

## **Planning Committee –2 March 2005**

Present: Councillor Miss Peppard (Chairman)  
Councillor Mrs Hill (Vice-Chairman)  
Councillors Beaven, Bowrah, Miss Cavill, Croad, Denington, Floyd, Guerrier, Henley, Hindley, House, Phillips, Mrs Smith, Stuart-Thorn and Wedderkopp

Officers: Mr T Burton (Development Control Manager), Mr J Hamer (Area Planning Officer (West)), Mr G Clifford (Area Planning Officer (East)), Mrs J M Jackson (Senior Solicitor) and Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm).

(Councillors Croad, Miss Cavill and Bowrah arrived at the meeting at 5.16 pm, 5.24 pm and 5.44 pm respectively).

### 21. Apologies

Councillors Vail and Weston.

### 22. Minutes

The minutes of the meeting held on the 16 February 2005 were taken as read and were signed.

### 23. Applications for Planning Permission

The Committee received the report of the Development Control Manager 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:-

#### **38/2005/003**

Change of use of dwelling to additional hotel bedrooms and erection of new building to provide additional hotel bedrooms, Corner House Hotel, Park Street and 4 Wellington Road, Taunton.

#### Conditions

- (a) C001 – time limit;
- (b) C102 – materials;
- (c) The windows hereby permitted shall be recessed in the wall to match the existing recess detail of the existing hotel building;

- (d) A scheme for the details of the new paved area to the rear of No 4 Wellington Road, together with details of the proposed new bin store shall be submitted to, and approved in writing by, the Local Planning Authority before development commences;
- (e) Prior to work on the new building commencing on the site, a sample of the brick for the elevations of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Following this approval of the brick, a sample panel of the walling shall be constructed and the details shall be approved in writing by the Local Planning Authority. The sample panel shall show the bonding and finish of the mortar joints and, once approved, the further work shall match the approved panel;
- (f) The parking on site shall be limited to the 25 spaces shown on drawing No A978/20.01A hereby approved and there shall be no additional parking within this rear parking area;
- (g) Prior to the occupation of any of the new bedrooms hereby approved, the access route from the car park out onto Wellington Road shall be surfaced in tarmac, or another surface to be agreed in writing by the Local Planning Authority;
- (h) The right of way for residents to the rear of the Wellington Road properties shall be delineated on the ground within the rear parking area by a means to be agreed in writing by the Local Planning Authority, and the agreed scheme shall be carried out prior to either the use or new building being implemented;
- (i) A traffic flow limiter shall be installed in the entrance way to the car park, in a position to be agreed by the Local Planning Authority, prior to the use of the building hereby approved first being brought into use and thereafter shall be retained.  
(Note to applicant:- Applicant was advised that strict management of the parking area to the rear should be provided to ensure no breach of the condition regarding parking numbers).

Reason for granting planning permission:-

The proposed development would not adversely affect visual or residential amenity, the character or appearance of the designated Conservation Area, the setting of the listed buildings nor road safety. Accordingly, the proposal did not conflict with Taunton Deane Local Plan Policies S1, S2, EN17, M1, M2 and M3.

**38/2005/004LB**

Alterations to dwelling to provide additional hotel bedrooms and demolition of existing greenhouse, shed, timber fence, polycarbonate roof and garage door, Corner House Hotel and 4 Wellington Road, Taunton.

Conditions

- (a) C002 – time limit – listed building;

- (b) C102A – materials – listed building;
- (c) Specific details of any works required to satisfy fire precautions, means of escape and sound transmission, shall be submitted to, and approved in writing by, the Local Planning Authority before work commences and shall be carried out as agreed;
- (d) Details of the means of upgrading the existing doors shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing on the site and shall be carried out as agreed;
- (e) Details of the design, materials and impact of the new en-suites to be provided shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing on site and shall be carried out as agreed;
- (f) Details of the vent terminals for the en-suite facilities shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing on the site and the works shall subsequently be carried out as agreed;
- (g) All new windows and doors shall be timber only and working details of which including sections, mouldings and profiles shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development;
- (h) Details of the fire screen to the staircase shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing and shall be carried out as agreed.

Reason for granting listed building consent:-

The proposed development would not adversely affect the character or appearance of this Grade II listed building and, therefore, did not conflict with Taunton Deane Local Plan Policies EN17 and EN18.

**44/2004/019**

Conversion of outbuilding to annexe at The Old Forge, Pleamore Cross, Wellington.

