

Planning Committee – 1 September 2010

Present:- Councillor Bishop (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Mrs Allgrove, Bowrah, Brooks, Coles, Denington, Mrs Floyd, C Hill, House, McMahon, Morrell, Mrs Smith, Mrs Stock-Williams, Watson, A Wedderkopp and D Wedderkopp

Officers:- Mr G Clifford (East Area Co-ordinator), Mr M Bale (West Area Co-ordinator), Mrs J Moore (Major Applications Co-ordinator), Ms M Casey (Planning and Litigation Solicitor) and Mr R Bryant (Democratic Services Manager)

Also present: Councillor Cavill in relation to application No 48/10/0026.
Mrs A Elder, Chairman of the Standards Committee

(The meeting commenced at 5.00 pm)

95. Apologies/Substitutions

Apologies: Councillors Gaines and Miss James

Substitutions: Councillor Brooks for Councillor Miss James and Councillor Mrs Stock-Williams for Councillor Gaines.

96. Minutes

The minutes of the meetings of the Planning Committee held on 30 June 2010, 21 July 2010 and 11 August 2010 were taken as read and were signed.

97. Declarations of Interest

Councillors Brooks, McMahon and D Wedderkopp declared personal interests as Members of Somerset County Council. Councillor McMahon also declared a personal interest as a Director of Southwest One. Councillor Mrs Smith declared a personal interest as an employee of Somerset County Council. Councillor Cavill declared a prejudicial interest in application No 48/10/0026. He left the room during the consideration of the application.

98. Applications for Planning Permission

The Committee received the report of the Growth and 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:-

38/10/0153

Erection of storage warehouse (Class B8) at Chip Lane, Taunton

Conditions

- (a) Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - (A2) Dr No 101 Rev A Site as proposed;
 - (A3) Dr No 080102018/200 Site Section as proposed;
 - (A3) Dr No 080102018/100 Site Location Plan;
 - (A2) DrNo.101/Rev B Site as Proposed Parking Arrangement;
73245/AR/A05/A 8M Box Van Servicing;
 - 73245/AR/A04/A 8M Box Van Servicing;
 - 73245/AR/A03/A 10M Rigid Vehicle Servicing;
 - 73245/AR/A02/A 10M Rigid Vehicle Servicing;
 - 73245/AR/A01/A 16.5M Articulated Vehicle Servicing;
- (c) The premises shall be used for a storage warehouse and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification);
- (d) No deliveries shall be taken at or dispatched from the site outside the hours of 07.30 hrs – 19.30 hrs nor at any time on Sundays, Bank or Public Holidays, without the prior written approval of the Local Planning Authority;
- (e) No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the building(s) or within the storage area(s) as may at any time be approved in writing by the Local Planning Authority;
- (f) The area allocated as a service yard on the approved plan shall not be used other than for the loading/unloading and manoeuvring of vehicles in connection with the use of the premises as B8 Warehouse and no servicing of the premises shall take place from the adjacent highway;
- (g) There shall be no working, machinery operating, processes carried out or other activities within the building or the site edged red, including no operation of refrigerated vehicles or units, between the hours of 19.30 and 07.30 hours nor at any time on Sundays, Bank or Public Holidays;
- (h) The scale of the building shall be no greater than the illustrative plans submitted with the Design and Access statement;
- (i) The development shall provide for covered and secure storage facilities for bicycles details of which shall be indicated on the plans submitted in accordance with Condition (a) above. Such facilities shall be provided prior to the commencement of use of the building to which it relates and shall thereafter be retained for those purposes;
- (j) No development shall take place until there has been submitted to, and

approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the use hereby permitted is commenced and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;

- (k) The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (l) Details of any floodlighting shall be submitted to, and approved in writing by, the Local Planning Authority before its installation commences. Development shall be carried out in accordance with the approved details and thereafter maintained as such.

(Notes to applicant:- (1) Applicant was advised that landscaping should include trees and shrubs along the southern boundary of the site; (2) Applicant was advised to investigate the use of sustainable drainage systems (SUDS) in order to reduce the rate of run-off; (3) Applicant was recommended to agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure; (4) Applicant was advised to be aware of the importance of checking with Wessex Water to ascertain whether there is any uncharted sewers or water mains within (or very near to) the site. If any such apparatus exists, the applicant should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus; (5) Applicant was advised to contact Network Rail before works begin, as the proposed works are in close proximity to the railway boundary; (6) Applicant was advised to contact Network Rail (NR) if there is any intention to alter any ground levels. There should be no excavations near railway embankments, retaining walls or bridges. A 1.8m high trespass resistant fence should be erected parallel to, but separate from, the railway fence. All buildings should be at least 2m from the boundary fence for construction and maintenance works. There should be no increased flows of surface water onto Network Rail land, culverts or drains, and no soakaways within 10m of the NR boundary. No scaffolding, plant or cranes should be used, such as may fall onto NR land in the event of failure; (7) Applicant was advised that there is a Section 106 Agreement covering this site which you should seek to alter prior to commencement of any works on the site (planning application No. 38/92/0368 refers); (8) Applicant was advised that the site is not within an industrial area, and therefore noisy activities associated with B2 uses are not likely to be acceptable in respect of Condition (c). In addition refrigerated vehicles may cause a nuisance to nearby residents and these should not be parked at this site; (9) Applicant was advised that the site is adjacent to an area of High Archaeological Potential and Importance (alongside the northern part of the site). Should any excavations occur in this area, the applicant should first contact Somerset County Council's Historic Environment Service; (10) Applicant was advised that it would be preferable to use a similar design

to that approved on the adjacent buildings, planning reference No 38/10/0205.)

Reason for granting planning permission:-

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 (General Requirements). The proposal was considered to be an acceptable use in an area of employment, and would be a positive step for economic development in accordance with Planning Policy Statement 4(PPS4). Any adverse impacts to local residents were considered to be outweighed by the need to provide employment in a suitable area, and this site was appropriate and sustainable in accordance with PPS4.

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

32/10/0003

Removal or variation of Condition 04 of planning approval 32/03/0002 to allow conversion of double garage and store for ancillary residential use at The Ferns, Whiteball, Wellington (amended description)

(a) The parking spaces indicated on drawing No 2510/4/B shall be set aside and permanently retained for the parking of motor vehicles in connection with the use of the dwelling known as The Ferns, Whiteball and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

(Note to applicant:- Applicant was advised to seek advice from the Local Planning Authority prior to undertaking any works to the garage so as to ensure that all works undertaken are in accordance with permitted development rights.)

Reason for granting planning permission:-

The proposal was considered not to have a detrimental impact upon parking provision serving the dwelling house and would not adversely affect highway safety and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and M4 (Residential Parking Provision).

99. Change of use of part of a Dutch Barn and sections of fields to support an eco tourism Yurt Site at Hill Farm, West Monkton (48/10/0026)

Reported this application.

Resolved that subject to the receipt of an acceptable Habitats Regulation Assessment the Chairman or Vice-Chairman, in consultation with the Development Management Lead, be authorised to resolve the issue.

100. Appeals

Reported that an appeal decision had been received, details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 7.13 pm.)