

PLANNING COMMITTEE – 10 July 2002

Present: Councillor Mrs Hill (Chairman)
Councillor Bishop (Vice-Chairman)
Councillors Mrs Allgrove, Mrs Angus, Debenham, Denington, Edwards, Escott, House, Hunt, Mrs Lippiatt, Mrs Miller, Mrs Parrish and Vail

Officers: Mr N T Noall (Chief Planning Officer), Mrs J M Jackson (Senior Solicitor) and Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00pm.)

(Councillors Escott arrived at the meeting at 5.08pm).

146. Minutes

The Minutes of the meeting held on 19 June 2002 were taken as read and were signed.

147. Apologies

Councillors Eckhart, Floyd and Guerrier.

148. Applications for Planning Permission

The Committee received the report of the Chief Planning Officer on applications for planning permission and was RESOLVED that they be dealt with as follows:-

- (1) That the **detailed plans be approved** for the undermentioned development, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

43/2002/061

Erection of dwelling on land adjoining 45 Wellesley Park, Wellington.

Note to applicant:- N021 - conditions.

- (2) That **planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

(Councillor Hunt declared a Code of Conduct interest in the following application).

05/2002/022

Change of use and conversation of two barns to holiday accommodation at Rumwell Farm, Rumwell.

Conditions

- (a) C001 - time limit;

- (b) C106 - second hand materials;
 - (c) C201 - landscaping;
 - (d) C215 - walls and fences;
 - (e) P010 - no further windows;
 - (f) C416 - details of size, position and materials of meter boxes;
 - (g) P001A - no extensions;
 - (h) P003 - no ancillary buildings;
 - (i) C413 - restriction of occupation for holiday lets in permanent buildings;
 - (j) C926 and C926A - remediation investigation/certificate.
- (Notes to applicant:- (1) N048A - remediation strategy; (2) N025 - conversions; (3) N095A - owls and bats; (4) N051B - health and safety; (5) N034 - drainage/water).

09/2002/003

Alteration and extension of building to form annexe to the side of East Above Church, Chipstable.

Conditions

- (a) C001 - time limit;
 - (b) C102 - materials;
 - (c) C404 - single family unit;
 - (d) C404A - single family unit - link.
- (Notes to applicant:- (1) N116 - disabled access; (2) N112 - energy conservation; (3) Applicant was advised to ensure that pedestrian access to the public telephone box is maintained (where necessary)).

10/2002/009

Change of use and conversion of barn to dwelling and formation of access (revised proposal) at Trents Farm, Moor Lane, Churchinford.

Conditions

- (a) C001 - time limit;
- (b) C106 - second hand materials;
- (c) C110 - materials - for hard surfacing;
- (d) C112 - details of guttering, downpipes and disposal of rainwater;
- (e) C201 - landscaping;
- (f) C215 - walls and fences;
- (g) The garage hereby permitted shall be constructed only in accordance with the approved plans, and shall remain available in perpetuity for the parking of a motor vehicle(s) for domestic purposes only;
- (h) C917 - services - underground;
- (i) P001A - no extensions;
- (j) P003 - no ancillary buildings;
- (k) P006 - no fencing;
- (l) P010 - no further windows;
- (m) The windows hereby permitted shall be recessed in the walls to match the existing windows;
- (n) Before the commencement of any works hereby permitted, details of the means of venting the roofs shall be submitted to, and approved in writing by, the Local Planning Authority;

- (o) There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways;
- (p) C307 - access - gates set back;
- (q) The access is to be used as an alternative to that approved under Permission No 10/2000/014. In the event of the alternative access being brought into use, this permission shall forthwith lapse and be of no effect.
(Notes to applicant:- (1) N025 - conversion; (2) Applicant was advised that the foul drainage should be kept separate from the clean surface and roof water and connected to the public sewerage system as detailed in the planning application; (3) Applicant was advised that there is a small stream to the north and east of the site. Although it is unlikely that flooding would occur, the stream could pose a significant nuisance in the event of a severe thunderstorm. It is therefore recommended that appropriate measures are taken to reduce this risk. Such measures include ensuring the stream is well maintained, for which the riparian owner is responsible).

