

Planning Committee – 6 September 2006

Present: Councillor Mrs Marie Hill (Chairman)
Councillor Mrs Marcia Hill (Vice-Chairman)
Councillors Mrs Allgrove, Bowrah, Miss Cavill, Floyd, Guerrier, Henley, Hill, Hindley, House, Phillips and Wedderkopp

Officers: Mr J Hamer (Development Control Area Manager – West),
Mr G Clifford (Development Control Area Manager – East),
Mr R I Taylor (Chief Solicitor) and Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm)

105. Apologies

Councillors Croad, Denington, Lisgo and Stuart-Thorn.

106. Minutes

The minutes of the meeting held on 16 August 2006 were taken as read and were signed.

107. 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 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:

05/2006/022

Erection of four dwellings with associated parking and access and removal of Condition 14 (which relates the permission to a named Housing Association) on planning permission ref No 05/2005/011, on land adjacent to 18 Northfields, Bishops Hull

Condition

The applicant shall enter into a legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that the site is owned by a registered social landlord. This Agreement shall be entered into prior to occupation of the units approved under planning permission reference No 05/2005/011.

(Note to applicant:- Applicant was reminded that Conditions 1 to 13 and Condition 15 of planning permission No 05/2005/011 are still applicable to the development as a whole and need to be discharged/adhered to.)

Reason for granting planning permission:-

The site was within the settlement limits of the Taunton Deane Local Plan and was in accordance with Policies S1 and H9, and the removal of the previous Condition 14 and its replacement with an appropriately worded Section 106 Agreement to tie the dwellings to a registered social landlord was acceptable.

14/2006/025

Erection of single storey extension to rear and side and erection of porch to front of 12 Heathfield Close, Creech Heathfield

Conditions

- (a) C001A – time limit;
- (b) C102 – materials.

Reason for granting planning permission:-

The scale and design of the extensions was considered to be acceptable and it was not thought that they would harm the appearance of the street scene or neighbouring amenity. Therefore the scheme accorded with Taunton Deane Local Plan Policies S1, S2 and H17.

20/2006/015LB

Installation of window, 4 The Conies, Kingston St Mary

Conditions

- (a) C002C – time limit – listed building
- (b) The proposed window shall be timber only and shall be a scrupulous match to the existing windows in all respects including sections, mouldings and profiles, working details of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to installation;
- (c) The window hereby permitted shall be painted white to match the existing windows.

Reason for granting listed building consent:-

The proposal would not adversely affect the character and appearance of the listed building and therefore did not conflict with Taunton Deane Local Plan Policies EN16 and EN17.

Reason for granting listed building consent contrary to the recommendation of the Development Control Manager:-

Given the number of windows at the property with double-glazing, the Committee felt that the proposed additional window would not affect the character and appearance of the listed building.

38/2006/323

Erection of single storey extension at 6 Humber Grove, Taunton

Conditions

- (a) C001A – time limit;
- (b) C102 – materials.

Reason for granting planning permission:-

The proposed single storey extension would have no material impact on neighbouring amenity and complied with Taunton Deane Local Plan Policy H17.

44/2006/015

Retention of ménage and stables at Southey Farm, Wrangway, Wellington

Conditions

- (a) C001A – time limit;
- (b) The use of the riding arena hereby approved shall be limited to horses being stabled in association with Southey Farm. The number of horses stabled on site for livery purposes shall not exceed 50% of the total number of horses kept on site. Therefore, no more than nine horses shall be stabled for livery purposes unless any variance is agreed in writing by the Local Planning Authority;
- (c) Details for the storage of any jumps or related equipment shall be submitted to, and approved in writing by, the Local Planning Authority within one month of the decision notice. Equipment and jumps shall then be stored only in accordance with the details so approved.

Reason for granting planning permission:-

The proposal was considered not to have a detrimental impact upon the rural character or appearance of the area and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1, S2, S7, C9, EN10 and EN12 and Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1, STR6, Policy 3 and Policy 5.

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

24/2006/030

Retention of covered link between dwelling and garage at The Olde Canal Barn, Wrantage, Taunton

Reason

In the opinion of the Local Planning Authority, the proposed link extension has resulted in an unacceptable loss of outlook and light to the neighbouring property thereby resulting in loss of visual and residential amenity. Accordingly, the proposal is considered contrary to Taunton Deane Local Plan Policies S1, S2 and H17.

