

PLANNING COMMITTEE – 31 July 2002

Present: Councillor Mrs Hill (Chairman)
Councillor Bishop (Vice-Chairman)
Councillors Mrs Allgrove, Mrs Angus, Debenham, Eckhart, Edwards, Escott, Floyd,
Guerrier, House, Mrs Lippiatt, Mrs Parrish and Vail

Officers: Mr J Hamer (Area Planning Manager - West), Mrs J M Jackson (Senior Solicitor) and
Mr G P Dyke (Member Services Manager)

(The meeting commenced at 5.00pm.)

(Councillor Mrs Allgrove arrived at the meeting at 6.35pm).

158. Planning Website

The e-Government Manager, Mike McLaughlin, informed Members of the new Planning Website which has recently been launched. Facilities available included information on Committee meetings, agendas and reports, the weekly list of applications and details of planning fees.

He referred to the agenda and reports for the meeting which, for the first time, had been compiled electronically and were available for inspection through the website.

RESOLVED that the information provided be noted.

159. Minutes

The Minutes of the meeting held on 10 July 2002 were taken as read and were signed subject to the following amendment:-

On page 9; Application No 46/2002/018 - Erection of two storey extension to form new offices, Oake House, Silver Street Farm, Silver Street, West Buckland - conditions to read “(a) C001 - time limit; and (b) C102 - materials”.

160. Apologies

Councillors Denington and Hunt.

161. Applications for Planning Permission

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

- (1) 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:-

08/2001/029

Erection of two storey extension, porch and external alterations at The Bothey, Hestercombe, Cheddon Fitzpaine.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) C107 - second hand materials;
- (d) Prior to rendering commencing, a sample panel shall be erected on site for the approval of the Local Planning Authority;
- (e) C201 - landscaping;
- (f) Before the extension hereby permitted is occupied, a properly constructed and surfaced parking area and turning space shall be provided within the curtilage in accordance with a plan to be submitted to, and approved in writing by, the Local Planning Authority;
- (g) P003 - no ancillary buildings.
(Note to applicant:- N066 - listed building).

08/2001/032LB

Demolition of a section of walled garden, with rebuild to a higher level to facilitate an extension, repairs to garden wall, removal of wall capping and associated components of the demolished adjoining outbuilding and insertion of windows and doors in wall at The Bothey, Hestercombe, Cheddon Fitzpaine.

Conditions

- (a) C002 - time limit - listed building;
- (b) C103 - materials - listed building;
- (c) C651 - schedule of works to ensure safety and stability of structure;
- (d) C653 - no demolition before planning permission granted and contract let;
- (e) C107 - second hand materials;
- (f) C654 - windows - listed building;
- (g) C664 - windows recessed;
- (h) No bellcasts shall be formed in the render over window or door heads;
- (i) Prior to commissioning, specific details of new windows and external doors shall be submitted to, and approved in writing by, the Local Planning Authority;
- (j) Prior to rendering commencing, a sample panel shall be erected on site for the approval of the Local Planning Authority.
(Note to applicant:- N067 - listed building).

08/2002/013

Erection of fence to front of 54 The Shoulders, Nerrols, Taunton.

Conditions

- (a) C001 - time limit;
- (b) The external surfaces of the development hereby permitted shall be of materials as detailed in the applicants letter received 28 June 2002, and no

other materials shall be used without the written consent of the Local Planning Authority.

14/2002/022

Erection of two dwellings with double garages at land south of The Crown Inn, Crown Lane, Creech Heathfield.

Conditions

- (a) C001 - time limit;
- (b) C010A - drainage - not commenced until percolation test approved;
- (c) C101 - materials;
- (d) C203 - landscaping;
- (e) The wall shown to the north of Unit B shall be constructed prior to the occupation of Unit B;
- (f) C314 - visibility splays;
- (g) C324 - parking;
- (h) 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;
- (i) P010A - no further windows;
- (j) The bathroom windows on the south and west elevations of both Units A and B shall be glazed with obscured glass and such glazing shall thereafter be maintained;
- (k) P001A - no extensions.

