

Planning Committee – 23 January 2008

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

Officers:- Mr T Burton (Development Manager), Mr J Hamer
(Development Control Area Manager – West), Mr G Clifford
(Development Control Area Manager – East), Mrs J Moore
(Development Control Principal Officer – East), Ms M Casey
(Planning and Litigation Solicitor), Mr R Bryant (Democratic
Support Manager) and Mrs G Croucher (Democratic Support
Officer).

Also present:- Councillor Coles, Councillor Stone in relation to application No
24/2007/053, Councillors Durdan, Leighton and Mullins in
relation to application No 31/2007/026 and Councillor Meikle in
relation to application No 38/2007/523.

(The meeting commenced at 5.00 pm.)

1. **Apologies**

Councillors Critchard and Mrs Smith.

2. **Minutes**

The minutes of the meeting held on 12 December 2007 were taken as read
and were signed.

3. **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 **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:-

24/2007/053

**Extensions and alterations to residential care home to provide an
additional 15 bedrooms with car parking for 16 cars at the
Woodlands Residential Care Home, Wrantage**

Conditions

- (a) C001 – time limit;
- (b) C102A – materials;
- (c) C201 – landscaping;
- (d) Full details of the arrangements to be made for the disposal of foul and surface water drainage from the development shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced;
- (e) The area allocated for parking on the submitted plan 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;
- (f) To ensure orderly parking on the site and to thereby decrease the likelihood of parking on the highway, the car parking area shown on the submitted plan shall be marked out in accordance with a scheme to be agreed by the Local Planning Authority prior to the car park being brought into use;
- (g) 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;
- (h) The proposal shall provide visibility splays of 2.4 m back from the centre line and 70 m to both east and west of the site access and with no obstruction to the visibility within these splays above 600 mm. The access visibility shall be provided prior to occupation of the extension hereby permitted;
- (i) Before the development hereby permitted is first occupied, a properly consolidated and surfaced access 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;
- (j) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4 m from the carriageway edge.
(Notes to applicant:- (1) Applicant was advised that the soakaways should be constructed in accordance with Building Research Digest 365 (September 1991); (2) Applicant was advised to ensure that the foul drainage system is satisfactory to provide drainage for the maximum likely number of occupants and any appliances that will discharge to the system; (3) Applicant was advised that it will be necessary for the developer to agree a point of connection onto the Wessex Water system prior to commencement of any works on site.)

Reason for granting planning permission:-

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

38/2007/613

Alteration to bin storage areas with deletion of one and extension to another at Woodards, former Convent Site, South Road, Taunton

Conditions

- (a) C001A – time limit;
- (b) C102 – materials;
- (c) C201 – landscaping;
- (d) The bin storage area shall be completed in accordance with the approved plan prior to completion and sale of the last property on the site.

Reason for granting planning permission:-

The proposal was not considered to adversely affect the amenity of the area and not to be contrary to Taunton Deane Local Plan Policies S1 and S2 and material considerations did not indicate otherwise.

- (2) That **planning permission be refused** for the under-mentioned development, subject to the standard reasons adopted by Minute Number 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

38/2007/523

Erection of eight two bedroomed houses and one bungalow at 4 Wilton Street, Taunton.

Reason for refusal:-

The proposed scheme is considered an over-development of the site, resulting in difficulty providing a suitable access without detriment to highway safety.

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

The Committee was of the view that the over-development of this site would cause difficulty in providing suitable access to it.