(Notes to Applicant:- (1) Applicant was advised that the rooflights and window changes are acceptable in principle and should be re-applied for. A lower wall at the front not tied into the public house may also be acceptable; (2) Applicant was advised that the link should be removed in order to avoid enforcement action being taken.

Reason for refusing the application contrary to the recommendation of the Development Control Manager:-

The Committee felt that the loss of light caused by the link building affected the visual and residential amenity of the adjoining Canal Inn.

42/2006/014

Erection of single storey extension to west elevation and two storey extension to north elevation at Fisherman's Rest, Sweethay Lane, Trull

Reason

The existing dwelling resulted from the conversion of a former agricultural building which it was the policy of the Local Planning Authority to retain without material alteration to its external appearance. The proposed extension would be detrimental to the architectural integrity and traditional character of the building in its rural setting and thereby contrary to Taunton Deane Local Plan Policies S1, S2 and H17 and the Taunton Deane Supplementary Planning Guidance on Rural Building Conversions.

108. Appeals

- (1) Reported that the following appeals had been lodged:-
 - (a) Demolition of buildings and erection of 1 No flat over new arch to existing business, 58-60 Mantle Street, Wellington **(43/2006/018)**;
 - (b) Appeal against enforcement notice – Site at Higher House Farm, Helland Lane, Stoke St Gregory;
 - (c) Appeal against enforcement notice – Site at Maidenbrook Farmhouse, Cheddon Fitzpaine;
 - (d) Change of use, conversion and extension to form dwelling at The Pound House, Trents Farm, Churchinford **(10/2005/023)**;

- (e) Retention of raised decking area at 1 Trevett Road, Taunton (38/2006/016).

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

- (a) **Erection of a two storey extension at Yeomans, East Combe, Bishops Lydeard (06/2005/041)**

Decision

The Inspector noted that the proposed extension would be a large and bulky structure at right angles to the main building, which would dominate views of the rear of the building and have a harmful effect on the general linear arrangement. He concluded that the proposal would not preserve the special architectural and historic interest of the listed building and would conflict with the aims and objectives of Local Plan Policies. The appeal was dismissed.

- (b) **Erection of one detached dwelling with integral garage, extension to No 1 Piffin Lane and erection of garages for Nos 1 and 4 Piffin Lane, land adjacent to north side of Piffin Lane behind 1 to 4 Church Street, Bishops Lydeard (06/2005/033)**

Decision

Although the Inspector felt a dwelling continuing the frontage development would be appropriate for this location, the proposal would be considerably forward of the general line of building on this side of the road and would be unacceptably dominant in views from Church Street. He also felt that the window arrangement would be a dominant feature and the substantial difference in levels between the windows of the adjacent cottage and the proposed new dwelling would be stark. Overall, the Inspector considered that the proposal would neither preserve nor enhance the character or appearance of the conservation of the area as a whole. The appeal was dismissed.

- (c) **Display of illuminated fascia sign at 42 Bridge Street, Taunton (38/2006/046A)**

Decision

The Inspector noted that the appeal fascia was considerably below the level of the retained fascia panel. It was also considerably deep, which made it look awkwardly sited and top heavy on the frontage. He considered that the appeal sign stood out with undue assertiveness within its surroundings and concluded that the display of the appeal sign was detrimental to the interests of amenity. The appeal was dismissed.

- (d) **Retention of a boundary fence at 1 Burch's Close, Comeytrowe, Taunton (52/2005/033)**

Decision

The Inspector was concerned that the fence represented a form of hard landscaping which would erode the spacious character of the front garden and detract from the pleasant open character of the area. He also felt that approval of this proposal would establish a damaging precedent for similar further proposals. In the Inspector's view a hedge of an appropriate type and density would achieve the same effect as the current boundary fence. The appeal was dismissed.

- (e) **Formation of access and driveway to 2 and 3 Burnhill Terrace, Norton Fitzwarren (25/2005/033)**

Decision

The Inspector noted that the site was situated on a long sweeping bend in the road where visibility was impeded in both directions by the presence of parked vehicles. As there were no restrictions to prevent parking on the road, the benefit of removing one or two of these vehicles was far outweighed by allowing an additional access on a road where visibility might be restricted at any time, in either or both directions. He also noted that with a turning space being provided in the rear garden, with a narrow access leading to it, there was a possibility of vehicles having to reverse onto the highway if two vehicles met on the driveway or if access to the rear was obstructed. The appeal was dismissed.

(The meeting ended at 6.04 pm)