(Notes to applicant:- (1) Applicant was advised to contact Wessex Water in relation to the attached letter; (2) Applicant was advised that Crown Lane adjacent to the application site is a public right of way and should not be obstructed in any way by vehicles. The access is maintained by local residents and they request that any subsequent owners/occupiers of the dwellings hereby approved should contribute to its upkeep/maintenance; (3) Applicant was advised that the drainage channel to the east of the site is in private ownership and the application site has no rights to drain into it; (4) N112 - energy conservation; (5) N114 - design - meter boxes; (6) N045 - encroachment; (7) Applicant was advised to contact the Rights of Way Section of the Environment and Property Department, Somerset County Council; (8) Applicant was advised that level access is required to the dwellings).

27/2002/008

Erection of a scooter store to the front of 29 Oake Close, Oake.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) C901 - personal permission;
- (d) The building and works hereby permitted shall be removed and the land restored to its former condition within 3 months of the use of the shed for the parking of an electric scooter no longer being required.

38/2002/240

Erection of a single storey extension to roadside frontage and conversion of garage to living accommodation, 18 Harp Chase, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) P011 - no windows on the east elevation.
(Notes to applicant:- (1) N040A - drainage/water; (2) Applicant was advised that the proposal may result in an increased use of the garage which is adjacent to the neighbouring dwelling. You are advised that you should take care to ensure that activities do not cause a noise nuisance for neighbours).

38/2002/255

Erection of first floor extension at 9 Wyndham Road, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) P011 - no windows on the north elevation.

42/2002/017

Retention of conservatory to rear of Whitegates, Staplehay.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials.
(Notes to applicant:- (1) N040A - drainage/water; (2) Applicant was advised to contact the Local Authority's Building Control Group with regard to any structural works in creating an internal opening to the conservatory).

48/2002/041

Construction of a 212 seat grandstand at Taunton Rugby Football Club, Hyde Lane, Bathpool.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) The landscaping shown along the southern boundary behind the stand shall be completely carried out within nine months of the date of the commencement of this 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 of shrubs that cease to grow shall be replaced by trees of shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

(Note to applicant:- With regard to condition (b), applicant was advised that a dark blue or green colour for the stand would be appropriate to reduce the visual impact of the stand as much as possible).

49/2002/020

Transfer of agricultural tying condition (Condition 04 of permission 50/1977/010) from The Bungalow, Maundown, Wiveliscombe to Cordings Farmhouse, Whitefield, Wiveliscombe.

- (2) That **planning permission 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:-

31/2002/007

Erection of bungalow and garage on land to the rear of Highcroft, Henlade.

Reasons

- (a) The proposed site is in a backland position and is likely to have a detrimental impact on the privacy and amenity of the occupiers of the adjoining properties contrary to Taunton Deane Local Plan - Revised Deposit Policy H1(G and I).
- (3) That the following application be **deferred** for the reason stated:-

38/2002/221

Change of use from A2 (financial services) to A3 (food and drink) at former Lloyds TSB premises, 25 Fore Street, Taunton.

Reason

To allow a full report to be submitted to a future meeting.

162. Conversion of Chapel to Public House, function room, shop and 2 No flats, St Luke Chapel, Cotford St Luke (06/2002/035).

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) Satisfactory amended plans and further details/justification;
- (2) No further representations raising new issues thereon;
- (3) The further observations of the Conservation Officer;
- (4) 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) C106 - second hand materials;
 - (c) C112 - details of guttering, downpipes and disposal of rainwater;

- (d) C201 - landscaping;
- (e) C205 - hard 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) The area allocated for parking on the submitted plan shall be properly consolidated and drained 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;
- (l) C416 - details of size, position and materials of meter boxes;
- (m) C917 - services - underground;
- (n) P006 - no fencing;
- (o) 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 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 on an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes;
- (p) Odours arising from cooking shall not be detectable at the façade of any residential or other odour sensitive premises.
(Notes to applicant:- (1) With regard to condition (p), applicant was advised that the possibility of odours could be overcome by the fitting of a suitably filtered air extraction system; (2) N111 - disabled access; (3) N114 - design/meter boxes; (4) N115 - water conservation; (5) N066 - listed building; (6) N095A - owls and bats; (7) Applicant was advised to contact Wessex Water in respect of infrastructure charges which may be payable in respect of connection to their systems for water supply and drainage. You are further advised that the foul sewers surrounding the site are subject to a Section 104 Agreement and are currently owned by the developer Messrs Barratts. It will be necessary for the developer to agree with Barratts if a connection onto the existing is required; (8) Applicant was advised that the car park should not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle crossover construction across the footway fronting the site for the width the access.)