16/2002/002

Erection of general purpose building and ancillary offices, staff kitchen and toilet at Durston Forestry Yard, Durston (enlarged alternative scheme to that previously submitted 16/2001/006).

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) C705 - restricted use - ancillary use only;
- (d) The building shall be used for the scaffolding business only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order;
- (e) No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between 07:00 and 19:00 hours on Mondays to Fridays and 07:30 to 15:00 hours on Saturdays;
- (f) No external lighting shall be installed on the site unless otherwise agreed in writing by the Local Planning Authority;
- (g) The concrete panels shall be painted dark green to match the cladding within one month of the commencement of works on site and maintained as such thereafter;
- (h) (i) Prior to the commencement of works on site, details of how the planting of the oak trees is to be undertaken shall be submitted to, and approved in writing by, the Local Planning Authority; (ii) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

(Note to applicant:- With regard to condition (h), applicant was advised that the oak trees should be planted in one metre square soil pits on the yard side of the hedge as they are unlikely to establish properly if planted within the hedge).

19/2002/008

Erection of dwelling on land adjacent to Beauchamp Bungalow, Hatch Beauchamp.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C201 - landscaping;
- (d) C208A - protection of trees to be retained;
- (e) No tree or hedgerow shall be felled, lopped, topped, lifted or disturbed in any way without the prior written consent of the Local Planning Authority;
- (f) C215 - walls and fences;
- (g) C238 - tree protection in relation to construction;
- (h) C326 - garage - domestic use only;
- (i) P003 - no ancillary buildings;
- (j) P006 - no fencing;
- (k) Before any part of this permission is begun, details of the arrangements to be made for the disposal of foul and surface water drainage from the proposed development shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced;
- (l) C010A - drainage - not commenced until percolation test approved.
(Notes to applicant:- (1) N040A - drainage/water; (2) N041A - drainage/water; (3) Applicant was advised that the roadside hedge boundaries have been allowed to grow and at present they restrict visibility, particularly to the right for vehicles emerging from the access. These roadside hedge boundaries should be cut back hard to provide maximum visibility for emerging vehicles; (4) N111 - disabled access; (5) N112 - energy conservation; (6) N114 - design - meter boxes; (7) N115 - water conservation; (8) N116 - disabled access; (9) Applicants attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations; (10) Applicant was advised to contact Wessex Water prior to the commencement of any works to agree connection points onto the Wessex Water system; (11) Applicant was advised that the soakaways should be constructed in accordance with Building Research Digest 365 (September 1991); (12) Applicant was reminded of the need to obtain the Environment Agency's Consent to Discharge foul drainage to an underground strata).

20/2002/014

Erection of first floor extension to form two storey dwelling at Stoneybrooke, Nailsbourne.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C213 - hedge to be retained;

- (d) C209 - protection of hedges to be retained;
- (e) Within a period of three years from the date of this permission, details of the arrangements to be made for the disposal of surface water drainage from the proposed development, shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced.
(Notes to applicant:- (1) N111 - disabled access; (2) N112 - energy conservation; (3) N117 - crime prevention; (4) Applicant was advised that a public footpath runs along the lane that lies immediately to the west of the Stoneybrooke curtilage; (5) Applicant was advised that the Local Planning Authority is unlikely to accept any extensions along the western boundary/elevation of the dwelling where it is likely to have a dominating, detrimental impact on views of the settlement from the open countryside).

25/2002/014

Retention of fence to front of 7 Northwood Close, Norton Fitzwarren.

Notes to applicant:- (1) Applicant was advised to contact the Council's Housing Officer to discuss the proposal; (2) Applicant was informed that if you are not the sole owner of the land in question, you would need to obtain the necessary permission of any other landowner.

26/2002/001

Change of use of building from agriculture to processing, storage and transport of bottled water to schools, offices, etc, Blockhouse Farm, Nynehead.

Conditions

- (a) C001 - time limit;
- (b) The use hereby permitted shall be strictly limited to the processing, storage and transport of bottled water and for no other purpose including any purpose in Classes B1 and B8 of the Schedule to the Town and County Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order;
- (c) C706 - restricted use - no retail sales.

