

Amendment Sheet

6 21/2007/017

CONVERSION OF BARN TO FOUR DWELLINGS WITH DEMOLITION OF AGRICULTURAL BUILDINGS AND FORMATION OF CAR PORTS, MIDDLE CHIPLEY FARM, LANGFORD BUDVILLE AS AMENDED BY LETTER DATED 30TH JULY, 2007 WITH ACCOMPANYING DRAWING NO. 207.17/006, FOLLOW UP SURVEY FOR BATS AND BIRDS DATED AUGUST 2007 AND RECEIVED ON 23RD AUGUST, 2007 AND LETTER DATED 4TH OCTOBER, 2007 WITH AMENDED AND ADDITIONAL DRAWING NOS. 207.17/003A, 004A, 005B AND 007

And as amended by letter dated 19th November, 2007 with accompanying drawing No. 207.17/008.

Additional condition re compliance with part L of the Building Regulations.

Amended Recommendation:- Subject to the further views of the Nature Conservation Officer and Natural England the Development Manager ... (as printed)

7 21/2007/018LB

CONVERSION OF BARN INTO FOUR DWELLINGS, MIDDLE CHIPLEY, LANGFORD BUDVILLE AS AMENDED BY LETTER DATED 4TH OCTOBER,2007 WITH AMENDED AND ADDITIONAL DRAWING NOS. 207.17/003A, 004A, 005B AND 007

And as amended by letter dated 19th November, 2007 with accompanying drawing No. 207.17/008.

Additional condition re compliance with part L of the Building Regulations.

Amended Recommendation:- Subject to the further views of the Nature Conservation Officer and Natural England the Development Manager ... (as printed)

REDEVELOPMENT TO FORM 44 "ASSISTED LIVING" APARTMENTS FOR THE FRAIL ELDERLY, INCLUDING STAFF ACCOMMODATION, COMMUNAL FACILITIES, WITH ASSOCIATED CAR PARKING AND LANDSCAPING AT NOS. 2,4 AND KELLS,COMPASS HILL, TAUNTON AS AMENDED BY AGENT'S LETTER DATED 16TH JULY, 2007 AND DRAWING NO. 6455/02 REV A AND AGENT'S LETTER DATED 2ND OCTOBER, 2007 AND ACCOMPANYING DRAWINGS NOS. 5095/PO1-PO7

The Agent comments on the provision of car parking in accordance with policy and the site is now larger than that previously submitted. Provision of 15 spaces for 44 Assisted Living Units for the elderly is considered in line with Council policy and PPG13 requirements.

2 FURTHER LETTERS OF OBJECTION have been received raising the following issues:- reiterating objection to impact of scheme on 5 Compass Rise due to 3 storey height, depth and loss of light; property to the north west of development and will be "beneath" it, this means that our privacy will be compromised, due to the development being too tall, it also means that we will be "looking-up" to a building that is unsightly, too large and too high; we are most concerned about the disruption/noise/dust that demolition work will bring; we are most concerned about the road safety issue, where "frail elderly" will be accessing Compass Hill on buggies; these buggies are a danger at the best of times and as Compass Hill is a very busy part of the town, we fear for the safety of the "frail/elderly" and motorists alike; overall, we believe that this development will detract from the surroundings and not compatible with adjacent buildings

Additional conditions re bats and birds.

Additional Note re wildlife.

CONVERSION OF MILL BUILDING (FORMER HAYMANS COALYARD WAREHOUSE) AND EXTENSION TO FORM 21 TWO BED APARTMENTS AND FORMATION OF 32 CAR PARKING SPACES AND BIKE LOCKERS FOR 42 BIKES, HAYMANS MILL, PAYTON ROAD, WESTFORD, WELLINGTON AS AMENDED BY LETTER DATED 12TH OCTOBER, 2007 WITH ACCOMPANYING DRAWING NOS. 05040-111A, 112A, 113A, 116 AND 117 AND BAT AND NEWT REPORTS RECEIVED ON 15TH OCTOBER, 2007 AND AS AMENDED BY ENGINEER'S REPORT RECEIVED ON 16TH NOVEMBER, 2007

As amended by engineer's report received on 16th November, 2007.

Submitted engineer's report seeks to address concerns raised by the Environment Agency. The further views of the Environment Agency are awaited and the recommendation in the report allows for this.

TOWN COUNCIL recommend refusal as it feels it will create a road safety hazard.

TWO FURTHER LETTERS OF OBJECTION making similar points and also raising the following issues:- would be better converted to town houses; occupiers may have dogs which will cause problems to nearby residents.

WARD MEMBER against the density of houses in the development. There is no infrastructure to support this. There would be an increase in the volume of traffic through Westford which is a rural location and it would be put extra traffic on the road through Rockwell Green impacting on the residents of both Westford and Rockwell Green.

