

Planning Committee – 15 August 2007

Present:- Councillor Mrs Hill (Chairman)
Councillor Mrs Allgrove (Vice-Chairman)
Councillors Bishop, Bowrah, Critchard, Denington, Floyd, C Hill,
House, McMahon, Mrs Smith, Watson, Ms Webber,
A Wedderkopp, D Wedderkopp and Woolley

Officers:- Mr T Burton (Development Manager), Mr J Hamer, (Development
Control Area Manager – West), Mr G Clifford (Development Control
Area Manager – East), Ms M Casey (Planning and Litigation
Solicitor) and Mr G P Dyke (Democratic Services Manager)

Also present:- Councillor Coles, Councillor Thorne in relation to application No
10/2007/018 and Councillor Miss Wood in relation to application No
38/2007/154.

(The meeting commenced at 5.00 pm).

98. **Apology**

Councillor Henley

99. **Minutes**

The minutes of the meeting held on 25 July 2007 were taken as read and
were signed.

100. **Applications for Planning Permission**

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

- (1) That **outline planning permission be granted** for the under-
mentioned 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:-

43/2007/074

**Erection of a dwelling at land adjacent to 1 Wayside Cottages,
Pyles Thorne Lane, Wellington**

Conditions

- (a) C005 – outline – reserved matters;
- (b) C009 – outline – time limit;
- (c) C013 – site levels;
- (d) C014A – time limit;
- (e) C101 – materials;

- (f) C201 – landscaping;
 - (g) C207A – existing trees to be retained;
 - (h) C208E – protection of trees to be retained;
 - (i) C208B – service trenches beneath trees;
 - (j) C210 – no felling or lopping;
 - (k) C215 – walls and fences;
 - (l) There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2m back and parallel to the nearside carriageway edge over the entire site frontage (land edged red and blue). Such visibility splays shall be fully provided before works commence on the erection of the dwelling hereby permitted and shall thereafter be maintained at all times;
 - (m) The area allocated for parking and turning on the submitted plan (for the proposed and existing dwelling) shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
 - (n) Any entrance gates erected shall be hung to open inwards;
 - (o) C402 – single storey dwelling;
 - (p) C416 – details of size, position and materials of meter boxes;
 - (q) P001A – no extensions.
- (Notes to applicant:- (1) N118 – disabled access; (2) N112 – energy conservation; (3) N115 – water conservation; (4) N114 – meter boxes; (5) N051B – health and safety.)

Reason for granting outline planning permission:-

The Local Planning Authority does not consider that the proposal would lead to overdevelopment of the site and be out of character with the area. The proposal was considered not to have a detrimental impact upon visual or residential amenity and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 and S2.

Reason for granting outline planning permission contrary to the recommendation of the Development Manager:-

The Committee felt that the proposal would not be an overdevelopment of the site and that planning permission could be granted.

- (2) That **planning permission be granted** for the under-mentioned 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:-

10/2007/018

Erection of garage adjacent to garage block at Trents View, Royston Lane, Churchinford

Conditions

- (a) C001A – time limit;
- (b) C102A – materials;
- (c) The garage hereby permitted shall not be used other than for the parking of domestic vehicles or storage and for no further ancillary residential accommodation whatsoever.

Reason for granting planning permission:-

The proposal was considered to comply with Taunton Deane Local Plan Policies S1 and S2 and material considerations did not indicate otherwise.

29/2007/004

Erection of two and three storey extension with link to outbuilding at Higher Howstead, Otterford

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) C404A – single family unit – link;

Reason for granting planning permission:-

The proposal was considered to comply with Taunton Deane Local Plan Policies S1 and H17.

