI-USE APARTMENT (RESIDENTIAL, SELF CONTAINED OFFICE (B1) USE, OR COMMERCIAL USE AS PART OF THE GROUND FLOOR USE) AND 12 SINGLE BEDROOM APARTMENTS ON FIRST AND SECOND FLOORS AND 1 SINGLE BEDROOM APARTMENT IN BASEMENT AT LAND ADJACENT TO ROGERS WALK, COTFORD ST LUKE

Amendment to description – deletion of A5 use.

COUNCIL'S ASSETS AND HOLDINGS MANAGER agrees with the applicant's assertion that the proposed development is minimum viable and that a public house on the site is not likely to be viable.

10 20/2007/010

CONVERSION OF BUILDING INTO TWO UNITS FOR HOLIDAY LETS (REVISION TO 20/2006/026) AT SWALLOWS BARN, PARSONAGE LANE, KINGSTON ST MARY

PARISH COUNCIL wishes to voice the same objections as it made to previous proposals for this property and to request that the same conditions are applied to this property as to the other recent properties on this site. The Parish Council regret that this site has not been developed to provide employment opportunities.

11 21/2007/009

DEMOLITION OF SKITTLE ALLEY AND ERECTION OF DWELLING AT THE MARTLETT INN, LANGFORD BUDVILLE AS AMPLIFIED BY AGENTS LETTER DATED 9TH MAY, 2007

COUNTY HIGHWAY AUTHORITY I would refer you to the Highway Authority's letters in connection with planning applications 21/2004/005, 21/2005/005, and would advise you that these comments equally apply to the present application. Given that permission has been sought and granted previously in respect of the re-use of the skittle alley it is considered that the latest scheme will not result in an increase in traffic above the existing use or the previously permitted uses, therefore I would not wish to raise a highway objection to this proposal. In the event of permission being granted I would recommend the following condition is imposed:- 1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the use of the garage hereby permitted shall not be used other than the parking of domestic vehicles and not further ancillary residential accommodation or other use whatsoever.

FORWARD PLAN we are concerned that the evidence submitted by the applicants acknowledges that provision of holiday units is a means of improving the viability of the pub. The application for conversion of the skittle alley to a dwelling would remove the opportunity for its conversion to further holiday units, as approved under 21/2004/005, and hence such improvement. However, while this is a concern we are prepared not to sustain our objection to 21/2007/009 in the light of the financial viability evidence submitted.

PARISH COUNCIL (old Council's views) does not object, concern over the loss of local amenity – skittle alley and concern that the proposed property would have to go through the public house car park for vehicular access.

PARISH COUNCIL (new Council's views) objects, concern over loss of amenity – skittle alley and concern over access to proposed building is over the public house car park.

12 23/2006/044

ERECTION OF DWELLING ON LAND ADJACENT TO QUEENSMEAD, SILVER STREET, MILVERTON (RESUBMISSION OF 23/2006/030) AS AMENDED BY AGENTS LETTER DATED 6TH JANUARY, 2007 AND ACCOMPANYING PLAN NO. 3016 DWG 2 REV D

PARISH COUNCIL objects to the proposal on the following grounds that the proposed house:- (i) Was too big for the site; (ii) Would be overbearing in the locality; (iii) Would cause significant overlooking to neighbouring properties; (iv) The

design was inconsistent with the locality in that it was to be built of brick and not local stone; (v) The design was inconsistent with the locality in that it was for a modern two storey dwelling in an area that was predominantly surrounded by bungalows. The Parish Council wish to amplify these grounds in TDBC Policy context terms as follows:- Policy H2 requires that small scale schemes should not erode the character or residential amenity of the area. Policy S1 requires that developments should not harm the appearance and character of the street scene (S1D) or the amenity of individual dwellings or residential areas (S1E). Policy S2 requires good design appropriate to the area. Policy E14 only allows development within a Conservation Area that preserves or enhances its appearance or character. In this case:- (i) It purports to be a one and a half storey dwelling but actually has two floors making it a two storey modern dwelling amongst single storey ones. (Against Policy S1E and Policy H2E); (ii) This development stands within a prominent gap within the Conservation Area and will dominate the surrounding area (Against Policy S1E, Policy H2E and Policy E14). (iii) As a modern brick built design it will bear no relationship or reference to existing 'positive' buildings within the Conservation Area (Against Policy S1D, Policy H2E and Policy E14).; (iv) The site is so small that the new property will be in very close proximity to existing dwellings thus eroding their residential amenity and depriving them of adequate privacy and sunlight (Against Policy S1D and Policy H2G). (v) The useable area of the proposed plot is 16 m x 11 m (average) giving an area of 176 sq m. The proposed dwelling measures 10 m x 7 m giving a building footprint of 70 sq m equivalent to 40% of the plot. There is only 3 m space behind the property and only 11 m in front, of which 4.5 m is access for the neighbouring property. There are only 10 m between the east wall of the property and the existing bungalow Queensmead. The proposed dwelling is therefore a relatively large building cramped onto a very small site, which cannot be regarded as 'good design appropriate to the area' or as preserving or enhancing the appearance of the Conservation Area. (Against Policy S2 and Policy E14). In addition the Parish Council notes that TDBC's Appraisal of the Milverton Conservation Area states:- "Conservation Areas are defined as "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". They are designated to cover the streets and places.....that are considered 'special' and ... warrant greater protection ...the object of designation is not to prohibit change but ...to manage its quality." This application is not regarded by the Parish Council as having sufficient quality or merit to justify approval within the Conservation Area. The Parish Council also notes that development within a Conservation Area requires a Design and Access statement but is not aware of one having been produced in this case.