- (3) That **no objection be raised** to the change of use of agricultural land and construction of a Park and Ride facility (including security/information building incorporating toilets and bicycle storage, approximately one thousand car parking spaces, coach pick-up/drop off point, access roads, bus priority measures and cycle route connections) and landscaping at OS Field References 0061, 0046, 8763, 7967(PT) and 6873(PT), Cambria Farm, Ilminster Road, Taunton, subject to the further

detailed consideration of the following matters:-

- (a) Clarification of the views of both the Highways Agency and the County Highway Authority regarding the acceptability of this site in highway design and traffic flow terms;
- (b) The imposition of appropriate “Grampian” conditions to secure the implementation of all necessary off-site highway works and improvements including all necessary signalisation within a time scale to accord with estimated future traffic flow demands;
- (c) A landscaping proposal to take into account the suggestions of the Landscape Officer to keep accesses from the site as narrow as possible. In addition, adequate replacement planting to mitigate against the loss of all highway trees and help preserve the setting of the closest listed buildings should be achieved through the imposition of appropriate conditions;
- (d) Technical issues regarding flooding should be resolved prior to approval or made the subject of appropriate conditions; and
- (e) Detailed land form and landscaping schemes to provide adequate separation of the site and the setting of the adjacent listed building at Ruishton Court.

4. Refurbishment, alterations, repair and extensions to the County Museum, Taunton Castle, Castle Green, Taunton (38/2007/526LB)

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the Secretary of State, the Development Manager be authorised to determine the application in consultation with the Chairman and, if listed building consent was granted, the following conditions be imposed:-

- (a) C002B – time limit – listed building;
- (b) C103 – materials – listed building;
- (c) Prior to relevant elements of the scheme for which consent is hereby granted are commenced, sample panels of rubble and ashlar stonework shall be erected on the site for the approval of the Local Planning Authority, with such approved panels being used as a template for such work throughout the scheme;
- (d) Prior to relevant elements of the scheme for which consent is hereby granted are commenced, specific details of the zinc cladding shall be submitted to, and approved in writing by, the Local Planning Authority with such approved details being strictly adhered to in subsequent work, unless any variation thereto is first approved in writing by the Local Planning Authority;
- (e) Prior to the works for which consent is hereby granted are commenced in respect of The Great Hall and relocation of the Alms House, specific

details of the re-use/relocation of the Hamstone Gate Piers adjacent to Castle House and the early stone fireplace and former St Mary Redcliffe Vicarage Staircase in The Great Hall shall be submitted to, and approved in writing by, the Local Planning Authority with such approved reuse/relocation being strictly implemented;

- (f) Prior to the relocation of the Alms House for which consent is hereby granted is commenced, a detailed method statement shall be submitted to, and approved in writing by, the Local Planning Authority with such approved statement being strictly adhered to, unless any variation thereto is first approved in writing by the Local Planning Authority;
- (g) Prior to the works for which consent is hereby granted are commenced, a detailed schedule of repairs to extant historic fabric shall be submitted to, and approved in writing by, the Local Planning Authority, with such approved schedule being fully implemented as part of the main contract, unless any variation thereto is first approved in writing by the Local Planning Authority;
- (h) Prior to commissioning, specific details of the following shall be submitted to, and approved in writing by, the Local Planning Authority with such approved details being strictly implemented, unless any variation thereto is first approved in writing by the Local Planning Authority:- roof glazing to the east and west passages and welcome buildings; new windows, doors, architraves, stair cases; café "screen"; lifts; welcome lobbies; drainage, soil stacks and ventilation of WCs; fixing and junction details of new first floor gallery to extant fabric; and glazed fire screen;
- (i) Notwithstanding the requirements of any associated ancient monument consent and prior to any works commencing, the applicant shall submit a programme of works in respect of extant structures to the Local Planning Authority which shall provide for reasonable access at all times for a nominated archaeologist to observe and record items of interest or finds, uncovered as a result of the approved works.
(Note to applicant:- Applicant was advised that the fireplace and staircase should be retained within the museum with public access to them being maintained.)

5. Roofing business conducted from domestic dwelling at 15 Oakfield Park, Wellington

Reported that it had come to the Council's attention that a roofing business was being conducted from 15 Oakfield Park, Wellington.

Although initially the owner of the project had stated that the materials being stored at the premises were in connection with a proposed extension to the property, over the last few months the business activity had increased with deliveries and more materials being stored on the site together with an increase in the number of vehicles visiting the property.