38/2007/154

Change of use to 4 No one bedroom units at 20 Malvern Terrace, Taunton

Conditions

- (a) C001A – time limit;
- (b) C102A – materials;
- (c) C331 – provision of cycle parking;
- (d) Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse awaiting collection according to details which shall previously have been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details;
- (e) C215 – walls and fences;
- (f) No works shall commence until details of the proposed materials for the external staircase have been submitted to, and agreed in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details;
- (g) Prior to the occupation of the units, the existing boundary wall on the road frontage shall be lowered to a height not exceeding

- 600mm above the level of the adjoining carriageway for a distance of 1.5m either side of the site access;
- (h) Prior to commencement of works on site, a bat survey shall be undertaken by a qualified Environmental Consultant and a report submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall include an impact assessment and mitigation/avoidance measures in order to safeguard the protected species in accordance with the law;
- (Note to applicant:- Applicant was advised that all bats and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. Bats and their roost sites are also protected under the Conservation (Natural Habitats) Regulations 1994 which makes it an absolute offence to destroy a bat roost. The licensing of developments, which involves European protected species, is administered by Natural England. This licence enables developers to undertake work that would otherwise be illegal. A licence will be issued for work of this kind providing certain criteria are met. If bats are present, Natural England will expect to see a detailed method statement clearly stating how the bats will be protected through the development process and a mitigation proposal that will maintain favourable status for any bats that are affected by this development proposal.)

Reason for granting planning permission:-

The proposed development would not adversely affect residential or visual amenity of the area. The proposal did not therefore conflict with Taunton Deane Local Plan Policies S1, H2, H4 and M4 and material considerations did not indicate otherwise.

38/2007/259

Demolition of public house and erection of 9 No one bedroom flats, site of Alma Inn, Silver Street, Taunton

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) The windows in the first and second floor north-east and south-east rear elevations shall be glazed with obscure glass which shall thereafter be retained. There shall be no alteration or additional windows in these elevations without the prior written consent of the Local Planning Authority;
- (d) Details of the materials and external colour finish to the balconies shall be submitted to, and approved in writing by, the Local Planning Authority prior to work on their erection commencing;
- (e) Details of the design and materials of the windows shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing;

- (f) The windows hereby permitted shall be recessed in the wall to match the existing recesses of the sash windows in the building to be demolished;
- (g) C112 – details of guttering, downpipes and disposal of rainwater;
- (h) C416 – details of size, position and materials of meter boxes;
- (i) C911 – aerials – combined system;
- (j) Details of the bin storage and cycle provision within the site shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter so provided prior to the occupation of any flat;
- (k) No development shall commence until a written legal agreement to provide outdoor active recreation facilities has been provided;
- (l) C201 – landscaping;
- (m) As the area is in Flood Zone 2, the internal ground floor levels of the residential building shall be constructed no lower than the existing building;
- (n) 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;
- (o) Details of a front boundary wall to the site, to be provided prior to occupation shall be submitted to, and agreed in writing by, the Local Planning Authority and thereafter so provided;
- (p) The existing vehicular access shall be stopped up, its use abandoned and the footway reinstated in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Such works shall be completed before the development is occupied.

(Notes to applicant:- (1) Applicant was advised of the need to protect the adjoining properties during demolition and ensure that if any damage occurs reinstatement works are carried out; (2) Applicant was advised of the need for a Section 106 Agreement for play and recreation contribution prior to development commencing; (3) Applicant was advised that in view of the potential flood risks in this locality, the Environment Agency recommends that any developer of this site should give consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. More information can be obtained by contacting the Environment Agency; (4) Applicant was advised that windows should not open over the footway and that downpipes should not project onto the highway; (5) Applicant was advised that the Highway Services Manager must be consulted with regard to the reinstatement of the footway crossing at the access to be closed.)

Reason for granting planning permission:-

The proposed development was considered to comply with Taunton Deane Local Plan Policies S1, S2, H2, H4, C4 and M4 and material considerations did not indicate otherwise.

- (3) That **planning permission be refused** for the under-mentioned 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:-

24/2007/030

Retention of increased height of south-east boundary wall, additional roof light and the substitution of a window for a door and the erection of swimming pool plant room, the Old Canal Barn, Wrantage

Reasons

- (a) The proposed plant room, by reason of its inappropriate location, would have an adverse impact on the character of the barn conversion contrary to Taunton Deane Local Plan Policies S1 and S2;
- (b) The proposed wall by reason of its location and extent would allow car parking and pedestrian access from the main road to the detriment of highway safety contrary to the requirements of the original condition 8 of planning permission 24/2002/011.

