

Planning Committee – 12 August 2015

Present: - Councillor Bowrah (Chairman)
Councillor Coles (Vice-Chairman)
Councillors M Adkins, Brown, Gage, Hill, Horsley, Martin-Scott, Morrell,
Ryan, Townsend, Watson, Wedderkopp and Wren

Officers: - Bryn Kitching (Area Planning Manager), Gareth Clifford (Principal
Planning Officer), Maria Casey (Planning and Litigation Solicitor) and
Tracey Meadows (Democratic Services Officer)

Also present: Councillor Warmington in connection with application No. 45/15/0006
and Mrs A Elder, Chairman of the Standards Committee.

(The meeting commenced at 5.00 pm)

77. Apologies/Substitutions

Apologies: Councillors Mrs Floyd, Nicholls and Mrs Reed

Substitutions : Councillor Horsley for Councillor Nicholls;
Councillor Ryan for Councillor Mrs Reed

78. Minutes

The minutes of the meetings of the Planning Committee held on 24 June and
15 July 2015 were taken and read and were signed.

79. Declarations of Interest

Councillors M Adkins, Coles and Wedderkopp declared personal interests as
Members of Somerset County Council. Councillor Coles declared that he
knew the agent for application No 43/15/0059. Councillor Townsend declared
personal interests as he was Vice-Chairman to Kingston St Mary Parish
Council and Chairman to the Kingston St Mary Village Hall Association.
Councillor Martin-Scott declared personal interests as he was trustee to the
Home Service Furniture Trust and a trustee to Trull Memorial Hall. Councillor
Bowrah declared that he was Ward Councillor for Wellington Rockwell Green
and West, he felt that he had not “fettered his discretion” for application No.
43/15/0059. Councillor Watson declared that he was Ward Councillor for
Bishops Lydeard he felt that he had not ‘fettered his discretion’ regarding
application No. 45/15/0006. All Councillors declared that they had received
correspondence for application No. 05/15/0014.

80. Applications for Planning Permission

The Committee received the report of the Area Planning 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 development:-

05/15/0014

Erection of a Car Port to front of Cobwebs, 18 Great Mead, Bishop's Hull (retention of works already undertaken)

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following plans:-

- (A4) DrNo RJ-02 Proposed Elevations;
- (A4) DrNo RJ-01 Existing Elevations;
- (A4) DrNo Site Plan;
- (A4) Location Plan;

(Notes to applicant:- (1) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with and had imposed planning conditions to enable the grant of planning permission; (2) Applicant was advised that this relates only to "planning". It may be necessary for you to obtain approval under other legislation or requirements such as a covenant that may be in place.)

38/15/0193

Conversion of dwelling into two and the erection of three dwellings with gardens and access at 19 South Street, Taunton

- (a) The development hereby permitted shall be begun within three years of the date of this permission;

- (b) The development hereby permitted shall be carried out in accordance with the following plans:-

- (A4) DrwgNo.634/01 Location Plan;
- (A3) DrwgNo.634/02 Existing Site Plan;
- (A3) DrwgNo.634/04 Existing House Floor Plans & Elevations;
- (A3) DrwgNo.634/05A proposed Block Plan;
- (A3) DrwgNo.634/06A Proposed Site Plan;
- (A3) DrwgNo.634/07 New House Floor Plan;
- (A3) DrwgNo.634/08A New House Elevations;
- (A3) DrwgNo.634/09A Conversion of Existing Floor Plans & Elevations;

• (A3) DrwgNo.634/10 Site Section;

- (c) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (d) Prior to their installation, details and samples of the materials to be used for the surfaces of the courtyard shall be submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall be completely implemented before the development hereby permitted is occupied;
- (e) The first floor window on the south east elevation of plot 3 shall be fixed and obscure glazed in a manner to be agreed and shall thereafter be so retained and there shall be no other windows inserted in this elevation without the prior written consent of the Local Planning Authority;
- (f) Entrance gates shall be provided in accordance with details to be submitted and approved by the Local Planning Authority and shall be erected prior to the occupation of the units and shall thereafter be so maintained;
- (g) Bin and cycle storage shall be provided on site prior to occupation of any dwelling hereby permitted, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority;
- (h) Prior to commencement of the development detailed proposals for the disposal of surface water shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed details shall be fully implemented prior to the dwellings being occupied;
- (i) Details of the boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority including a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the building(s) are occupied and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;

(Note to applicant:- Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission.)

25/15/0018

Erection of two storey extension to side of Pen Elm House, Norton Fitzwarren

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A4) Location Plan;
 - (A4) Block Plan;
 - (A1) DrNo 9556 B Proposed Elevations;
 - (A2) DrNo 9556 GF Plan A Existing and Proposed Ground Floor Plans;
 - (A2) DrNo 9556 FF Plan A Existing and Proposed First Floor Plans;
- (c) The materials to be used in the construction of the roof and brick surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority;

(Notes to applicant:- (1) Applicant was advised that In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that whilst it would appear from the application that the proposed development was to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.)