26/2002/003

Change of use to Class B1 (light industrial), Class B2 (general industrial) or Class B8 (warehouse/distribution) or parcel delivery, sorting and dispatching depot, Unit 6 Poole Industrial Site, Wellington.

Conditions

- (a) C001 - time limit;
- (b) C708 - restricted use - no storage except where stated;
- (c) All surface water flows from the open yard areas shall be drained by a petrol/oil interceptor;
- (d) No use of power tools shall be undertaken other than within the building unless otherwise agreed in writing by the Local Planning Authority;
- (e) Noise emissions arising from any part of the land or from any premises to which this permission relates shall not exceed background levels at any time by more than 5 decibels, expressed in terms of an A-Weighted, 2 Minute Leq, when measured at any point 1.5m from any residential or other noise

sensitive boundary. Noise emissions having tonal characteristics such as hum, drone or whine shall not exceed background levels at any time when measured as above. For the purposes of this permission, background levels shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes.

38/2001/465

Erection of first floor extension with insertion of dormer window at 15 Elms Close, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials.
(Note to applicant:- N040A - driange/water).

38/2002/203

Installation of three antennae, five transmission dishes and associated equipment cabin at Toneside Telephone Exchange, Pollards Yard, Wood Street, Taunton.

Conditions

- (a) C001 - time limit.

38/2002/206

Erection of extension to Callebaut Hall, Kingston Road, Taunton to provide a rehearsal studio and toilet facilities to be used in connection with Taunton Amateur Operatic Society.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) Details and samples of the materials and landscaping to be used for the surfaces of the outside areas shall be submitted to, and approved in writing by, the Local Planning Authority and no other materials shall be used without the written consent of the Local Planning Authority;
- (d) The building hereby permitted shall be built in strict accordance with the details listed in the Agent's letter dated 21 June 2002;
- (e) The following hours for practice by the Operatic Society shall be Monday to Friday 08:00 - 21:30 hours and Saturdays 10:00 - 18:00 hours. There shall be no practices on Sundays or Public Holidays;
- (f) The velux rooflight within the western roof slope of the extension hereby permitted shall be non-opening or fixed shut and shall at no time be opened;
- (g) Noise emissions from any part of the land or from any premises to which this permission relates shall not exceed background levels at any time by more than 5 decibels expressed in terms of an A-Weighted, 5 Minute Leq when measured at any point from any residential or other noise sensitive premises. For the purposes of this permission, background levels shall be those levels of noise which occur in the absence of noise from the development to which

this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at any appropriate time of day and for a suitable period of not less than 10 minutes;

- (h) The fire doors on the elevation shall remain shut at all times unless in use for genuine emergency purposes.

(Notes to applicant:- (1) N045 - encroachment; (2) Applicant was advised to take due care and attention when undertaking building works in order to avoid damage to the existing boundary walls).

38/2002/219

Change of use from A1 to restaurant (A3), 20 Lower Middle Street, Taunton.

Conditions

- (a) C001 - time limit;
- (b) Odours arising from cooking shall not be detectable at the façade of any residential or other odour sensitive premises;
- (c) Noise from any air extraction system shall not exceed background noise levels by more than 3dB(A) for a 2 Minute Leq, at any time when measured at the façade of residential or other noise sensitive premises.

(Notes to applicant:- (1) Applicant was advised that the potential problem of odours arising from cooking could be overcome by the fitting of a suitably filtered air extraction fan; (2) Applicant was advised that the proposal should comply with the Food Safety Regulations 1995 (as amended); (3) N049 - environmental health; (4) Applicant was advised to contact the Food Safety Team of the Council's Environmental Health Department once plans showing the proposed layout and workflow are available; (5) Applicant was advised that any alterations to the existing shopfront will require planning permission).

38/2002/230

Erection of community meeting hall at land adjacent to 58 Wellesley Street, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C201 - landscaping;
- (d) C331 - provision of cycle parking;
- (e) There shall be no events involving the playing of amplified music or amplified speech on the premises or land to which this permission relates;
- (f) Noise emissions arising from any part of the land or from any premises to which this permission relates shall not exceed background levels at any time by more than 3 decibels, expressed in terms of an A-Weighted, 2 Minute Leq, when measured at any point 1m from any residential or other noise sensitive boundary. Noise emissions which have tonal characteristics such as hum, drone or whine shall not exceed background levels at any time, when measured in this manner.