Conditions

- (a) C001 – time limit;
- (b) C101 – materials;
- (c) C404 – single-family unit;
- (d) The new windows and doors, 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 and thereafter shall be retained in timber without the express written consent of the Local Planning Authority to the use of a different material;
- (e) Before the annexe hereby approved is first occupied the driveway, together with the area allocated for parking and turning on the site, shall be properly consolidated (not loose stone or gravel) to the satisfaction of the Local Planning Authority;

- (f) The area allocated for parking and turning on the submitted amended plan shall thereafter be kept clear of obstruction and not used other than for the parking of vehicles or for the purpose of access;
- (g) 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;
- (h) 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;
- (i) Prior to any work commencing on site, details of the arrangements to be made for the disposal of foul water drainage from the proposed development shall be submitted to, and approved in writing by, the Local Planning Authority.  
(Notes to applicant:- (1) N024 – development in accordance with approved plans; (2) Applicant was advised to contact Wessex Water prior to commencement of any works on site, to agree connection onto Wessex Water infrastructure).

Reason for granting planning permission:-

The proposed development would not adversely affect the character of the building, visual amenity of the area or road safety in accordance with Taunton Deane Local Plan Policies S1, S2 and H20.

**49/2004/081**

Conversion of former pumping station to dwelling at Wiveliscombe Pumping Station, 2 Silver Street, Wiveliscombe.

Conditions

- (a) C001 – time limit;
- (b) C101 – materials;
- (c) The new windows and doors indicated on the approved plan shall be made of timber only and no other materials, unless the written consent of the Local Planning Authority is obtained for any variation thereto and thereafter shall be retained in timber without the express written consent of the Local Planning Authority to the use of a different material;
- (d) C106 – second-hand materials;
- (e) Prior to the commencement of development, a survey shall be carried out to ascertain the importance of the building for bats and nesting birds, including barn owls, all species of which are legally protected under the Wildlife and Countryside Act 1981. If bats and nesting birds are to be affected, mitigation measures shall be submitted and carried out as part of the development;
- (f) P001A – no extensions;
- (g) P006 – no fencing;
- (h) P003 – no ancillary buildings;

- (i) Before the development hereby approved is commenced, details of surface water drainage shall be submitted to, and approved in writing by, the Local Planning Authority;
- (j) P010 – no further windows.  
(Notes to applicant:- (1) N114 – meter boxes; (2) With regard to condition (e), applicant was advised that mitigation measures might include avoiding work during the nesting or bat roosting/hibernation periods, providing accommodation for bats/birds in the roof void or providing bat/bird boxes in nearby locations; (3) Applicant was advised that English Nature can provide further advice on bats and all other protected species and should be able to recommend a list of suitable consultants to undertake the survey work and, if necessary, develop mitigation proposals).

Reason for granting planning permission:-

The site was in a sustainable location within the village centre and comprised the conversion of an existing building. The proposal was considered not to have a detrimental impact upon visual or residential amenity and would enhance/maintain the character and appearance of the designated Conservation Area and, therefore, did not conflict with Taunton Deane Local Plan Policies S1, S2, H1, M3a and EN15.

**49/2005/002**

Change of use of office/store to form single dwelling, 24 Style Road (corner of Golden Hill), Wiveliscombe (resubmission of application 49/2004/060).

Conditions

- (a) C001 – time limit;
- (b) C101 – materials;
- (c) P001A – no extensions;
- (d) P006 – no fencing;
- (e) P003 – no ancillary buildings.

Reason for granting planning permission:-

The site was in a sustainable location within the village centre and comprised the conversion of an existing building. The proposal was considered not to have a detrimental impact upon visual or residential amenity and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2, H1 and M3a.

- (2) That the following **application be withdrawn:-**

**22/2005/002**

Erection of dwelling house, land at The Causeway, Lydeard St Lawrence.

24. Formation of vehicular access and access track at Courtlands Industrial Estate, Norton Fitzwarren (25/2004/037)

Reported this application.

RESOLVED that subject to the receipt of additional information and no adverse views from the County Highway Authority, the Development Control Manager 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 commencement of any works hereby permitted, details or samples of the materials to be used for all the external surfaces 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)
  - (i) Before any part of the permitted development is commenced, a landscaping scheme to enclose the access track 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;
  - (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 in a healthy, weed-free condition 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;
- (d) C238 – tree protection in relation to construction;
- (e) If the development is not commenced before the 31 December 2005, a further wildlife survey shall be commissioned to ascertain any changes to bat and bird usage before works commence.

Reason for planning permission, if granted:-

The principal of the development outside defined settlement limits was considered acceptable and the proposal was considered not to harm trees subject to Tree Preservation Orders, nor the visual or residential amenity of the area and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1, S8, EN5 and EC1a.