RESOLVED that:-

- (1) Enforcement action be taken to stop the domestic property known as 15 Oakfield Park, Wellington, being used for business purposes; and
- (2) Subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the Enforcement Notice not be complied with.

6. Appeals

- (1) Reported that the following appeals had been lodged:-
 - (a) Appeal against enforcement notice – Unauthorised works to barn, creation of access and track and residential occupation of mobile home on land at Theats Farm, Creech Heathfield.
 - (b) Demolition of bungalow and erection of two one and a half storey dwellings at Rosewood, North End, Creech St Michael **(14/2007/027)**.
 - (c) Appeals against non-determination of applications – Proposed mixed use Urban Extension Development comprising residential, employment, local centre, new primary school, A38 relief road, green spaces and playing fields at Monkton Heathfield **(48/2005/072 and 48/2007/006)**.
 - (d) Erection of three storey building comprising eight flats at land to the rear of 81–85 Station Road, Taunton **(38/2007/314)**.
 - (e) Conversion of double garage and playroom to self-contained granny annexe including construction of dormer windows and roof extension at The Wynck, West Buckland **(46/2007/009)**.
 - (f) Conversion of Unit 5 to form dwelling, together with erection of conservatory and free-standing garage at Flead Farm, Wiveliscome **(49/2007/005)**.
 - (g) Change of use of annex to separate dwelling at Mayfield House, West Bagborough **(45/2007/015)**.
- (2) Reported that the following appeal decisions had been received:-
 - (a) **Erection of a single storey dwelling on land to the west of Allwinds, Fons George, Taunton (38/2006/324).**

Decision

Although within a Conservation Area, the Inspector considered that much of the visual context of the site was formed by existing bungalows within the vicinity which were characterised by low-pitched gable roofs. The illustrative scheme submitted showed that a modest bungalow could be constructed on the site to minimise the effect on the view from St George's Way with St George's Church remaining the most significant feature.

From the churchyard, one additional roof would not have a significant impact. The appeal was allowed, subject to conditions.

- (b) **Erection of a 1.8 m fence at 70 Mead Way, Monkton Heathfield (48/2007/025)**

Decision

The Inspector considered that the proposed fence would appear incongruous, set amidst the softer organic planting of the boundary. This would be detrimental to the semi-rural character of this area and he therefore found the proposed development contrary to the Local Authority's plans. The appeal was dismissed.

- (c) **Erection of a two-storey dwelling with garage, following demolition of double garage at 10B Newlands Crescent, Ruishton (31/2006/0208)**

Decision

The Inspector noted that the proposal would introduce a detached, chalet type dwelling between the rear elevation of the host property and the side elevation of the adjoining house. Although Planning Policy accepted higher densities, he felt this should not be at the expense of good design. He considered that the proposed dwelling would appear cramped and out of character with the street scene. He also concluded that the proposal would be detrimental to the living conditions of the occupiers of adjoining properties in terms of loss of outlook. The appeal was dismissed.

- (d) **Removal of seven existing UPVC double-glazed windows and their replacement with hardwood double-glazed windows at 108 South Street, Taunton (38/2006/517LB)**

Decision

The Inspector felt that the façade was the most important feature of this listed building and the windows were an important aspect of this. He accepted the merits of single-glazed windows, but considered the existing UPVC windows were abhorrent to the special architectural and historical interest of the listed cottage. Since the original windows had long been removed, he considered the proposals would be far more appropriate and would not harm the listed building. The appeal was allowed, subject to conditions.