(Notes to applicant:- (1) N111 - disabled access; (2) N112 - energy conservation; (3) N115 - water conservation; (4) Applicant was reminded that noise emissions from the site during the construction phase should be

limited to the following hours if nuisance is likely at neighbouring premises:- Monday - Friday 08:00 - 18:00 hours; Saturdays 08:00 - 13:00 hours; at all other times, including Public Holidays, no noisy working; (5) Applicant was advised that with regard to Condition (e) and (f) 'background levels' shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes).

38/2002/245

Erection of single storey extension to rear of 25 Woodrush Close, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials.
(Note to applicant:- N040A - drainage/water).

38/2002/248

Erection of conservatory to the rear of 68 Thames Drive, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials.
(Note to applicant:- N040A - drainage/water).

41/2002/001

Erection of timber framed agricultural shed (phase 2) at Bridgets Farm, Tolland.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) C201 - landscaping.
(Notes to applicant:- (1) In relation to condition (c), applicant was advised that a landscaping scheme of hazel (50%), hawthorn (40%) and crab apple (10%) at 2m centres (30-45cm bare root stock) and oak (15%), ash (15%), wild cherry (40%) and field maple trees (30%) planted at 3m centres (60-90cm bare root stock) is required. These should be planted in large tree groups; (2) N044A - drainage/water; (3) N044B - drainage/water).

41/2002/002

Erection of timber framed agricultural shed (phase 3) at Bridgets Farm, Tolland.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) (i) Before any part of the permitted development is commenced, a scheme of planting of trees and shrubs which shall include details of the species, siting and numbers to be planted shall be submitted to, and approved in writing by,

the Local Planning Authority. The landscaping shall accommodate the public footpath (T28/9) which runs to the east of phase 3; (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development or as otherwise extended with the agreement in writing of the Local Planning Authority; (iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

(Notes to applicant:- (1) In relation to condition (c), applicant was advised that a landscaping scheme of hazel (50%), hawthorn (40%) and crab apple (10%) at 2m centres (30-45cm bare root stock) and oak (15%), ash (15%), wild cherry (40%) and field maple trees (30%) planted at 3m centres (60-90cm bare root stock) is required. These should be planted in large tree groups; (2) N044A - drainage/water; (3) N044B - drainage/water).

(Councillor Mrs Allgrove declared a Code of Conduct interest in the following two applications).

46/2002/015

Erection of extension at Vemco Brasscapri, Castle Road, Chelston Business Park, Wellington.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) The premises hereby permitted shall be used for the purposes of industrial/distribution as defined in Classes B1, B2 and B8 to the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any Statutory Instrument revoking or re-enacting that Order;
- (d) C414 - no increase in site level.
(Notes to applicant:- (1) N112 - energy conservation; (2) N115 - water conservation).

46/2002/018

Erection of two storey extension to form new offices, Oake House, Silver Street Farm, Silver Street, West Buckland.

Conditions

- (a) C102 - materials.
(Notes to applicant:- (1) Applicants attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations; (2) N112 - energy conservation; (3) N115 - water conservation; (4) Applicant was advised that the soakaways should be constructed in accordance with Building Research Digest 365 (September 1991)).

- (3) That **planning permission be refused** for the undermentioned developments, subject to the standard reasons adopted by Minute No 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

19/2001/025

Demolition of garage and erection of a building to provide residential annexe and garage on the ground floor with a workshop, office/studio on the first floor at The Old Rectory, Hatch Beauchamp.

Reasons

- (a) The site lies within the Hatch Beauchamp Conservation Area where the Taunton Deane Local Plan - Revised Deposit Policy EN15 requires development to either preserve or enhance the appearance or character of the area. The Local Planning Authority considers that the scale and location of the proposal will result in a dominant building that intrudes into the street scene and neither protects or enhances the character of the Conservation Area. Furthermore, the scale of the proposal will visually reduce the existing space between the properties along the street and this will have a detrimental impact on the character of the Conservation Area.