Design Statement notes that the design of the house has been discussed with TDBC's Conservation Officer as it is adjoining a Conservation Area. It was agreed this would be kept simple in style, with traditional materials as shown. The 1½ storey height is considered appropriate between the 2½ storeys of Queensmead.

FURTHER LETTER OF OBJECTION from existing objector forwarded direct to the Planning Committee Members.

Additional Condition:- obscure glazed windows also to have restrictive opening.

13 25/2007/003

ERECTION OF AN ATTACHED DWELLING ON LAND ADJACENT TO 12 MANOR PARK, NORTON FITZWARREN

ADDITIONAL LETTER OF OBJECTION FROM PREVIOUS OBJECTOR stating inter alia, that the Planning Officer wrote the report prior to seeing the site; human rights issues; asks for different officer to review the application.

LETTER FROM MP seeking clarification that all the objectors comments are taken into consideration.

Planning Officer's response:- The site was visited by the Case Officer in March 2007; the photographs are usually taken just before the Committee date not at the time of the initial site visit as not all applications are considered by Committee. The Senior Solicitor has confirmed that a situation whereby a semi detached property is "turned into" a terraced property by reason of a planning application is not a human rights issue. The Area Planning Manager and Development Manager have both visited the site and concur with the Case Officer's view.

7 38/2007/025

DEMOLITION OF PAVILIONS, STANDS AND SUSIDIARY ACCOMMODATION ON SOUTH SIDE OF GROUND AND ERECTION OF CRICKET SCHOOL, PAVILION, SEATING STAND AND 16 FLATS WITH COMMERCIAL GROUND FLOOR USE TO ST JAMES STREET/PRIORY AVENUE, TAUNTON AS AMENDED BY PLANS RECEIVED 9TH MAY, 2007

The report refers to Priory Walk in several places it should read Priors Walk.

COUNTY HIGHWAY AUTHORITY please condition details of the access as shown on the amended plan so that they are provide prior to any occupation of the permitted development. With respect to the Travel Plan, which is essential in this case my colleague, Viv Vallance, is in touch with the developer but agreement has not been reached. I suggest you either condition the preparation prior to commencement of development and implementation of the Travel Plan prior to occupation or require its inclusion in a Section 106 Agreement which in addition to its preparation and implementation allows SCC to enforce against non-compliance. ENGLISH HERITAGE further to our letter of the 14th March we have received additional visual information from the applicant and visited the site. As a result we have been reassured that whilst the characteristic view of Taunton church towers will be altered from some angles by this proposal the impact on it will be limited and the view will not be lost. We therefore have no objections to the application. CIVIC SOCIETY while the redevelopment of Somerset Cricket Club's ground is clearly a

