

Planning Committee – 20 June 2018

Present: - Councillor Bowrah (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Mrs J Adkins, M Adkins, Brown, Horsley, C Hill,
Martin-Scott, Morrell, Nicholls, Mrs Reed, Townsend and Watson

Officers: - Bryn Kitching (Planning Manager), Gareth Clifford (Principal Planning Officer), Martin Evans (Solicitor, Shape Partnership Services) and Tracey Meadows (Democratic Services Officer)

Also present: Councillors Berry, Hall in connection with application No. 38/18/0029 and Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 6.15 pm)

44. Apologies/substitutions

Apologies: Councillors Coles and Gage

Substitutions: Councillor Horsley for Councillor Coles;

45. Minutes

The minutes of the meeting of the Planning Committee held on 24 October 2017 were taken as read and were signed.

46. Declarations of Interest

All Councillors declared that they had received correspondence from objectors for application No. 38/18/0029. Also declared that they had received correspondences for application No's. 43/17/0143 and 43/17/0144/LB. Councillor Mrs Reed declared that she had 'fettered her discretion' for application No's 43/17/0143 & 43/17/0144/LB, she spoke as Ward Councillor and did not take part in the discussion or the vote of this item. Councillor Townsend declared a Personal Interest as he knew one of the objectors for application No. 38/18/0029. He left the room whilst the application was discussed and voted on.

47. 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:-

43/17/0143

Erection of single storey side extension with mezzanine and glazed link to main dwelling at Linden Cottage, Linden Hill, Wellington

- (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;
 - (A1) DrNo 04 Rev B Proposed Elevations, Floor Plans & Roof Plan;
 - (A4) Proposed Block Plan;

43/17/0144/LB

Erection of single storey side extension with mezzanine and glazed link and internal alterations to main dwelling at Linden Cottage, Linden Hill, Wellington

- (a) The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A4) Location Plan;
 - (A1) Proposed Elevations, Floor Plans & Roof Plan;
 - (A4) Proposed Block Plan;
 - (A3) Floor Plan;
- (c) Prior to the construction of the extension samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to, and approved in, writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such;

Reason for granting permission contrary to the recommendation of the Area Planning Manager:-

Planning permission was not considered to cause substantial harm to the setting of the listed building.

49/17/0070

Erection of 3 No. detached bungalows with car ports and associated works on land adjacent to and to the rear of 13/14 Spring Gardens, Wiveliscombe

- (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:-
- (A3) DrNo A2013/02/PL301 Site & Location Plans;
 - (A3) DrNo A2013/02/PL302 Rev A Site Layout;
 - (A3) DrNo A2017/02/PL303 Rev B House Type;
 - (A3) DrNo A2013/02/PL304 Contextural Elevations;
 - (A3) DrNo 2573-SK-01 Elevation to footpath;
 - (A3) DrNo 2573-SK-02 Proposed Access and visibility splay;
- (c) The development hereby permitted shall not be commenced until details of a strategy to protect wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of EPS ecology's submitted report, dated July 2016 and the ecology Addendum dated December 2017 and include:
1. Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
 2. Details of the timing of works to avoid periods of work when species could be harmed by disturbance.
 3. Measures for the retention and replacement and enhancement of places of rest for the species.

Once the approved works shall be implemented in accordance with the approved details and timings of the works unless otherwise approved in writing by, the Local Planning Authority and thereafter the resting places and agreed accesses for bats and birds shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bat and bird boxes and related accesses have been fully implemented;

- (d) Before the dwellings hereby permitted are 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. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times;
- (e) The proposed estate road, tactile paving, verges, junction, street lighting, sewers, drains, service routes, surface water outfall, visibility splays, vehicle overhang margins, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design,

layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority;

- (f) No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to, and approved in writing by, the Local Planning Authority. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority;
- (g) The area allocated for parking on the submitted plan, A2013/02/PL302Rev A shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (h) At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan. (Drawing No 2573-SK-02) Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times;
- (i) Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme;

No building shall be occupied until the site archaeological investigation has been completed and post-excavation analysis has been initiated in accordance with Written Scheme of Investigation approved under the POW condition and the financial provision made for analysis, dissemination of results and archive deposition has been secured;

- (j) Notwithstanding the details shown on drawing number 2573-SK-01 (Elevation to Footpath) there shall be no gates erected in the new opening through the existing wall;

(Note to applicant:- Applicant was advised that in accordance 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.)

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

38/18/0029

Demolition and erection of replacement two storey 78 No. bedroom care home at Orchard Court Nursing Home, Harp Chase, Taunton

Reason

The proposed scheme was considered to be a cramped and contrived overdevelopment of the site due to its height and mass and proximity to the boundaries with lack of off road delivery space and small reuse store. It would result in a poor quality of environment for residents with a poor level of amenity space around this building and inappropriate obscure glazing provided to prevent overlooking and loss of privacy to neighbours that would not provide a good level of amenity to the occupiers of those rooms to paragraph 17 of the NPPF in terms of good design.

(3) That the following application **be deferred** for the reasons stated:-

48/18/0014

Installation of a heat pump unit for central heating on garage roof (retention of works already undertaken) at Glenrose, 89 Greenway, Monkton Heathfield

Reason

The proposed scheme was considered to be a cramped and contrived overdevelopment of the site due to its height and mass and proximity to the boundaries with lack of off road delivery space and small refuse store. It would result in a poor quality of environment for residents with a poor level of amenity space around the building and inappropriate obscure glazing provided to prevent overlooking and loss of privacy to neighbours that would not provide a good level of amenity to the occupiers of those rooms contrary to paragraph 17 of the NPPF in terms of good design.

48. Tree Preservation Order TD1135, (Taunton No. 1) 2018, 100-110 (evens) and 155-169 (odds) Firepool View, Taunton

The Tree Preservation Order protects 14 Birch Trees. The trees were planted about five years ago, as part of the agreed landscapes for this Crest Nicholson Firepool development (reserved matters application 38/11/0596). Each tree is in the corner of the front garden of one property, adjacent to the public footpath. In combination, they form an avenue of trees between houses 100-110 and 155-169, running north to south between Trenchard Road and the River Tone.

The development had been designed to be a modern, energy-efficient urban estate, drawing heavily on the fact that it was situated along the north side of

the River Tone. It had a distinctive, contemporary feel, in contrast to the more traditional new developments on the outskirts of the town.

The Tree Preservation Order (TPO) was served on the 4th January 2018. The grounds for serving the TPO was stated as follows;

The trees are healthy and have high amenity value. They were planted as part of the landscape scheme for the development. A planning condition ensured their retention for 5 years after planting. The new TPO ensured that these trees were retained one the 5 years had passed.

Representations had been received stating objections to the TPO. Eleven representations had been received in support of the TPO. It was noted that all five objections were from owners of the trees (although some properties were rented), whereas support comes from two owners and nine other addresses nearby on the development.

Resolved that:- The Tree Preservation Order was confirmed, unmodified.

49. Appeals

Reported that eight appeals had been received details of which were submitted.

(The meeting ended at 10.20 pm)