19/2001/026CA

Demolition of garage and erection of a building to provide residential annexe and garage on ground floor with workshop, office/studio on the first floor at The Old Rectory, Hatch Beauchamp.

Reasons

- (a) The site lies within the Hatch Beauchamp Conservation Area where there is a strong policy presumption against the demolition of buildings unless acceptable proposals for redevelopment have been approved. There are no alternative acceptable proposals for the site and the proposal is therefore considered contrary to Taunton Deane Local Plan - Revised Deposit Policy EN16.

38/2002/170

Erection of bungalow on land adjacent to 53A Middleway, Taunton.

Reasons

- (a) The proposed site is of insufficient size to satisfactorily accommodate a dwelling whilst maintaining the open character of the area. The proposal is therefore contrary to Policy S1(D) of the Taunton Deane Local Plan - Revised Deposit.

38/2002/234

Erection of non-food retail store with ancillary offices and storage on land at Creechbarrow Road, adjacent to Toneway, Taunton.

Reasons

- (a) The proposal is contrary to guidance in PPG6 and PPG13 and Policies EC7 and EC8 of the Taunton Deane Local Plan - Revised Deposit in that the proposal fails to meet the sequential test and fails to adequately demonstrate the need for the development. It is considered that more suitable sites are

potentially available for this type of development closer to the town centre. In addition, the site is inaccessible to the majority of the catchment population by means of transport other than the car;

- (b) The proposal results in the loss of an important employment site. In light of a shortage of other available employment sites it is concluded that this loss outweighs any benefits resulting from a retail use. The proposal is therefore contrary to Policy EC6 and Proposal T28 of the Taunton Deane Local Plan - Revised Deposit.

- (4) That **advertisement consent be granted** for the undermentioned development, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

(Councillor Mrs Allgrove declared a Code of Conduct interest in the following application).

43/2002/077A

Display of sponsorship signs at Chelston Roundabout and Perry Elm Roundabout, Wellington.

Conditions

- (a) - (e) C801 - C805 - standard conditions for advertisements.
(Note to applicant:- Applicant was advised that it is essential that a licence with the County Highway Authority for the positioning of the non-prescribed signs is taken out and contact should therefore be made with the County Council's Environment and Property Department).

- (5) That **advertisement consent be refused** for the undermentioned development, subject to the standard reasons adopted by Minute No 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

(Councillor Mrs Allgrove declared a Code of Conduct interest in the following application).

43/2002/077A

Display of a sponsorship sign adjacent to Wellington Tiles, Milverton Road, Wellington.

Reasons

- (a) The proposed advertisement on the landscaped area at Milverton Road would appear as an intrusive element in the street scene and be detrimental to the visual amenities of the area. The proposal is therefore contrary to Policy WD/EC/26 of the West Deane Local Plan and Policy EC21 of the Taunton Deane Local Plan - Revised Deposit;
- (b) R467 - precedent.

Reason for refusing permission contrary to the recommendation of the Chief Planning Officer - It was felt the sign would have an adverse effect on the visual amenity of the area and would create a precedent.

- (6) **Application No 46/2002/016** - That no objection be raised to the change of use of highway depot to provide new Metrology Unit to include the demolition of existing

buildings, use of existing warehouse for storage for Taunton Museum and Trading Standards, erection of new building to accommodate the Metrology Unit, provision of weighbridge and alteration to existing vehicular access at the Highway Depot, Chelston, Wellington subject to:- time limit, details of profiled sheeting to be used, details of the surface treatment of the parking and turning areas, parking as submitted on the plan, turning space to remain clear, no increase in site levels. Notes re energy/water conservation, photovoltaics and surface water.

(Councillor Mrs Allgrove declared a Code of Conduct interest in this application).

(7) That the following applications be **deferred** for the reasons stated:-

24/2002/017TEL

Erection of 15m monopole mast with 6 No cross polar antennae and 2 No microwave dishes with associated equipment in fenced compound at Higher Knapp Farm, Knapp, North Curry.