Reason for refusing planning permission contrary to the recommendation of the Development Manager:-

The Committee felt that the plant room and the height of the wall adversely affected the amenity of the neighbouring property.

Also RESOLVED that enforcement action be taken to secure the reduction in the height of the wall to that previously approved and the removal of the swimming pool plant room.

101. **Conversion of Denmark Inn into 2 No residential units, erection of 3 No units filling the gap between Denmark Inn and Terrace and 4 No additional houses between Denmark Inn and Denmark Walk, Cheddon Road, Taunton (38/2007/291)**

Reported this application.

RESOLVED that subject to the receipt of satisfactory amended plans providing a continuous footway of at least 1.8m wide, the omission of the entrance gate to the car park access and alterations to the existing Cheddon Road elevation, the Development Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) C001A – time limit.

- (b) C102A – materials;
- (c) All aspects of the development hereby permitted shall be completed before any of the dwellings hereby permitted are first occupied or before the expiration of any period otherwise agreed in writing with the Local Planning Authority;
- (d) Before work commences on site, a layout shall be submitted making adequate provision for a temporary car park within the site to accommodate operatives and construction vehicles during the contract period and shall indicate the eventual use of that area;
- (e) The area allocated for parking, turning and access on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles and for access in connection with the development hereby permitted;
- (f) Approval of the details of the means of access to the lower car parking site shall be obtained from the Local Planning Authority;
- (g) Before any dwelling hereby approved is first occupied, a properly consolidated and surfaced access, parking and turning area shall be constructed (not loose stone or gravel) details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (h) The access hereby permitted shall not be brought into use until dropped kerbs have been installed at the carriageway edge and a vehicle crossover constructed across the footway fronting the site for the width of the access;
- (i) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 5.5m from the carriageway edge;
- (j) The gradient of the proposed access shall not be steeper than 1:10;
- (k) 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. Such drainage shall be provided prior to the first occupation of any dwelling;
- (l) Before any dwelling hereby approved is first occupied, a 1.8m wide footway shall be constructed over the entire frontage of Cheddon Road in accordance with a specification to be approved in writing by the Local Planning Authority;
- (m) There shall be no obstruction to visibility greater than 600mm above adjoining road level within the areas of land shown coloured green on the attached plan. Such visibility shall be fully provided before works commence on the erection of the dwellings hereby approved and shall thereafter be maintained at all times;
- (n) Suitable secure, sheltered cycle parking shall be provided for the benefit of each dwelling before it is occupied, details of which shall be approved in writing by the Local Planning Authority;
- (o) No development shall be commenced until the means of providing adequate play and recreation contributions for the area have been entered into and secured in writing by the Local Planning Authority;
- (p) C215 – walls and fences;
- (q) P001A – no extensions;
- (r) P003 – no ancillary buildings;
- (s) P006 – no fencing.

(Notes to Applicant:- (1) Applicant was advised that the development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the Wessex Water system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage; (2) Applicant was advised that the proposed disposal of surface water to "mains" is noted. As there are no existing public/separate surface water sewers in the vicinity of the site, Wessex Water advise that alternative methods for the satisfactory disposal of surface water from the site should be investigated (for example soakaways). Surface water should not be discharged to the foul sewer. The Council's Drainage Officer should be satisfied with any suitable arrangement for the disposal of surface water; (3) Applicant was advised that according to records kept by Wessex Water, there is a public water main and combined sewer crossing the site. 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; (4) Applicant was required to protect the integrity of Wessex Systems and agree, prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works any arrangements for the protection of Wessex Water infrastructure crossing the site; (5) Applicant was advised that with respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage; (6) Applicant was advised to agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.)

Reason for planning permission, if granted:-

The proposed development would not adversely affect the character of the building or visual or residential amenity or road safety and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2 and H2.

102. Erection of cart shed, erection of garden room and construction of new vehicular access, Oakwood Cottage, Pitminster (30/2007/017)

Reported that this item had been withdrawn from the Agenda.

103. Display of three flagpoles at Ash House, Cook Way, Taunton

Reported that this item had also been withdrawn from the Agenda as the flags and flagpoles had been removed.

(The meeting ended at 7.34 pm.)