163. Conversion of Chapel to Public House, function room, shop and 2 No flats, St Luke Chapel, Cotford St Luke (06/2002/036LB).

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) Satisfactory amended plans and further details/justification;
- (2) The observations of English Heritage and the Heritage and amenity bodies; and
- (3) The further observations of the Conservation Officer including any additional conditions requested, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if listed building consent were granted, the following conditions be imposed:-
 - (a) C002 - time limit - listed building;
 - (b) The surfaces of the works for which consent is hereby granted shall be of materials as indicated in the application form and no other materials shall be used without the written consent of the Local Planning Authority;
 - (c) C601 - schedule of works to ensure safety and stability of structure;
 - (d) Prior to any works for which consent is hereby granted are commenced, a detailed schedule of repairs to the existing fabric (internal and external) shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (e) All new internal doors, linings and architraves and skirtings shall match the existing unless otherwise first agreed in writing by the Local Planning Authority;
 - (f) C659 - cornices, skirtings and other features;
 - (g) Prior to any works for which consent is hereby granted are commenced, specific details of the materials and finishes to be used for new internal spaces shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (h) Details of all new services or works such as damp-proofing, heating, lighting, plumbing and ventilation shall first be approved in writing by the Local Planning Authority prior to the installation of the same;
 - (i) None of the works for which consent is hereby granted shall be commenced until the relevant conditions attached to this consent have been discharged and a contract let for the approved conversion;
 - (j) Prior to the works for which consent is hereby granted are commenced, specific details of the new windows, staircases, screens to first floors, balustrades, introduction of first floor and insulation of roofs shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (k) The works for which consent is hereby granted shall provide for a maximum reuse of existing fixtures and fittings within the building.
(Note to applicant:- NO67 - listed building).

164. Erection of dwelling on land adjacent to 8 Crimthorne Cottages, Hatch Beauchamp (19/2002/011)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 6 August 2002, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if outline planning permission were granted, the following conditions be imposed:-

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C010 - drainage;
- (d) C013 - site levels;

- (e) C014 - time limit;
- (f) C101 - materials;
- (g) C201A - landscaping;
- (h) There shall be no windows in the wall(s) of the development hereby approved facing west;
- (i) P001A - no extensions;
- (j) The proposed access shall be located on the western boundary of the site and the first 6 m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (k) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5 m from the carriageway edge;
- (l) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (m) There shall be no obstruction to visibility greater than 900 mm above adjoining road level forward of a line drawn 2.4 m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided within one month of the date of this consent and shall thereafter be maintained at all times;
- (n) The dwelling hereby permitted shall not be occupied until two parking spaces for the dwelling have been provided in a position approved by the Local Planning Authority. The said spaces and access thereto shall thereafter be kept clear of obstruction and not used other than for the parking of vehicles or for the purpose of access;
- (o) Before the access hereby permitted is first brought into use, a properly consolidated and surfaced turning space for vehicles shall be constructed in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

(Notes to applicant:- (1) Applicant was advised that windows on the eastern elevation should be avoided as the landowner is anticipating tree planting along this boundary; (2) NO40A - drainage/water; (3) Applicant was advised that soakaways should be designed in accordance with Building Research Digest 365 (September 1991); (4) Applicant was advised to note Wessex Water's comments:- (i) The development is located within a foul sewered area however, the nearest public foul sewer is located approximately 150 m from the site. Should the developer wish to connect to this system it will be necessary to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage; (ii) With respect to water supply there are water mains within the vicinity of the proposal. Connection can again be agreed at the design stage; (iii) It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure; (5) Applicant was advised to obtain the consent of the Council's Housing Department prior to any construction works on site; (6) Applicant was advised that the planting relating to Condition (g) should be of native species; (7) Applicant was advised by the County Highway Authority that it would be beneficial if the access and turning area could be laid out in such a way as to offer turning facilities to 8 Crimthorne Cottages. In addition, applicant was encouraged to enter into an agreement with the adjoining landowner to provide improved visibility to the east).

