

Planning Committee – 16 August 2017

Present: - Councillor Bowrah (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors M Adkins, Mrs Adkins, Booth, Cavill, Gage, C Hill, Sully,
Townsend and Ms Webber

Officers: - Matthew Bale (Area Planning Manager), Gareth Clifford (Principal
Planning Officer, Martin Evans (Solicitor, Shape Partnership Services)
and Marcus Prouse (Democratic Services Officer)

Also present: Councillors Berry and Mrs A Elder, Chairman of the Standards
Advisory Committee.

(The meeting commenced at 6.15 pm)

45. Welcome

The Chairman welcomed everyone to the meeting – the first time the Planning Committee had met at West Monkton Primary School, Bridgwater Road, Bathpool, Taunton.

46. Apologies/Substitutions

Apologies: Councillors Brown, Martin-Scott, Morrell, Nicholls, Mrs Reed,
Watson and Wedderkopp

Substitutions: Councillor Ms Webber for Councillor Mrs Reed
Councillor Sully for Councillor Martin-Scott
Councillor Cavill for Councillor Watson

47. Minutes

The minutes of the meeting of the Planning Committee held on the 19 July 2017 were taken read and were signed.

48. Declarations of Interest

Councillor Mrs Hill declared personal interests as a trustee to Hestercombe House and Gardens, a trustee to the Somerset Building Preservation Trust and as a Director of Apple FM. Councillor Townsend declared that he was a Kingston St Mary Parish Councillor.

49. 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 developments:-

06/17/0021

Change of use of west side extension to form a home office and chapel of rest (viewing and occasional use only) at Yeomans, East Combe Lane, Bishops Lydeard

- (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:-
- (A3) DrNo 16.92.02 Site Location Plan;
- (c) There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times;

(Note to applicant:- Applicant was informed 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 and had imposed planning conditions to enable the grant of planning permission.)

42/17/0015

Erection of two storey extension to side of 10 Dipford Orchard, Dipford Road, Trull

- (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 17/02C Revised Plans and Elevations as Proposed;
- (c) The windows in the first floor west elevation shall be glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall

thereafter be so retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission;

(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.)

38/17/0244

Erection of single storey extension to rear of 28 Richmond Road, 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 approved plans:-

- (A4) DrNo PL.01 Location Plan;
- (A3) DrNo PL.12 Block Plan as Proposed;
- (A3) DrNo PL.13 Ground Floor Plan as Proposed;
- (A3) DrNo PL.14 First Floor Plan as Proposed;
- (A3) DrNo PL.15 Elevations as Proposed;
- (A3) DrNo PL.16 Section E-E and West Elevation as Proposed;

(c) Only those materials specified in the application shall be used in carrying out the development hereby permitted;

(Notes to applicant:- (1) 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 would encroach on, under or over the adjoining property; (2) Application 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 and had imposed planning conditions to enable the grant of planning permission.)

50. Appeals

Reported that one new appeal and two decisions had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 7.20 pm)