positive contribution to renewal of the town centre, the Civic Society is concerned that some of the changes proposed have a very damaging effect on the townscape and neighbouring sites. In this Phase 2 application we object most strongly to the poor quality of the buildings facing St James Street/Priory Avenue. We acknowledge that the amended plans (as posted on 9th May onwards) reduce issues of overlooking of the Malthouse and the immediate massing on the street frontage, but consider that:- (1) the block of flats (with ticket office below) is an unimaginative design; (ii) the proposed brickwork colour for the flats is quite inappropriate: the predominant local colour is red brick and the building should conform to this; (iii) the timber screens are a completely alien intrusion, and together with metal balustrades will create a fussy, cluttered facade. While timber facings (in particular Western Red Cedar) are architecturally fashionable right now, the results of weathering are generally a dull, sometimes blotchy, grey. (iv) we see no evidence that there are adequate measures to minimise the effects of weathering on the brickwork and render. (v) the flats would be much more acceptable if, in addition to improvements to the facade as noted above, they were reduced by one storey, or alternatively moved even further back from the street - for a four storey building the eastern end (by the repositioned gates) is still too near to the street. (vi) the north face of the flats (i.e. facing the back of the new pavilion) is as poor as the southern face, and bears very little or no relationship to the eastern face of the School or to the pavilion. Again, we would urge that at the least the material and the clutter on the facade should be addressed. (vii) the Cricket School frontage is deeply unsympathetic to the adjacent Georgian style building with its elegant vertical lines. It is very largely blank and primarily horizontal, (emphasised by the flat roof that is so much lower than the Georgian house). The effect is to create an extremely jarring streetscape, which will degrade the prospect for those travelling up Canon Street. If the materials shown in the amended plans are more in keeping with the Georgian building than the original brickwork then that is good, but the metal Wyvern as illustrated is not sufficient to disguise the sterility of the blank masonry and some subtle detailing would do something to relieve the discordant effect. (ix) in a similar way, the School has no good relationship to the almshouses along the edge of St James' churchyard. Owing to the closeness of its western side the almshouses must almost completely lose light from the eastern sky. Altogether we consider that the presentation of the Cricket School and the flats to be hostile to the surrounding buildings and streetscape. We are glad that the amended plans appear to give some recognition to the entrances to the School and the Ground. The initial application did not suggest that an institution of national importance was housed therein. However, if this is the main ticket office, we are still concerned about crowd management on match days: the depth of the frontage is still quite small, and St James & Priory Street are busy roads. The timber screen behind the replacement pavilion and seating stand will, we predict, weather to a very dull grey. (As a graphic illustration of the effect, the National Maritime Museum in Falmouth, which has a great deal of this cladding, looked splendid when new two years ago - and now is distinctly dingy.) On a more global note, we are concerned that the Cricket Club's new masterplan seems to have much less provision for car parking than the present ground: this when the aim is to increase capacity, and when the Priory Bridge car park is to be redeveloped. Given that the club's own documents show that supporters are not primarily local, but come from all over the West Country, this must create problems for the town centre on important match days.

LANDSCAPE OFFICER setting the building back from the street and the addition of tree planting is helpful. The choice of tree will be important given the limited space provided. The trees are positioned only 5 m from the building. CONSERVATION OFFICER the disposition of development along the road frontage shows much improvement. The set back, rearrangement and landscaping will help lessen the impact of the scheme. However I still feel that the proposed cricket school represents a less suitable neighbour to the listed property than that currently existing, which is of broadly similar age and forms part of a grouping which includes the alms houses. While the building proposed for demolition is currently rather shabby in appearance and suffers from plastic windows there is no reason why it could not have been refurbished and continued to play the relevant role in the historic townscape which it holds.

1 FURTHER OBJECTION on amended plan raising the following issues:- situation worsened by doubling width of residential building and pushing back from pavement. The new plan creates a dark tunnel like situation with an overpowering 4 storey building causing loss of light and sunshine. The provision of flats on top of the ground floor structure is unreasonable especially as the adjacent property is 1 m below pavement level and the building site. The rich will get richer at the expense of individuals who have been in residence for years.

Additional Conditions:- finish of screens and fixed screens to east end elevation of flats to prevent overlooking, screen detail on rear of stand, access detail and amend wording of condition 07 to take account of Highway Authority views, re-use of timber pavilions prior to demolition.

8 **43/2007/026**

ERECTION OF MEDICAL CENTRE WITH ATTACHED SERVICES, INCLUDING CAR PARKS, EXTERNAL WORKS AND LANDSCAPING AND FORMATION OF ACCESS TO MANTLE STREET, LAND TO SOUTH AND WEST OF 112B MANTLE STREET (PART OF TRINITY FARM), WELLINGTON AS AMENDED BY FLOOD RISK ASSESSMENT RECEIVED ON 23RD APRIL, 2007 AND LETTER DATED 11TH MAY, 2007 WITH ASSESSMENT OF BULFORD SITE PREMISES, OUTLINE LANDSCAPE ASSESSMENT, DESIGN AND LANDSCAPE STRATEGY, REVISED TREE SURVEY AND ASSESSMENT AND DRAWING NOS. DSW340/DRG 02A, 03 AND S60-PL-03 REV A AND LETTER DATED 16TH MAY, 2007 WITH ACCOMPANYING DRAWING NOS. 560/PL-04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A

As also amended by letter dated 16th May, 2007 with accompanying drawing Nos. 560/PL-04A, 05A, 06A, 07A, 08A, 09A, 10A and 11A.

