

**Planning Committee - WEDNESDAY 23rd JANUARY 2008  
Amendment Sheet**

**5 24/2007/053**

EXTENSIONS AND ALTERATIONS TO RESIDENTIAL CARE HOME TO PROVIDE AN ADDITIONAL 15 BEDROOMS WITH CAR PARKING FOR 16 CARS AT THE WOODLANDS RESIDENTIAL CARE HOME, WRANTAGE  
1 LETTER OF OBJECTION. The proposed building is larger than a previous application which was withdrawn; the building would be built in open countryside contrary to Taunton Deane planning policies; S1 (B) (D) and (E), S2 (A) and (F), S7 (D), EC7 (harm to neighbours). Wrantage is not in flood plain but the site has flooded 3 times in the past due to poor drainage. Flood water has never entered the care home or Woodlands. These concerns have been exaggerated in order to justify the location onto greenfields to the north; the proposed site will result in direct overlooking of neighbouring properties; a smaller 10 bed extension to the care home (see slides at end of presentation) could be built avoiding overlooking or interference with the skyline that would remove light from the neighbouring property; the proposal would result in urbanisation of the countryside and a building approximately 2m taller than surrounding properties.

1 LETTER OF SUPPORT. The home needs to expand to continue to be financially viable; the home is currently fully occupied with a waiting list; the home currently has 17 members of staff (full and part time) of whom 4 live in Wrantage and 6 in the local area; the home needs to continue to offer a 'home for life' for residents and can only do so by remaining viable.

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**6 31/2007/026**

CHANGE OF USE OF AGRICULTURAL LAND AND CONSTRUCTION OF A PARK AND RIDE FACILITY (INCLUDING SECURITY/INFORMATION BUILDING INCORPORATING TOILETS AND BICYCLE STORAGE, APPROX 1000 CAR PARKING SPACES, COACH PICK UP/DROP OFF POINT, ACCESS ROADS, BUS PRIORITY MEASURES AND CYCLE ROUTE CONNECTIONS) AND LANDSCAPING AT OS FIELD REF 0061, 0046, 8763, 7967 (PT) AND 6873 (PT), CAMBRIA FARM, ILMINISTER ROAD, TAUNTON

CONSERVATION OFFICER - Concern re the potential detrimental impact on the setting of the Listed Ruishton House. I therefore consider that should the application be approved, substantial planting should be conditioned/incorporated and that such should be secured in perpetuity, between the park and ride and Ruishton House. Of further concern but not part of the current application, is the highway improvements, indicated on the submitted plans, affecting hedgerows and trees associated with Woodlands and Listed grade II building, which in my opinion would have a detrimental impact on its setting.

TOURISM OFFICER - no comments received

PLANNING POLICY - no comments received

1 LETTER OF OBJECTION has been received raising the following points: the proposal would have a serious and adverse effect on traffic through Ruishton, along the A38 and the motorway roundabout; Ruishton Lane is used to exit Ruishton onto the A358 this is a narrow lane where buses and delivery vehicles often have to stop or reverse to wider sections of the lane. There is no pavement or cycle lanes and yet these proposals do not include any widening of the existing lane or provision for a pavement or cycle lane; the proposal should include effective traffic calming measures along Ruishton Lane and the village to stop it being used as a rat run from Creech St Michael; traffic projections show an increase of 60% through the village as a result of the Park and Ride with traffic queuing back as far as the centre of the village along Ruishton Lane which is not wide enough to accept any queuing; traffic from the A361 at Creech Heathfield will be diverted through Creech St Michael to the Park and Ride but this should be via Lipe Lane with traffic lights at Henlade; when traffic lights were installed at the motorway junction half were subsequently removed as they impeded traffic flows, now the roundabout is to be fully signalised and new traffic lights, on the A358, into the park and ride. This will result in more hold ups on the A358, Ruishton Lane and Park and Ride. The Park and Ride is much needed but should not be so close to the motorway junction.

Amended Recommendation: Additional consideration - 5. Detailed Landform and Landscaping Schemes to provide adequate separation of the site and the setting of the adjacent Listed Building at Ruishton Court.

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## **7      38/2007/523**

ERECTION OF 8 TWO BEDROOMED HOUSES AND 1 BUNGALOW AT 4 WILTON STREET, TAUNTON AS AMENDED BY DRAWINGS NO.S 07020-01A, 02A, 03A, 04A, 05A, 06A AND 07A RECEIVED 9TH JANUARY 2008.

ADDITIONAL COMMENTS FROM WARD MEMBER - I welcome an application to build affordable housing on this site so long as the development is in keeping with the area and existing resident's interests are safeguarded. So far they haven't yet been. This application is for a car free development, having no parking on site allows a greater density of dwellings to be built. It does not however preclude residents of the dwellings from owning and using cars. It is perverse indeed they will be entitled to residents parking permits, allowing them to park in adjacent streets, which are already oversubscribed.

This Zone has 642 meters of designated residents parking bays. Assuming 16 feet between parked vehicles space exists for 131 parked cars. At present 129 residents and 228 visitor permits have been issued. The roads are at most times full, there is no room for more cars irrespective of what the developer's opinion may be.

The revised application with a proposal for 9 dwellings is still towards the top end

of the Government's density targets and in excess of the density in the surrounding area. I welcome the amendments to plots one and two which will replace a pair of semi detached houses with a bungalow and consequently remove the overlooking that would have particularly affected 11 Wilton Close. I am however disappointed that although the distances between the proposed buildings are the same as at 11 Wilton Grove, a similar amendment has not been made to plots 9 &10 in respect of 14 Wilton Street. Bungalows are in very short supply in Taunton, if more were available larger family houses would be released onto the market.

I find this an unattractive development layout with a large turning circle dominating the site. It is a pity that the developer could not come up with a more attractive scheme instead of attempting to build as much as possible. I believe that replacement of plots 9 &10 by a bungalow should take place also. This would enhance the development and reduce the density to be more in keeping with dwellings in the vicinity.

I request the Committee to refuse this application until a revised scheme is submitted that addresses the issues I have raised.

5 ADDITIONAL LETTERS OF OBJECTION on the grounds that the bungalow makes site too dense, overcrowded will exacerbate parking in the area, health and safety issue with emergency vehicles, bollard will seldom be locked, refuse vehicles could cause property damage, creates a ghetto, no play space provision, loss of light plot and 10 should be a bungalow.

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**9      38/2007/613**

ALTERATION TO BIN STORAGE AREAS WITH DELETION OF ONE AND EXTENSION TO ANOTHER AT WOODARDS, FORMER CONVENT SITE, SOUTH ROAD, TAUNTON.

COUNTY ARCHAEOLOGIST - No objections on archaeological grounds.

2 ADDITIONAL LETTERS OF OBJECTION on basis that there is sufficient space it would impact on the formal garden and if necessary extending the main entrance store would-be more appropriate.

1 ADDITIONAL LETTER with supporting information.

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