5 43/2007/092

CONVERSION OF BUILDINGS AND THE ERECTION OF NEW BUILDINGS TO PROVIDE 223 DWELLINGS AND A NUMBER OF COMMERCIAL UNITS TOGETHER WITH ASSOCIATED CAR PARKING AND ACCESS WAYS, TONEDALE BUSINESS PARK, TONEDALE MILL, MILVERTON ROAD, WELLINGTON AS AMENDED BY LETTER DATED 23RD OCTOBER 2007 WITH ACCOMPANYING PLANS AND FURTHER AMENDED BY LETTER DATED 26TH OCTOBER 2007 WITH ACCOMPANYING PLAN NOS. 2589/A/113A, 114A, 116A; 2589/H/100A, 102A, 109A, 116A, 117A, 118A, 119A, 121A; 2589/G/101A, 108A; 2589/F/101A, 102A, 107A, 108A, 109A, 110A; 2589/E/102E, 108A, 109A, 110A; 2589/D/100A, 101A, 108A, 109A, 110A, 111A, 113A; 2589/B/101A, 102A, 108A, 109A AND 111A

As amended by letter dated 7th November, 2007.

Amendment to recommendation:-

- (i) Delete
- (ii) Delete wording and replace with "Any further conditions recommended by the Environment Agency.

Amendments to recommended conditions:-

- 03 ... before such works on any specific building block commences."
- 08 No tree, excepting those identified on the submitted plans hereby approved shall be felled ...
- 13 ... before such development commences on any specific building block.

- 20 ... no windows/rooflights/dormer windows ...
- 31 ... boxes and their locations shall ...
- 32 Specific details of the approved bridges shall ... commencement and thereafter implemented and so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 33 ... prior to the occupation of such unit. The hours agreed shall be ...
- 34 Prior to the occupation of Block F, a public access statement setting out public visibility and accessibility shall be submitted and agreed in writing by the Local Planning Authority and thereafter adhered to.
- 34 Reason: To help protect the accessibility to the heritage of the buildings in accordance with Taunton Deane Local Plan Policy EN23.

Additional conditions:-

- 35 Minimum finished floor levels for each building shall be as listed below:- Block A 50.39 (m AOD), Block B 50.45, (m AOD), Block C 50.45 (m AOD), Block D 51.32 (m ADO), Block E 50.51 (m AOD), Block F 50.45 (m AOD), Block G 50.51 (m AOD), Block H 50.89 (m AOD).
- 35 Reason: To provide protection from flooding in accordance with Taunton Deane Local Plan Policies S1(E) and EN28.
- 36 M911

ENVIRONMENT AGENCY further to the meeting on 15th November, 2007 the Environment Agency wishes to withdraw its objections subject to conditions (to be submitted at a later date).

ENGLISH HERITAGE we have received amended proposals for the above scheme. We are pleased to see that the applicant has taken account of our comments regarding the significance of Block F, the former boiler house, and reconsidered its use and layout. The omission of residential units from the building allows greater flexibility in its layout, and the preservation of many more features of interest within it, notably the historic boilers, generating plant and the former fire station. As probably the sole remaining building on the Tonedale Mill site to retain an unaltered interior, we regard the internal treatment of this building as particularly important. We recommend that, should consent for this scheme be granted, prior to its implementation, a full schedule of works is required for the interior of Block F to ensure the maximum retention of its features. We also regard the public visibility/accessibility of its features as being of importance and would recommend that the applicant submit a public access statement detailing how this will be provided. We have also received amended plans for the remainder of the site, in response to comments made by ourselves the Council's Conservation Officer. Whilst not all of our suggested amendments have been fully adopted by the applicant, overall we are now satisfied with the scheme. This is, however, subject to the Conservation Officer's approval of details and should also be subject to the same level of planning conditions and legal agreement as was applied to the previous planning consent.

HEALTH AND SAFETY EXECUTIVE refer to standing advice. Response on previous application indicated in view of conversion works in the context of renovation of heritage buildings, did not advise on safety grounds against the granting of planning permission.

CONSERVATION OFFICER whilst not all the desired amendments have been taken on board, I consider that the scheme, as amended, will result in a positive outcome for this important and large complex. As such I support the proposals, subject to the Secretary of State's view and the recommended conditions being attached.

TOWN COUNCIL (revised wording) Agreed to approve in principle. Some concerns were expressed about whether the proposed level of parking was adequate and whether the suggested provision of a shop was necessary. It was also suggested that a mini roundabout at the junction of Milverton Road and Millstream Gardens should be considered to slow down traffic using the main road and improve safety for drivers from the new development.

Amendment Page 54 final paragraph:- delete "... with the additional provision ... Section 106 Agreement".