Additional Ecological surveys have now been carried out on behalf of the applicants and the interim report on the survey findings advises that no Great Crested Newts were found, either in the Swains pond or at the field site.

ENVIRONMENT AGENCY advises that the content of the FRA is not yet compliant, and we therefore wish to maintain our objection to the current planning application, pending further information from the agent. In particular, the proposed site surface water drainage strategy relies solely on there being adequate infiltration into the sub-soil layers on site. If this is not possible, then the FRA fails to adequately demonstrate how the site drainage would be dealt with in the absence of any other obvious watercourse or surface water sewer near the site. As with foul drainage proposals, the applicant/agent MUST demonstrate the viability of their design prior to permission being granted. In this respect, we advise that the agent supplies suitable infiltration test results to substantiate the surface water drainage strategy shown on drawing 1724-sk50-P1. Should these results prove satisfactory, then we foresee that our objection can be lifted in favour of suitable conditions and notes to cover our interests. For further information please contact John Southwell (Development control tel: 0127848561). Should the Agency's objection to the proposal subsequently be overcome, the Agency would seek the application of the following conditions. CONDITION: Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained. REASON: To prevent pollution of the water environment. CONDITION: There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. REASON: To prevent pollution of the water environment. CONDITION: Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. REASON: To prevent pollution of the water environment. CONDITION: No development approved by this permission shall be commenced until details of the use, handling or storage of any hazardous substance included in the schedule to the Planning (Hazardous Substances) Regulations 1992 has been submitted to and approved by the Local Planning Authority. REASON: To prevent pollution of the water environment. CONDITION: Provision must be made to ensure that no polluting discharge from haul roads and disturbed areas enter any watercourse. REASON: Protection of the environment. The following informatives and recommendations should be included in the Decision Notice. The Agency recommends that because of the need to protect and safeguard the environmental qualities of the site and the scale and likely programme of construction the Local Planning Authority should seek undertakings from the applicant/developer to minimise detrimental effects to natural/water environmental features of the site and the risks of pollution. Such undertakings should cover the use of plant and

machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. The foul drainage should be kept separate from the clear surface roof water and connected to the public sewage system after conferring with the sewage undertaking as indicted in the planning application. The Agency welcomes the opportunity to consider the findings of the proposed site investigation/design work in due course. With regards SUDS we recommend that CIRIA guidance (C609) be employed to maximise pollutant removal and groundwater protection.

LETTER FROM SOLICITOR acting on behalf of objectors forwarded direct by-mail to Planning Committee Members.

9 FURTHER LETTERS OF OBJECTION have been received raising the following additional issues:- traffic emanating from medical centre will peak at times commensurate with the increased flow of traffic in Mantle Street; steam rolling of existing legislation to force this development through; surgery should open for longer hours; unpleasant politics behind this development – not a good recommendation from the Council to the Audit Commission for Best Practice; putting a new supermarket on the current site will put the kiss of death on small independent traders; option of redeveloping the current site should be explored before the destruction of the green wedge is considered; further expansion would have an even greater detrimental impact on green wedge; details of flooding on site; to allow proposal would be totally undemocratic being contrary to the views and deep concerns clearly voiced and expressed by representative members of the public and by Wellington Town councillors; local residents should be compensated; added stress; proposal is a totally shameful and unacceptable possibility.

Additional Conditions:- as requested by the Environment Agency.

Additional Notes: It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation. Great crested newts and bats are European Protected Species within the meaning of the Conservation (Natural Habitats &c) Regulations 1994. Where the local population of European Protected Species may be affected in a development, a licence may be required from Natural England in accordance with Regulation 44 (3) (b) of the above regulations.

Also additional notes requested by the Environment Agency.

Amended Recommendation:- ... also subject to no further representations raising new issues on amended plans by 5th June, 2007 ... (as printed)

ERECTION OF FOUR HOLIDAY CHALETS, QUANTOCK ROSES, WEST BAGBOROUGH

Amended Recommendation:- Subject to the receipt of satisfactory amended plans reducing the depth of the plinth and deleting the masonry chimney, the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ... (as printed).

Delete 'Subject to the views of the County Highway Authority'.

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