Reason

For further negotiations as to disguising the monopole mast.

38/2002/232

Demolition of building and erection of part three storey, part two storey building for 14 flats at 46 St James Street, Taunton.

Reason

For further negotiations concerning setting the building back from the boundary and overlooking.

149. Change of use of holiday lets to provide permanent dwellings at Denbury Farm, Ash Priors (02/2002/003).

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) No further representations raising new issues by 30 July 2002; and
- (2) The views of the Ash Priors Parish Meeting, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-
 - (a) C001 - time limit;
 - (b) C324 - parking;
 - (c) P001A - no extensions;
 - (d) P003 - no ancillary buildings;
 - (e) P006 - no fencing;
 - (f) P010 - no further windows;
 - (g) The agricultural building to the south of the building the subject of this application shall not be used for the accommodation of livestock unless otherwise agreed in writing by the Local Planning Authority.
(Notes to applicant:- N25A - conversions).

150. Conversion of barn to form dwelling with annexe, erection of conservatory on site of former conservatory and erection of garage and ancillary buildings, The Old Rose Garden, Terhill, Bishops Lydeard (06/2002/030).

Reported this application.

RESOLVED that subject to the receipt of a satisfactory structural engineers report, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
 - (b) C106 - second hand materials;
 - (c) The external surfaces of the new buildings hereby permitted shall be of materials as shown on the plan hereby approved and no other materials shall be used without the written consent of the Local Planning Authority;
 - (d) C112 - details of guttering, downpipes and disposal of rainwater;
 - (e) C201A - landscaping;
 - (f) C207 - existing trees to be retained;
 - (g) C208A - protection of trees to be retained;
 - (h) No service trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority;
 - (i) C210 - no felling or lopping;
 - (j) C215 - walls and fences;
 - (k) A waiting bay for vehicles shall be formed at the point of access in accordance with the approved plan;
 - (l) C230 - waiting bay, turning space and driveway - to be hard surfaced;
 - (m) C321B - parking;
 - (n) C327 - turning space;
 - (o) The existing garden wall shall not be raised in height at any point;
 - (p) Any entrance gates erected shall be hung to open inwards;
 - (q) The annexe hereby permitted shall be used solely in connection with the use of the existing house as a single family dwelling and shall not at any time be used as a separate unit of accommodation;
 - (r) C601 - schedule of works to ensure safety and stability of structure;
 - (s) The new doors and windows indicated on the approved plans shall be made of timber only and no other materials, unless the written consent of the Local Planning Authority is obtained to any variation thereto;
 - (t) C917 - services - underground;
 - (u) P001A - no extensions;
 - (v) P003 - no ancillary buildings;
 - (w) P006 - no fencing;
 - (x) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no doors, windows/dormer windows (other than those expressly authorised by this planning permission) shall be constructed;
 - (y) C416 - details of size, position and materials of meter boxes;
 - (z) C010A - drainage - not commenced until percolation test results approved.
- (Notes to applicant:- (1) N025 - conversions; (2) N25A - conversions; (3) N095A - owls and bats; (4) N111 - disabled access; (5) N112 - energy conservation; (6) N114 - design - meter boxes; (7) N115 - water conservation; (8) Applicant was advised that the soakaways should be constructed in accordance with Building Research

Digest 365 (September 1991); (9) Applicant was advised that the Environment Agency's Consent to Discharge to an underground strata is required).

151. Change of use of agricultural land to a caravan storage area at field to south of Somerset Caravans Limited, Walford Cross (14/2002/007).

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) Acceptable amended landscape and surface water drainage plans; and
- (2) No further representations raising new issues by 24 July 2002, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-
 - (a) C001 - time limit;
 - (b) Details and samples of the materials to be used for the surfaces of the caravan parking area shall be submitted to, and approved in writing by, the Local Planning Authority and no other materials shall be used without the written consent of the Local Planning Authority;
 - (c) C203 - landscaping;
 - (d) Prior to the hardsurfacing of the area for the storage of caravans, the drainage shown on the submitted plan shall be fully constructed in accordance with the agreed details and thereafter maintained;
 - (e) The materials for the proposed access and drive shown on the submitted plan shall be provided to the satisfaction of the Local Planning Authority before any other work on the site commences;
 - (f) The materials for the access and turning area shown on the submitted plans shall be submitted to, and approved in writing by, the Local Planning Authority before any other work on the site commences and shall be constructed in accordance with those details.

