

Amendment Sheet

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**6 08/2007/003**

**RETENTION OF CHANGE OF USE OF AGRICULTURAL LAND FOR 'FUN FARM', A FARM BASED TOURIST ATTRACTION INCLUDING FARM ANIMALS, QUAD BIKES, TRAMPOLINE, BOUNCY CASTLE AND CAFE AT NERROLS FARM, PRIORSWOOD**

Delete condition re time limit.

COUNTY HIGHWAY AUTHORITY no objection subject to condition requiring submission of detailed plans of passing areas.

Additional Note re contact County Highway Authority to discuss detail of passing bays.

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**7 23/2007/027**

**CONSTRUCTION OF REPLACEMENT PAVED AREA TO INCLUDE VERANDAH WITH SCREEN WALL AND FORMATION OF NEW REAR DOORWAY AT THE GLOBE INN, FORE STREET, MILVERTON AS AMENDED BY PLAN NO. 2256/1A**

As amended by plan No. 2256/1A.

Amended plans received following the recommendation of the Conservation Officer, changing the wall to render with rendered piers.

ONE LETTER OF SUPPORT has been received raising the following issue:- it is nice to enjoy alfresco dining during the summer, and there are not many places that can offer this in the locality.

Amended Recommendation:- Permission be GRANTED ...(as printed)

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**8 23/2007/028LB**

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**9      26/2007/013**

**ERECTION OF DWELLING ON LAND ADJACENT TO 7 BLACKDOWN VIEW, NYNEHEAD (REVISED SCHEME)**

A letter from the agent has been received in response to some of the representations that have been received about the application. The letter enclosed some photographs to demonstrate the design and scale of the proposed dwelling fits in with the character of the area, and any impacts to residential and visual amenity.

2 LETTERS OF OBJECTION from existing objectors have been received raising the following issues:- dispute the agent's comments that the garages on the row are not integral.

3 FURTHER LETTERS OF SUPPORT have been received raising the following issues:- the new dwelling will not detract from the existing buildings; the orientation of the proposed house is consistent with others in Blackdown view and therefore conforms to the other dwellings on the row; is unobtrusive; gives other people an opportunity to live in and support the village community.

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**10     27/2007/017**

**ERECTION OF 2 NO. SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING, LAND ADJOINING BARON HOUSE, HILLCOMMON**

As amended by e-mail dated 20th September, 2007 and letter dated 24th September, 2007 with accompanying plan.

E-mail indicates surface water discharge will be to soakaways. The amended plan clarifies the ownership of the access to the B3227.

COUNTY HIGHWAY AUTHORITY I would refer you to the letter dated 11th July, 2002 in connection with planning application no. 27/2002/007, a copy of which is attached for information. I would advise you that these comments apply equally to the present application. I am aware that a lot of concern has been raised from neighbouring properties, in particular, Deane Vale Park. It would appear that the parking/turning that will be lost as a result of this proposal, is a civil matter, in terms of rights of use, between the applicant and users. As a matter of interest, the Planning Officer may wish to clarify/confirm if this parking/turning area formed part of the planning application that was originally granted consent for Deane Vale Park, or if it was just a private arrangement between the landowner and occupiers. As such you it may worthwhile contacting the Fire Authority and Refuse Collection Company, to enquire if they would be happy with the proposal, in terms of the reduction in the turning area for larger vehicles to enter and exit site. In the interest of highway safety, it would not be acceptable for any vehicles to reverse from/onto the adjoining public highway. Swept path analysis showing movements of such vehicles would be beneficial for this development. Notwithstanding the above comments, If the Local Planning Authority are minded to grant consent, they may wish to consider imposing a condition to ensure no gates, walls or fences are erected along the frontage of the dwellings, to ensure intervisibility of vehicles entering and exiting the parking areas of the new dwellings and other access points. Parking should also be kept free of obstruction and not used other than the parking of vehicles.

COUNTY HIGHWAY AUTHORITY further comments - on the basis that parking/turning area on which the dwellings would be built is a private arrangement between the applicant and users, I would withdraw the objection for a loss of parking facilities, as effectively the applicant could stop this use at any time without any planning permission being required. However I would continue to retain a sustainability objection.

Comment of the Development Manager:- 2002 application (which the County Highway Authority recommended refusal of) predated the 2003 application which granted permission for one dwelling on the current application site. The occupiers of the neighbouring properties have no agreement from the applicant to park/turn on the site.

Additional condition re visibility splay across frontage.

Additional Note re soakaways.

Amended Recommendation:- Permission be GRANTED ...(as printed)

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11 **38/2007/264**

**ERECTION OF DWELLING ON LAND ADJACENT TO GLESNI, FONS GEORGE ROAD, TAUNTON**

2 ADDITIONAL LETTERS OF OBJECTION have been received raising the following issues:- another dwelling in an attractive private road is not needed; pressure for on street parking will cause a problem for existing residents; the site is in a Conservation Area and recent dwellings are out of keeping; the site is not large enough; the roof axis and lack of space will have a detrimental appearance on the street scene; the proposal will result in a loss of trees and hedging that helps to support wildlife; the proposed dwelling will directly overlook the Victorian houses opposite; the development will block views of the hills; increase traffic will decrease visibility and highway safety for pedestrians and cyclists.