- (e) **Erection of a two-storey extension at 39 Shakespeare Avenue, Taunton (38/2007/157)**

Decision

The Inspector noted that although the proposed two-storey extension would be set down from the existing roof ridge and set back from the existing wall that faced Shakespeare Avenue, it would both enlarge the house and extend the overall length of the building significantly. He felt the proposal would radically alter the appearance of this pair of semi-detached houses, resulting in the buildings looking like a terrace of houses. In his view, the proposal would comprise a prominent and discordant addition to the street scene. The Inspector also noted that the proposed extension would result in a further first floor window being added which would overlook the neighbouring property. The Inspector felt that there would be an unacceptable increase in overlooking and a harmful loss of privacy for the neighbouring occupants. The appeal was dismissed.

- (f) **Change of use of kennel block to residential accommodation at Whitefield Kennels, Higher Whitefield, Wiveliscombe (49/2006/061)**

Decision

The Inspector took the view that the building was utterly utilitarian and was of no merit architecturally. Although the Government Policy was to support the re-use of appropriately located and suitably constructed buildings in the countryside, where this would meet sustainable development objectives, the Inspector took the view that the appeal building located in open countryside would necessitate the use of a car to travel to and from it. She took the view that the conversion would amount to a rebuilding or replacement of the existing structure, with a new dwelling. She did not consider this could be described as the re-use of a rural building as the national and local policy intended. The appeal was dismissed.

- (g) **Erection of a dwelling on land to the rear of 31 Blackmoor Road, Wellington (43/2006/053)**

The condition in dispute stated that the window(s) in the ground floor side elevation should be glazed with obscure glass and thereafter retained. The Inspector noted that there were four ground-floor windows on the side elevation of this new detached dwelling. Two of these were bay windows which caused no harmful overlooking of neighbouring properties. The other windows comprised two small windows from which part of the conservatory attached to No 19 Pyles Thorne Road could be

seen. However views were limited by the narrowness of these two windows and the close proximity of an intervening tall boundary fence. In the Inspector's opinion, the degree of overlooking from these windows, would not justify inserting obscured glass. The appeal was therefore allowed.

- (h) **Installation of a telecommunications base station incorporating a 15m high slim-line monopole incorporating three antennas with equipment cabinets adjacent to the monopole at ground level on land adjacent to the Kings Centre, Blackdown Trading Estate, Scotts Lane, Wellington (43/2007/017TEN)**

Decision

The Inspector acknowledged that the whole mast would be visible within the immediate vicinity and from some nearby houses. It would also be a prominent feature of the street scene, significantly higher than local trees and street light columns. However, the large scale and utilitarian appearance of the trading estate buildings in the vicinity provided a setting far more appropriate to the scale and appearance of the mast than the surrounding residential areas. The Inspector concluded that although the mast would result in some harm to the character and appearance of the street's scene, this would not be excessive and was outweighed by the need for the facility and the lack of any satisfactory alternative. The appeal was allowed.

- (i) **Appeal against enforcement notice – Erection of a 15 m high telecommunications mast not in accordance with details submitted for a slim-line monopole at Shoreditch Road, Taunton**

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 succeeded in part and the enforcement notice was upheld as corrected and varied by the Inspector in terms set out in the formal decision. No award of costs was made.

7. Business requiring to be dealt with as a matter of urgency

The Chairman reported that she had certified that the item covered by Minute No 8 below should be dealt with as an urgent matter.

8. **Large sign adjacent to A358, opposite Little Ashe, Thornfalcon**

Reported that it had come to the Council's attention on 14 January 2008 that a large sign advertising new homes in Curry Rivel for Midas Homes had been erected without advertisement consent on land adjacent to the A358, opposite Little Ashe, Thornfalcon.

Contact had been made with both Midas Homes and the company who had erected the sign requesting that it be removed but, to date, the sign was still in position.

The sign was in a very prominent position adjacent to a dual carriageway which carried a considerable amount of traffic. It was felt the sign could detract a driver's attention from the road ahead and the movement of other vehicles and its presence was therefore potentially dangerous to road safety.

RESOLVED that the Solicitor to the Council be authorised to commence immediate prosecution action to secure the removal of the sign.

(The meeting ended at 8.02pm.)