152. Demolition of barn to the rear of Thatchers, White Street, North Curry (24/2002/014LB).

Reported this application.

RESOLVED that subject to the views of the First Secretary of State, the Chief Planning officer be authorised to determine the application in consultation with the Chairman and, if listed building consent were granted, no conditions be imposed.

153. Erection of replacement dwelling at Gulval, Elm Close, Taunton (38/2002/028)

Reported this application.

RESOLVED that subject to no adverse views from the County Highway Authority, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C101 - materials;

- (c) The garage hereby permitted shall be used for the parking of a car in association with the residential use of the dwelling and for no other purpose that would preclude that;
 - (d) The vehicular access shown on the submitted plan shall be kept free from obstruction at all times;
 - (e) The 2m high brick boundary wall indicated on the submitted plan shall be completely erected prior to the occupation of the dwelling hereby permitted;
 - (f) The first floor bathroom and toilet windows shall be obscure glazed and maintained as such thereafter;
 - (g) P001A - no extensions;
 - (h) P010 - no further windows.
- (Notes to applicant:- (1) N111 - disabled access; (2) N112 - energy conservation; (3) N114 - design - meter boxes; (4) N116 - disabled access; (5) N117 - crime prevention; (6) Applicant was advised that good quality materials in keeping with the vernacular of the area will be required due to the proximity of the site to the Staplegrove Road Conservation Area; (7) Applicant was requested to contact the Council's Environmental Health Officer with regard to the removal and disposal of asbestos).

154. Siting of temporary workshop adjacent to existing temporary showroom at Chip Lane Retail Park, Taunton (temporary 10 years) (38/2002/055).

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the County Highway Authority or Railtrack by 23 July 2002, the Chief Planning Authority be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C015 - temporary permission;
- (b) C102 - materials;
- (c) The area allocated for parking on the submitted plan received on 26 June 2002 shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (d) The use hereby permitted shall be strictly limited to the use of the site as a workshop and for no other purpose including any purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order;
- (e) The premises hereby approved shall at all times be used in connection with, and ancillary to, the existing use of the adjacent temporary building as a vehicle showroom.

155. Conversion of part of building into six flats (amendment to permission No 43/2000/075), Rockwell Green Garage, Exeter Road, Rockwell Green, Wellington (43/2002/073).

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by 15 July 2002, the Chief Planning Officer be authorised to determine the application in

consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C201 - landscaping;
- (d) C205 - hard landscaping;
- (e) C215 - walls and fences;
- (f) Prior to the occupation of the development hereby permitted, there shall be no obstruction to visibility greater than 600mm above the carriageway, taken from a point 2m back from the edge of the carriageway and parallel over the entire frontage and visibility shall thereafter be maintained to the satisfaction of the Local Planning Authority;
- (g) C324 - parking;
- (h) Prior to the occupation of the development hereby permitted, the area indicated on the approved plans for the turning of vehicles shall be provided to the satisfaction of the Local Planning Authority;
- (i) The windows on the north elevation shall be glazed with obscure glass and such glazing shall thereafter be maintained;
- (j) C416 - details of size, position and materials of meter boxes;
- (k) C926 and C926A - remediation investigation/certificate;
- (l) The use of the existing garage shall cease prior to the occupation of any dwellings hereby permitted;
- (m) P011 - no windows on the north elevation;
- (n) P006 - no fencing.

(Notes to applicant:- (1) Applicants attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations; (2) N112 - energy conservation; (3) N115 - water conservation; (4) N048A - remediation strategy; (5) Applicant was advised that it will be necessary to agree points of connection onto Wessex Water systems for the satisfactory disposal of foul and surface water flows generated by the proposal and for water supply; (6) Applicant was advised to ensure that the building works do not affect the public right of way adjacent to the site; (7) Applicant should agree, prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. You are further advised that this should be agreed as early as possible and certainly before any Building Regulations application is made).