165. Change of use of barn to ancillary accommodation, addition of rooflight and alterations to barn opposite Littlefields, Bishopswood (29/2002/008)

Reported this application.

RESOLVED that subject to the receipt of no adverse views from South West Water, 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) C102 - materials;
 - (c) C404 - single family unit;
 - (d) P010 - no further windows;
 - (e) P002 - no extensions;
- (Notes to applicant:- (1) NO37 - drainage/water; (2) Applicant was advised to contact the Environment Agency with regard to the installation of a new septic tank; (3) Applicant was advised to contact Wessex Water to agree connection onto their system).

166. Erection of a hay barn to the west of the existing silage clamp at farm at Laburnum Cottage, Woodhill, Stoke St Gregory (36/2002/016)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 21 August 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) The existing hedge lying to the east of the proposed hay barn shall be retained at a minimum height of 2 m. Any plants that cease to grow shall be replaced by trees or gaps in the hedge that will allow more views of the barn from the residential properties;
- (d) C209 - protection of hedges to be retained;
- (e) The building shall not be used for the keeping of live animals.

167. Redevelopment of Blocks A, C, D and F, removal of Block B and erection of new Block (Y) and revised parking arrangement and structural landscaping scheme incorporating pedestrian routes at Somerset College of Arts and Technology, Wellington Road, Taunton (38/2001/222)

Reported this application.

RESOLVED that subject to the completion of a Masterplan and a Section 106 Agreement in respect of:-

- (a) A contribution of £250,000 towards transport improvements;
- (b) The provision of land for a cycle route;

- (c) The implementation of a Green Travel Plan; and
- (d) Provision of additional cycle parking, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and , if outline planning permission were granted, the following conditions be imposed:-

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) C240 - landscaping;
- (f) C205 - hard landscaping;
- (g) C206A - existing and proposed levels;
- (h) C207 - existing trees to be retained;
- (i) C208 - protection of trees to be retained;
- (j) C323 - parking;
- (k) C917 - services - underground;
- (l) C924 - building materials compounds.

(Notes to applicant:- (1) N117 - crime prevention; (2) N040A - drainage/water; (3) Applicant was requested to contact the Council's Environmental Health Officer with regard to the removal and disposal of asbestos; (4) N075 - Section 106 Agreement; (5) N091 - trees; (6) N104 - public art; (7) N051B - health and safety; (8) NO51C - workplace legislation; (9) NO41A - drainage/water).

168. Erection of Fitness Centre with associated car parking at Western Power Distribution Site, Priorswood Road, Taunton (38/2002/104)

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) No adverse views from the County Highway Authority; and
- (2) The results of the sequential test and these being to the satisfaction of the Local Planning 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) C201 - landscaping;
 - (d) C324 - parking;
 - (e) Details of the materials of the wall to be provided along the boundary of the site with the adjoining housing site shall be submitted to, and approved in writing by, the Local Planning Authority and constructed prior to the commencement of the use of the building hereby permitted;
 - (f) No windows other than those shown on the approved plans shall be installed within the building on the northern and western elevations;
 - (g) Full 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

- commencement of any work on site. The approved details shall be implemented prior to use of the development commencing;
- (h) Details of existing and proposed levels shall be submitted to, and approved in writing by, the Local Planning Authority and no variation from the approved levels shall take place without the express written consent of the Local Planning Authority;
 - (i) C926 and C926A - remediation investigation/certificate;
 - (j) Odours arising from cooking from the A3 Use hereby permitted shall not be detectable at the façade of any residential or other odour-sensitive premises. Any 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;
 - (k) There shall be no construction works within 3 m of the combined sewer;
 - (l) There shall be no discharge of surface water to the canal or the watercourse to the western side of the site;
 - (m) No development, other than open space provision, shall take place within at least 20 m of the site's southern boundary. Details of the layout, planting and any surfacing of this area shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter implemented within 2 years of the date of commencement of any development on the site.
- (Notes to applicant:- (1) NO48A - remediation strategy; (2) Applicant was advised that if it is necessary to enter into the property of British Waterways, you must have their prior agreement; (3) Applicant was advised to contact the Council's Drainage Officer, prior to detailed drainage drawings being prepared and prior to commencement of any works on site; (4) Applicant was advised to contact Wessex Water in respect of the sewer, and any potential connections prior to commencement of any works on site. Applicant was further advised to protect the integrity of Wessex Water's systems and agree, prior to commencement of works on site or any submission of Building Regulations application, any arrangements for the protection of infrastructure; (5) NO49A - environmental health; (6) NO49B - environmental health; (7) NO75 - Section 106 Agreement; (8) Applicant was requested to contact the Council's Environmental Health Officer with regard to the removal and disposal of asbestos.)