25. Erection of terrace of 3 No two-storey dwellings and formation of access off Northwood Close, Loxley, Norton Fitzwarren (25/2005/001)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues on the amended plan by the 8 March 2005, the Development Control Manager be authorised to determine the application in consultation with the Chairman, if planning permission were granted, the following conditions be imposed:-

- (a) C001 – time limit;
- (b) C101 – materials;
- (c) C201A – landscaping;
- (d) C207 – existing trees to be retained;
- (e) C208A – protection of trees to be retained;
- (f) C208B – protection of trees – service trenches;
- (g) C210 – no felling or lopping;
- (h) C215 – walls and fences
- (i) C324 – parking;
- (j) C304 – access point;
- (k) C416 – meter boxes;
- (l) C910B – archaeological investigation;
- (m) P007 – no fencing in front of dwellings;
- (n) Prior to the commencement of development, a survey shall be carried out to ascertain the importance of the site for nesting birds and slow worms which are legally protected under the Wildlife and Countryside Act 1981. If slow worms and nesting birds are to be affected, mitigation measures shall be submitted and carried out as part of the development;
- (o) The existing hedge/wall/fence at the front of the site shall be level to and at no time be more than 300 mm above the level of the carriageway for a distance of 4 m on either side of the proposed access. This shall be undertaken before the works commence on the development hereby permitted and shall thereafter be maintained;
- (p) Before the access and turning area hereby permitted is first brought into use, the turning space shown on the submitted plan shall be properly consolidated and surfaced (not loose stone or gravel), to the satisfaction of the Local Planning Authority, and such turning space shall be kept free of obstruction at all times.
- (q) 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.

(Notes to applicant:- (1) N118 – disabled access; (2) N112 – energy conservation; (3) N114 – meter boxes; (4) N115 – water conservation; (5) N024 – development in accordance with approved plans; (6) N051B – health and safety; (7) With regard to condition (l), applicant was advised that the County Archaeologist would be happy to provide a specification for this work and a list of suitable archaeologists to undertake it; (8) Applicant was advised that points of connection for water supply and disposal of foul water flows will need to be agreed with Wessex Water; (9) Applicant was advised that soakaways should be constructed in accordance with Building Research Digest 365 (September 1991)).

Reason for planning permission, if granted:-

The proposed development made effective use of a brownfield site within the urban area and did not adversely impact on the amenity of adjacent residents. The development was therefore in compliance with Taunton Deane Local Plan Policies S1, S2 and H1.

26. Construction of infrastructure works including roads, sewers and drainage/flood attenuation works (Phase 2), Cotford St Luke (06/1998/042)

Reported that part of this application, granted in October 1999, provided for the provision of a 57 m length of footpath and cycleway in the general vicinity of a public footpath leading from Burge Crescent, around the western side of Burge Farm to link with the lane leading to Burge Farm.

Following the granting of two subsequent reserved matters applications for residential development, the line of the path had been moved slightly to the west of its originally intended line onto land owned by Cofton Limited.

Further reported that to provide the full width necessary for the footpath/cycleway, culverting of a stream, which ran adjacent to the intended route would be necessary. However, the Environment Agency had, on several occasions, expressed its opposition to such works, which could impede the flow of water along the stream.

A plan had now been provided by Taylor Woodrow Developments Limited (formerly Bryant Homes) indicating the 'as built' position. This showed a tarmac footway just over 50 m in length, 1.5 m wide with a short length of similar width gravel footway linking with the public right of way leading past Burge Farm.

The current width provided was 0.5 m less than the minimum width for a combined footpath/cycleway.

Although a footpath/cycleway at this point would potentially provide the first stage of a cycle route along quiet lanes towards Bishops Lydeard, it was understood from the County Highway Authority that it had no plans to extend the cycleway network beyond the Cotford St Luke development.

It was considered unfortunate that a full width footpath/cycleway could not be provided. However, the path was to be hard-surfaced and, in the foreseeable future, would merely link with a narrow, gravel public footpath beyond. In view of the approvals of the two residential developments which superseded the original permission for the footpath/cycleway, the Local Planning Authority was unable to require the width of footpath/cycleway to be provided.

In the circumstances, the Development Control Manager had recommended that the submitted amended plan be approved under the minor amendment procedure.



Members were very concerned that the required 2 m width for a footpath/cycleway could not be provided and requested that further negotiations be undertaken.

RESOLVED that the Development Control Manager be requested to enter into further negotiations with both the developer and the Environment Agency with a view to the full 2 m width for a combined footpath/cycleway being provided along its full length.

(The meeting ended at 6.51 pm).