156. Erection of extension to five screen cinema to provide an additional three screens (eight screens in total) with associated highway works and parking at Odeon Cinema, Heron Gate, Taunton (48/2001/028).

Reported this application.

RESOLVED that subject to the applicants entering into a Section 106 Agreement covering the following matters:-

- (i) The costs of construction of a bus lane off the A358 into the site and the provision of a bus stop adjacent to the entrance; and
- (ii) The provision of a financial sum to subsidise an additional bus service to the site for a period of three years, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C104 - materials to match existing;
- (c) C201 - landscaping;
- (d) C205 - hard landscaping;
- (e) C204 - parking;
- (f) Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, no signs or advertisements shall be displayed on the premises without the prior consent of the Local Planning Authority;
- (g) P003 - no ancillary buildings;
- (h) P006 - no fencing;
- (i) The proposed storage area for refuse bins shall be screened in accordance with details to be submitted for prior approval in writing by the Local Planning Authority;
- (j) Details of any external lighting arrangements within the curtilage of the site shall be submitted for approval in writing to the Local Planning Authority prior to such lighting being erected or brought into operation;
- (k) Any proposed storage of any chemicals or oils on any part of the site shall be subject to the submission of detailed plans of storage facilities for approval in writing by the Local Planning Authority prior to any such development being commenced. Any above ground oil/chemical storage tanks must be fully bunded, with a bund capacity of 110% of the largest tank or interconnected tanks within the bund. All working connections to the tank must be within the bunded area;
- (l) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed;
- (m) The finished floor level of the new extension shall be set no lower than that of the existing building.

(Notes to applicant:- (1) Applicant was advised that under the terms of the Water Resources Act 1991 and the Land Drainage Bye-Laws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8m of the top of the bank of the River Tone (Hankridge Wetland), designated a “main river”; (2) Applicant was advised that there is a considerable problem with litter from the existing cinema and other facilities in the area which may be wind blown into the river corridor, detracting from the visual amenity of the riverside environment. This could largely be resolved by the provision of additional litter bins in the car park as part of the proposed works; (3) Applicant was advised that appropriate precautions must be taken to protect the River Tone from suspended solids and toxic materials, including cement, during construction. The Environment Agency’s Area Environment Protection Section would be pleased to advise further regarding this matter; (4) Applicant was advised that if offsite waste disposal is utilised, it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994; (5) Applicant was advised that Wessex Water normally requires a minimum 3m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed; (6) The developer is required to protect the integrity of Wessex Water systems and agree, prior to the commencement of works on site, any

arrangements for the protection of infrastructure crossing the site. Applicant was further advised to agree this as early as possible, and before the submission of any Building Regulations application; (7) Applicant was advised that the new building will require additional landscape mitigation. You are advised that large (18-20cm girth) tree planting should be provided to the west of the cinema. This will require more space at the end of the bays for landscaping and it is suggested that two extra bays should be added to the landscaping with trip rails and shrub planting).

157. Children's Play Area, Warren Street, Rockwell Green (43/1999/024).

Reported that planning permission had been granted in May 1997 for the residential development of 250 dwellings at the former Foxmoor Nursery Site at Rockwell Green.

The approved layout included the provision of a playing field and two children's play areas, one of which had already been provided.

Work to lay out and equip the second play area off Warren Street had commenced earlier in the year. However, this had resulted in eight letters of objection being received from local residents who claimed that they had not been informed that a play area was to be provided near their properties.

The Wellington Town Council had held two site meetings and had consulted all the residents of the estate. Although some of the residents wanted the reserved land turned into a Jubilee Garden, the Town Council had unanimously voted for the provision of a kindergarten play area as originally planned.

In order to meet Taunton Deane's standards on provision of children's play areas, the Chief Planning Officer considered that both play areas were required.

RESOLVED that the report be noted and that the developers, Belway Homes, be advised that the play area off Warren Street be completed.

(Councillors Mrs Angus, Vail, Mrs Parrish and Debenham left the meeting at 6.52pm, 7.05pm, 7.47pm and 8.10pm respectively).

(The meeting ended at 9.01pm).