(Councillor Mrs Lippiatt declared an interest in the application covered by Minute No 169 below and left the meeting during its consideration).

169. Erection of 14 dwellings with associated roads and garages on land off Richmond Road and Woodstock Road, Taunton (38/2002/190)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 7 August 2002, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if the detailed plans were approved, the following conditions be imposed:-

- (a) Notwithstanding the provisions of the Town and Country Planning General Permitted Development 1995 (or any subsequent Order amending or revoking and re-enacting that Order) (for Plots 1-6 inclusive, 8, 11, 12 and 14 only), there shall be

no addition or extension to the dwellings (including the insertion of dormer windows) unless an application for planning permission in that behalf is first submitted to, and approved in writing by, the Local Planning Authority;

- (b) The residents' open spaces shown on plan reference No 9846/10F shall be laid out in accordance with the details submitted under Condition 06 of planning permission 38/2000/235 and shall be available for use by the residents of the development within 6 months of the occupation of the adjoining 2 dwellings, and shall be retained and maintained as residents' open space thereafter and not sub-divided or enclosed into the garden areas of any residential property.

(Notes to applicant: - Applicant was reminded of the need to comply with the remaining conditions of planning permission 38/2000/235 granted on the 7 August 2001 and the associated Section 106 Agreement. The notes attached to the planning permission should also be heeded).

170. Alterations to wall to provide vehicular access to the west of School Cottage, Crosslands, Tonedale, Wellington (43/2002/072)

Reported this application.

RESOLVED that subject to the receipt of satisfactory amended plans showing the visibility requirements of 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) Before the development hereby permitted is occupied, unobstructed visibility shall be provided above a height of 900 mm from the adjoining carriageway across the full site frontage for a depth of 2 m back from the carriageway edge on the centre line of the access. Such visibility shall thereafter be maintained to the satisfaction of the Local Planning Authority.

171. Erection of 2 No dwellings and formation of access, Farthing Down, Holywell Lake, Wellington (44/2002/012)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues on the amended plans by the 7 August 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) C102A - materials;
- (c) C201A - landscaping;
- (d) C207 - existing trees to be retained;
- (e) C208A - protection of trees to be retained;
- (f) 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;
- (g) C210 - no felling or lopping;
- (h) C215 - walls and fences;
- (i) C304 - access point;

- (j) C305 - access and driveway to be hard-surfaced;
- (k) C306 - access - gradient;
- (l) The visibility splays shown on the approved plan shall be constructed prior to the commencement of the use of the premises and visibility shall thereafter be maintained to the satisfaction of the Local Planning Authority;
- (m) C321B - parking;
- (n) C327 - turning space;
- (o) Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 4.5 m from the edge of the adjoining highway carriageway;
- (p) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (q) C417 - meter boxes - ground level only;
- (r) P007 - no fencing in front of dwellings;
- (s) The site shall be reduced in level in accordance with the approved plan;
- (t) C926 and C926A - remediation investigation/certificate;
- (u) No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a program of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority:
(Notes to applicant:- (1) Applicant's 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); (5) Applicant was advised to contact Wessex Water with regard to connection to their systems for foul water disposal and water supply; (6) With regard to condition (u), applicant was advised that the County Archaeologist would be willing to provide a specification for this work and a list of suitable contractors to undertake it.)