Comment of the Development Manager:- This part of Fons George lies outside the Conservation Area boundary.

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**12 38/2007/336**

**ERECTION OF DWELLING AT LAND TO THE REAR OF 191/193 STAPLEGROVE ROAD, TAUNTON**

COUNTY HIGHWAY AUTHORITY the current proposal includes the provision of two off road highway parking spaces, therefore in the event of permission being granted I would recommend the following condition:- The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

1 FURTHER LETTER OF OBJECTION has been received raising the following issues:- the design and access statement is misleading as it refers to the existing outline planning consent even though this application does not comply with the conditions attached to the outline consent and therefore the outline cannot be implemented, TDBC should not encourage developers to bypass planning conditions in this way as it will set an unacceptable precedent for such behaviour; there has been a change in circumstances since the outline permission as proposals for the Taunton Northern Distributor Road have been published; this road will seriously increase traffic flows in Staplegrove Road and may result in parking restrictions along Staplegrove Road, in turn this will increase the need for off road parking thereby putting a greater emphasis in providing improved environmental and quality of life to the properties fronting Staplegrove Road including the privacy and amenity of these rear gardens; the proposed backland development is out of character with the environmental, ecological and amenity of the area; increased levels of domestic activity associated with a new dwelling would be detrimental to the amenity of existing residents; the current proposal omits the provision of a footway from 193 Staplegrove Road to the rear parking courtyard where parking was required for the existing and proposed dwelling; the full application does not achieve this and should not be accepted; Mr McCartan who submitted the outline application stated that the new dwelling was for him but he has sold 191 Staplegrove Road and the application site to a third party.

Additional Condition re: parking area kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

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**13 49/2007/034**

**ERECTION OF 3 NO. ONE BEDROOM AND 2 NO. TWO BEDROOM FLATS IN A THREE STOREY BUILDING WITH ASSOCIATED PARKING AND CYCLE SPACES AT LAND AT REAR OF 6 HIGH STREET, WIVELISCOMBE, (ACCESSED FROM THE CAR PARK) AS AMENDED BY LETTER DATED 10TH AUGUST, 2007 AND PLANS NOS. 0711/01A AND 02A AND LETTER DATED 21ST AUGUST, 2007 AND PLAN NO. 0711/02B AND LETTER DATED 13TH SEPTEMBER, 2007 WITH ATTACHED DRAWING NO. 0711/01B**

As amended by letter dated 13th September, 2007 with attached drawing No. 0711/01B at a 1:500 scale to assist in judging distance.

HOUSING OFFICER as a consequence of reduction in number of units from 6 to 5, requires affordable housing in the form of one of the 2 bed flats plus a commuted sum for the 2/3rds balance amounting to £34,070.

Additional Note re bollards should be located at the back of parking bays 4 and 5.

Amended recommendation:- Subject to the agreement of applicant to affordable housing contribution the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED ... (as printed).

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**14 52/2007/032**

**ERECTION OF PORCH, CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AND ERECTION OF BOUNDARY WALL AT 5 LONGMEAD WAY, COMEY TROWE**

Supporting letter from Applicant - the applications for both the porch and fence need to stand together as, if the porch was approved without the fence move, the space remaining between the new back door and the fence would be about 60 cms making the exit impracticably narrow. Although the person who drew up the plans indicated 1 m between the new fence position and the pavement. In practice the distance would be 1.2 m because of the position of the existing lamppost. The new fence would be repositioned just 1.7 from the existing fence. Comments from the traffic team appear to suggest that a condition of approval should be a visibility splay on the extended fence at the garage end. I have asked for clarification of their

comments. However, if that is what is required, we would be content to comply. Objections have been received suggesting that this would affect the open-plan nature of the area and create a precedent. We would submit that the proposal is not sufficiently significant to harm the nature of the area keeping, as it would, about 1.2 m of grassed area. This grassed area (together with the small 'nose' of grass on the junction) has been perpetually maintained by the previous owners and ourselves and we would envisage this continuing. As to precedent we would suggest that more than one precedent already exists in the area. There appears to be a re-alignment at the top of Longmead Way and another on the corner of Berwick Close.

COUNTY HIGHWAY AUTHORITY (further comments) I am aware that the 2 x 2 visibility cannot be achieved on both sides as the resident does not own the land to the south of their property. Therefore I would be happy with a 2 x 2 visibility splay on the applicant's land to the right-handed side at the end of the driveway. I am satisfied that visibility that already exists over the neighbours driveway is acceptable therefore the 2 x 2 splay will not be required.

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Copies to:  
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Planning Reception/JJ/RB/17 Committee Members/15 Public