43/2007/093LB

CONVERSION OF BUILDINGS AND THE ERECTION OF NEW BUILDINGS TO PROVIDE 223 DWELLINGS AND A NUMBER OF COMMERCIAL UNITS, TONEDALE BUSINESS PARK, TONEDALE MILL, MILVERTON ROAD, WELLINGTON AS AMENDED BY LETTER DATED 23RD OCTOBER, 2007 WITH ACCOMPANYING PLANS AND FURTHER AMENDED BY LETTER DATED 26TH OCTOBER, 2007 WITH ACCOMPANYING PLAN NOS. 2589/A/113A, 114A, 116A; 2589/H/100A, 102A, 109A, 116A, 117A, 118A, 119A, 121A; 2589/G/101A, 108A; 2589/F/101A, 102A, 107A, 108A, 109A, 110A; 2589/E/102E, 108A, 109A, 110A; 2589/D/100A, 101A, 108A, 109A, 110A, 111A, 113A; 2589/B/101A, 102A, 108A, 109A AND 111A

Amended recommendation:- Subject to the views of the Secretary of State, the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to the following conditions ...

- 01 The works for which consent is hereby granted shall be begun within three years from the date of this consent.
- 01 Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 02 The surfaces of the works for which consent is hereby granted shall be of materials as shown on the submitted plan and no other materials shall be used without the written consent of the Local Planning Authority.
- 02 Reason: To safeguard the appearance of the building and the visual amenities of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN17(D).
- 03 None of the building(s) for which demolition is hereby granted shall be demolished before planning permission has been granted and a contract let for the redevelopment.
- 03 Reason: In the interests of the visual amenities of the area in accordance with Taunton Deane Local Plan Policy EN17.

- 04 Prior to any works of conversion and any associated demolition for which consent is hereby granted is commenced on any building block, a detailed photographic record, detailed measured survey and contextual plan of those elements to be demolished, removed, altered or compromised, shall be submitted to and approved in writing by the Local Planning Authority.
- 04 Reason: To ensure that a record is kept of the building in accordance with Taunton Deane Local Plan Policy EN19.
- 05 The external surfaces of those parts of the building to be retained following the consent to demolish shall be repaired or renewed with salvaged materials from the building demolished, or those that are similar in age, colour and texture to the original, unless the written consent of the Local Planning Authority is obtained to any variation.
- 05 Reason: To ensure that the proposed development does not have an adverse effect on the appearance of the original building in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN17(D).
- 06 Prior to the works of conversion for which consent is hereby granted is commenced on any building block, detailed schedules of structural work and repairs with associated detailed plans, materials schedule and methods of workmanship, shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to, unless any variation thereto is first approved in writing by the Local Planning Authority
- 06 Reason: To ensure the use of appropriate materials and details and minimal disturbance of historic fabric, in accordance with Taunton Deane Local Plan Policy EN17
- 07 All repairs shall be progressed on the basis of minimal intervention with all repair works being affected in appropriate traditional materials and with workmanship commensurate with the buildings' age/character unless any variation thereto is first approved in writing by the Local Planning Authority.
- 07 Reason: To ensure the use of materials and details appropriate to the character of the Listed Building in accordance with Taunton Deane Local Plan Policy EN17.
- 08 Prior to any works of conversion for which consent is hereby granted is commenced on any building block, specific details of the following (where appropriate), shall be submitted to and approved in writing by the Local Planning Authority:- new doors (internal and external): architraves; skirtings: new and retained windows; finished treatment for joinery; staircases; lifts; floor finishes; ceiling finishes and their positions; venting of recovered roofs; venting of enclosed bathrooms/en-suites/wc's; vent terminals: roof lights; air conditioning: garage doors: flues; fire separation; means of escape; sound insulation: hoppers; guttering and downpipes; patent glazing; cedar cladding; zinc cladding; perforated metal guarding; glazed screens: damp proofing; dry lining; insulation; tanking: external plumbing: external lighting; locations and design of service boxes: details of maintaining access to wheel pits; location/retention/relocation of artefacts; location of communal satellite dishes/TV receivers, with such approved details being subsequently implemented and thereafter maintained unless any variation thereto is first approved in writing by the Local Planning Authority

08 Reason: To ensure the use of materials and details appropriate to the character of the Listed Building in accordance with Taunton Deane Local Plan Policy EN17.

11 **52/2007/037**

ERECTION OF SPORTS CENTRE WITH PARKING AND ACCESS AT CIVIL SERVICE SPORTS CLUB GROUND, COLLEGE WAY, TAUNTON AS AMPLIFIED AND AMENDED BY LANDSCAPE ASSESSMENT AND PLANS 391/01-03

Withdrawn

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