172. Erection of a single-storey extension and two-storey extension at The Rising Sun Public House, West Bagborough (45/2002/005)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 13 August 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) C102 - materials;
- (Note to applicant:- Applicant was requested to ensure that the off-street car parking facilities are fully utilised to minimise on-street parking).

173. Erection of 7 No dwellings with associated car parking and provision of car parking for approved light industry/office buildings, alterations to vehicular access and formation of pedestrian access, former RGB premises, Taunton Road, Wiveliscombe (49/2002/024)

Reported this application.

RESOLVED that subject to:-

- (1) The applicants entering into a Section 106 Agreement to secure a contribution (£1,000 per dwelling) towards off-site sports and community facilities; and
- (2) The receipt of no further representations raising new issues by the 13 August 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) The proposed estate roads, footways, footpaths, cycleways, bus stops/bus laybys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating as appropriate the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority;
- (e) The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling, before it is occupied, shall be served by the properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highways;
- (f) C314 - visibility splays;
- (g) C324 - parking;
- (h) C417 - meter boxes - ground level only;
- (i) Before any of the dwellings hereby approved are occupied, all the existing buildings on the site indicated on the approved plan shall be demolished and all materials resulting from the demolition shall be removed from the site;
- (j) C926 and C926A - remediation investigation/certificate;
- (k) P006 - no fencing.

(Notes to applicant:- (1) Applicant's 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) N051B - health and safety; (5) N048A - remediation strategy; (6) Applicant was reminded that there may be filled ground on the site; (7) Applicant was requested to contact the Council's Environmental Health Officer with regard to the removal and disposal of asbestos).

174. Erection of single garage at White Rock Barn, Whitefields, Wiveliscombe (49/2002/037)

Reported this application.

RESOLVED that subject to the receipt of a satisfactory amended plan, 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) C102 - materials;
- (c) 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.
(Note to applicant:- NO45 - encroachment).

175. Erection of first floor extension, 22 Russels, Wiveliscombe (49/2002/040)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 5 August 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) C102A - materials;
- (Note to applicant:- Applicant was advised to contact the Council's Environmental Health Officer with regard to the removal and disposal of asbestos).

176. Erection of 20 m lattice tower to support 3 No digital antennas and 2 No 300 mm microwave dishes and provision of radio equipment in cabin (2.7 m x 2.7 m x 3.2 m) in a secure compound, North Rodden Farm, Maundown Hill, Maundown, Wiveliscombe (49/2000/058)

Reported that planning permission for this development had been granted in January 2002.

The applicants had recently submitted an amended plan under the minor amendment procedure which proposed to relocate the antenna approximately 18 m further away from an adjoining hedgerow than on the approved plan.

The Wiveliscombe Parish Council and local residents had been notified of this proposed amendment and three letters of representation had been received details of which were reported.

Although the proposed tower would be more visible when viewed from the field access gate and the entrance to the adjacent reservoir compound, the Chief Planning Officer considered that from a distance the effect of the change in position would be minimal and there would be no greater adverse impact on the environment. It was therefore concluded that the amendment to the position would be acceptable.

RESOLVED that the minor amendment be approved.

177. Replacement of boundary fence at 63 Cashford Gate, Taunton

Reported that a complaint had been received that a fence separating numbers 63 and 64 Cashford Gate, Taunton had recently been replaced without the required planning permission.

The owner of No 63 Cashford Gate had been informed that an application was required to regularise the matter but, to date, no such application had been received.

In the view of the Chief Planning Officer, if an application was submitted it was likely to be acceptable. It was therefore considered not to be expedient to commence enforcement proceedings.

RESOLVED that no further action be taken.

178. Provision of fencing panels between holiday units at Holly Barn, Holly Farm, Meare Green, Stoke St Gregory

Reported that in 1994 an application to retain a number of fencing panels between holiday units at Holly Barn, Holly Farm, Meare Green, Stoke St Gregory had been refused. Although enforcement action was authorised, this had been held in abeyance to enable a more suitable type of fence to be agreed. Whilst a further application was not received, alterations to the original fences had been made.

The fences were no longer considered to be visually intrusive even though they were still unauthorised. However, in the view of the Chief Planning Officer, due to the length of time that had elapsed since the original refusal, it was not considered expedient to pursue this matter further.

