

Planning Committee – 22 June 2016

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

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

Also present: Councillors Berry and Habgood; Councillor Stone in connection with application No. 24/16/0007 and Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 5.00 pm)

57. Apologies/Substitutions

Apologies: Councillors C Hill and Wedderkopp

Substitutions: Councillor Mrs J Adkins for Councillor C Hill
Councillor Coles for Councillor Wedderkopp

58. Minutes

The minutes of the meeting of the Planning Committee held on the 25 May 2016 were taken read and were signed.

59. Declarations of Interest

Councillors M Adkins and Coles declared personal interests as Members of Somerset County Council. Councillor Mrs M Hill declared personal interests as trustee to Hestercombe House and Gardens, trustee to the Somerset Building Preservation Trust and Director of Apple FM. Councillor Martin-Scott declared personal interests as a trustee to the Home Service Furniture Trust, trustee to Bishop Fox's Educational Foundation and a trustee to Trull Memorial Hall. Councillor Townsend declared personal interests as Vice-Chairman of Kingston St Mary Parish Council and Chairman of the Kingston St Mary Village Hall Association. Councillor Wren declared a personal interest as he was Clerk to Milverton Parish Council. Councillor Brown declared a prejudicial interest in respect of application No 06/16/0012. He stated that he would not take part in any discussion or vote on the application. Councillor J Adkins declared personal interests on application No 06/16/0012 as she was the Council's representative for the Partnership Development Group for the West Somerset Railway and Vice-Chairman for that body. Councillor Watson declared that he was Ward Councillor for application No

06/16/0012. All Councillors declared that they had received correspondence with regard to this application.

60. 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:-

31/16/0009

Variation of condition 04 (landscaping) and condition 10 (temporary tents) of application 31/11/0026 at Woodlands Castle, Ruishton Lane, Ruishton

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule attached to the previous approval reference 31/11/0026;
- (b) Noise from amplified music or speech from the licensed premises shall not be audible at the points marked A, B and C on the attached plan at any time; this condition shall NOT apply to amplified broadcasts made in connection with evacuation of the premises in the event of fire or other emergency;
- (c) (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the new build development; (ii) For a period of five years after the completion of the 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 other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (d) The bollards to close the old access drive shall be maintained at all times;
- (e) The reinstatement of the boundary wall of the walled garden shall be carried out prior to the new permanent conference building being brought into use;
- (f) The two temporary tents hereby permitted shall be removed from the site as early as possible and certainly on or before 31st May 2019;
- (g) There shall be no fireworks or Chinese Lanterns used at the site 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 Framework the Council had worked in a positive and pro-active way and had imposed planning conditions to enable the grant of planning permission).

38/16/0146

Change of use of 9 No. units from A1 (retail) to A3 (restaurant) use within the Orchard Shopping Centre, High Street, Taunton

Conditions

- (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 3017-A-0001 Rev A03 Site Location Plan;
 - (A3) DrNo 3017-A-1010 Rev A03 Pig Market Location Plan - Ground Floor;
 - (A3) DrNo 3017-A-1027 Rev A02 Pig Market Ground Floor - Option B;
 - (A3) DrNo 3017-A-1028 Rev A02 Proposed Pig Market First Floor - Option B;
- (c) The development hereby permitted shall not be implemented unless the existing units have first been amalgamated into three large units. The units shall be retained in the amalgamated form of three units for the duration of time that they are used for purposes falling within Class A3 of the Town and Country Planning (Use Classes) Order 1987 and shall not be subdivided in any way;

(Note to applicant:- Applicant was advised that 5 High Street was a listed building; also advised that any works that affect the historic or architectural interest of this building would require listed building consent. This includes (but was not limited to) the removal of the rear wall to allow amalgamation with other units as suggested in the application. To date, no information has been submitted regarding the potential impact upon the historic fabric of 5 High Street and the grant of this permission does not give any assurance that such listed building consent would be forthcoming).

38/16/0141

Erection of two storey and single storey extensions to the rear of the property and erection of detached store at 10 Fremantle Road, Taunton

Conditions

- (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 BK11202 Site and Location Plans ;
 - (A3) DrNo BK11202 Proposed Elevations;
 - (A3) DrNo BK11202 Floor Plan and Elevations for Store;
 - (A3) DrNo BK11202 Proposed Floor 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 and had imposed planning conditions 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).

06/16/0012 - Variation of condition No.17 of Planning application 06/11/0032 to carry out the following highway works:- Improvements to the junction of Greenway Road/Station Road and provision of footway from opposite the site entrance to the existing footway on Station Road in accordance with Drawing Number 31408/GA/101 rev C; Provision of signage to approach to the bridge, white lining to demarcate the edge of carriageway and surfacing material for informal pedestrian viewing area in accordance with Drawing Number GA/207 rev A; Provision of a new roundabout at the junction of Station Road and the A358 in accordance with Drawing Numbers 31408/GA/301 rev K and 31408/GA/301 rev F.

Conditions

- (a) The following highways works shall commence by 30 September 2016 and be completed by 31 March 2017; (i) Improvements to the junction of Greenway Road/Station Road and provision of a footway from opposite the site entrance to the existing footway on Station Road in accordance with Drawing Number 31408/GA/101 rev C; (ii) Provision of signage to the approach to the bridge, white lining to demarcate the edge of the carriageway and surfacing material for the informal pedestrian viewing area in accordance with Drawing Number GA/207 rev A; (iii) Provision of a new roundabout at the junction of Station Road and the A358 in accordance with Drawing Numbers 31408/GA/301 rev K and 31408/GA/301 rev F;

- (b) The area allocated for visitor parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the development is occupied, or as agreed in writing by the Local Planning Authority, and shall not be used other than for the parking of vehicles;
- (c) (i) The structural planting along the site boundaries shall be retained and supplemented in accordance with the agreed landscaping scheme and shall be maintained in accordance with a maintenance strategy. The aforementioned strategy shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development on site and shall also set out the maintenance and management of the grass verges and landscaped areas held in common (as identified on a plan to be submitted to, and agreed in writing by, the Local Planning Authority); (ii) The landscaping scheme submitted to the Council on 1 May 2012 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent Order amending or revoking and re-enacting that Order), no garage shall be erected on the site without the further grant of planning permission;
- (e) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent Order amending or revoking and re-enacting that Order), no gate, fence, wall or other means of enclosure shall be erected on the site beyond the forward most part of the front of the dwelling house(s) or of the exposed flank wall of any corner dwelling without the further grant of planning permission unless indicated on the approved plans;
- (f) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 ('the 1995 Order') (or any Order revoking and re-enacting the 1995 Order) (with or without modification), no window(s) shall be installed in the side (north) elevation of Plot 15 and side (west) elevation of Plot 10 hereby permitted 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 entered into pre-application discussions to enable the grant of planning permission.)

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

24/16/0007

Residential development with the erection of 20 No. dwellings (including five affordable dwellings) with provisions of public open space, children's play area and allotments on land to the south of Knapp Lane, North Curry

Reason

- (a) Part of the site is outside the proposed settlement limit in the emerging Taunton Deane Site Allocations and Development Management Plan. The proposed development is, therefore, contrary to Policy MIN7 of that plan.
- (b) The proposed layout was considered to be unacceptable by reason of the siting of the proposed affordable houses, the location of which between a car parking area and access road provides unsatisfactory amenity for the future occupiers. The location of the car park to the rear of the affordable housing was considered to be overbearing on the neighbouring property, detrimental to its amenity.

61. Appeals

Reported that three new appeals and three decisions had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 9.15pm.)