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

Reason

The site is located next to the Quantock Hills Area of Outstanding Natural Beauty and striking backdrop of the prominent wooded and farmed escarpment which so characteristically defines much of the AONB's south facing hills. By reason of its height and design, the proposed mast would constitute a visual intrusion which would be detrimental to the character and appearance of the AONB and contrary to the provisions of paragraph 115 of the NPPF and Policy CP8 of the Taunton Deane Core Strategy. Members considered that the benefits in improving rural communication connectivity did not outweigh the harms identified above.

(Notes to applicant:- Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council worked in a positive and pro-active way with the applicants and looked for solutions to enable the grant of planning permission. However in

this case the applicant was unable to satisfy the key policy test and as such the application has been refused.)

81. Demolition of Public House, Public Toilets and 10 No. prefab concrete (PRC) council houses and erection of 26 No. dwellings (12 No. 1 bed, 9 No. 2 bed, 4 No. 3 bed and 1 No. 4 bed) with associated parking and landscaping on land at the Weavers Arms and Oaken Ground, Rockwell Green, Wellington

Reported this application

Resolved that subject to an appropriate legal agreement to secure a contribution of £12,264 towards children's play facilities the Assistant Director for Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted the following conditions be imposed:-

(a) The development hereby permitted shall be begun within three years of the date of this permission;

(b) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A1) DrNo 3456/PL16 Rev A Proposed Possible Photovoltaic Positions in Elevation;
- (A1) DrNo 3456/PL15 Rev D Proposed Possible Photovoltaic Roof Plan;
- (A1) DrNo 3456/PL14 Rev G Proposed Boundary Treatment;
- (A1) DrNo 3456/PL13 Rev E Proposed Site Levels;
- (A1) DrNo 3456/PL12 Topographical Survey;
- (A1) DrNo 3456/PL11 Rev B Proposed Street Scenes;
- (A1) DrNo 3456/PL10 Rev A Proposed Bungalows (Plots 24, 25 & 26);
- (A1) DrNo 3456/PL09 Proposed Plots 22 & 23;
- (A1) DrNo 3456/PL08 Proposed Plots 20 & 21;
- (A1) DrNo 3456/PL07 Proposed Plots 18 & 19;
- (A1) DrNo 3456/PL06 Proposed Plots 16 & 17;
- (A1) DrNo 3456/PL05 Proposed Plots 14 & 15;
- (A1) DrNo 3456/PL04 Proposed Plots 9-13 (4 Bed House & Flats);
- (A1) DrNo 3456/PL03 Proposed Plots 1-8 (Flats);
- (A1) DrNo 3456/PL02 Rev G Proposed Site Plan;
- (A1) DrNo 3456/PL01 Rev C Location & Block Plan;

(c) (i) Prior to the commencement of the construction of any dwellings, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, and details of any trees to be retained, 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 each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition 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) Prior to their installation, details and/or samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (e) Prior to its implementation, full details of the proposed western boundary treatment to plots 18-23 and plot 26 shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the plots to which they relate and shall thereafter be maintained as such;
- (f) The developer shall undertake all the recommendations made in The Bat Consultancy's Bat Survey report dated June 2015 and provide mitigation for bats as recommended; The works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority; The development shall not be occupied until the scheme for the maintenance and provision of the new bat roosts and related accesses have been fully implemented; Thereafter the resting places and agreed accesses shall be permanently maintained;
- (g) The surface water and foul drainage strategy shown on Hydrock drawing C151169-C001 rev B contained in the Drainage Strategy Statement shall be fully implemented prior to the occupation of any of the dwellings hereby permitted and shall thereafter be maintained as such unless otherwise agreed in writing by the Local Planning Authority;
- (h) Prior to the occupation of the dwellings to which they relate, the parking spaces shown on the plans hereby permitted shall be laid out, surfaced and made available for use by the property to which it relates and shall thereafter be maintained as such;
- (i) There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over both the entire eastern and northern site boundaries frontages. Such visibility splays shall be fully provided before any dwelling hereby permitted is first occupied and shall thereafter be maintained at all times;

- (j) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting the 2015 Order with or without modification), no fences, gates walls or other means of enclosure shall be erected forward of the front elevation or side flank wall of exposed corner plots of the dwellings hereby permitted other than that expressly authorised by this permission without the further grant of planning permission;
- (k) There shall be no obstruction to visibility greater than 600mm above adjoining road level in advance of a line drawn 2.4m back from the nearside carriageway edge on the centre line of the proposed access located adjacent to the junction of Oaken Ground with The Well and extending to a point on the nearside carriageway edge 25m on both sides of the proposed access. Such visibility shall be fully provided before any dwelling hereby approved is first occupied and shall thereafter be maintained at all times;

(Notes to applicant:- (1) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that it should be noted that the protection afforded to species under UK and EU legislation was irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation; most resident nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended); (3) Applicant was advised that the Western boundary to plots 18-26 contains a number of established trees and shrubs which provide a high level of amenity to the neighbouring residents. It would be beneficial to retain as much of this vegetation as possible and details should be included in the landscaping scheme.)

82. Appeals

Reported that one new appeals and one decision had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 6.50 p.m.)