RESOLVED that no further action be taken.

179. Appeals

(1) Reported that the following appeals had been lodged:-

- (a) Appeal against Listed Building Enforcement Notice - Unauthorised banner and signs at 2 Church Square, Taunton;
- (b) Conversion of barn to form a holiday let and formation of residential curtilage at Higher Way, Cushuish (**13/2001/005 and 13/2002/001**);
- (c) Continued use of land to site mobile home, Mazzelsha Farm, West Buckland Hill, Wellington; also appeal against Enforcement Notice (**46/2001/012**);
- (d) Erection of single-storey dining room and conservatory to the rear of 3 Cedar Close, Poplar Road, Taunton (**38/2002/031**);
- (e) Erection of agricultural building and formation of access, land adjoining Otterford Caravan site, Culmhead (**29/2002/002**);

(2) Reported that the following appeal decisions had been received:-

- (a) Erection of a dwelling adjoining Cobblestones, Bradford on Tone
(07/2002/011)

Decision

The Inspector felt that the construction of a new dwelling on the site would serve to make the area appear a little less rural. In his opinion, the appeal proposal would neither maintain nor enhance the environmental quality and landscape character of the area. The Inspector also concluded that the proposed development would not comply with up-to-date development plan policies and Government guidance relating to sustainability and accessibility by means of travel other than the private car. The appeal was therefore dismissed. An application by the Council for an award of costs against the appellant was also dismissed.

- (b) Erection of a bungalow on land between Sunnydale and 1-4 Tithill Lane, Bishops Lydeard (06/2001/078)

Decision

The Inspector was in no doubt that to allow the proposal would have several unacceptable consequences. A new dwelling on the site would consolidate the small scatter of dwellings in the location, further eroding the open appearance and character of the area. The development would also not foster the sort of sustainable development pattern that local and national policies sought to achieve. The Inspector also felt that encouraging more people to live in isolated locations in the countryside only served to add to the difficulty of providing them with social and community services. The appeal was therefore dismissed.

- (c) Erection of a double garage to replace shed at Warren's Barn, Churchinford (29/2001/010)

The Inspector considered that the proposed garage would have only limited visibility from the surrounding countryside and would not reduce the openness of the Blackdown Hills area of Outstanding Natural Beauty or break any skyline views. He was therefore satisfied the proposal would not harm the landscape character but would rather enhance it by quality development of a reasonable scale and intended use. The appeal was allowed.

- (d) Change of use, conversion and extension and alteration to a building to form a 2-bedroom dwelling at 90 Trull Road, Taunton (52/2001/029)

Decision

The Inspector noted that the proposal would involve the change of use of an existing building and the development of only a limited part of the curtilage to No 90 Trull Road. He also noted that although the dwelling would be a separate unit, its scale and design would ensure that it remained subservient in form to the dominant presence of the buildings to the east. He concluded that the development would preserve the character and enhance the appearance of the Trull Road Conservation Area. The appeal was allowed.

- (e) Erection of extension to the rear of Twoses Barn, Payton, Wellington (43/2001/119)

Decision

The Inspector felt that the proposed extension was of sympathetic design and would be constructed of matching materials and would not be seen from the public highway. He was therefore satisfied that the appearance of the original barn would be retained and the proposed development would not adversely impact upon the architectural integrity and traditional character of the existing building or be detrimental to the visual amenities of the locality. The appeal was, therefore, allowed.

- (f) Erection of a private dwelling and access thereto on land to the south of Orchard Barton, Sherford, Taunton (38/2000/443)

Decision

Due to the complexity of the Inspector's decision letter, a full copy was submitted for the information of members of Committee. The appeal was dismissed.

- (g) Application for Certificate of Lawfulness for the display of motor vehicles on land adjacent to the A361 at Durston Elms Garage, Durston (16/2000/004LE)

Decision

Due to the complexity of the Inspector's decision letter, a full copy was submitted for the information of members of the Committee. The appeal was allowed.

(Councillors Bishop (Vice-Chairman), Vail and Mrs Parrish left the meeting at 7.20 pm, 7.35 pm and 7.55 pm respectively).

(The meeting ended at 8.12 pm).