

Planning Committee – 24 March 2010

Present:- Councillor Mrs Hill (Chairman)
Councillor Mrs Allgrove (Vice-Chairman)
Councillors Bishop, Bowrah, Brooks, Mrs Copley, Ms Court, Critchard,
Denington, Ms Durdan, Mrs Floyd, Hayward, House, Miss James,
McMahon, Watson and Wedderkopp

Officers:- Mr T Burton (Growth and Development Manager), Mr J Hamer
(Development Control Area Manager, West), Mr B Kitching (Area
Planning Manager), Mr M Bale (Principal Planning Officer),
Mrs J Jackson (Legal Services Manager), Ms M Casey (Planning and
Litigation Solicitor) and Mrs G Croucher (Democratic Services Officer)

Also present: Councillor Govier in connection with application No 21/09/0019;
Councillor Henley in connection with application No 43/10/0013; and
Councillor Coles

(The meeting commenced at 5.00 pm)

30. Apology/Substitution

Apology: Councillor C Hill
Substitution: Councillor Hayward

31. Minutes

The minutes of the meeting of the Planning Committee held on 24 February 2010 were taken as read and were signed.

32. Declarations of Interest

Councillor Brooks declared a personal interest as a Member of Somerset County Council. Councillor Miss James declared a personal interest as an employee of Viridor. Councillor Coles declared a personal interest as a Director of Southwest One. Councillor Bishop declared that he had attended a parish council meeting where application No 21/09/0019 had been discussed. However, he did not consider that he had fettered his discretion. Councillor Critchard declared that application No 21/09/0019 had been discussed at Wellington Town Council but he did not consider he had fettered his discretion. Councillor McMahon declared that, although he had discussed application No 21/09/0019, he had not fettered his discretion. Councillor Ms Court declared an interest in application No 38/10/0048 as one of the Ward Councillors.

33. 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:-

That **planning permission be granted** for the under-mentioned developments:-

38/10/0048

Erection of ground floor and first floor extension at 192 Eaton Crescent, 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 approved plans;
- (c) Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority;
- (d) (i) The landscaping and planting identified in the letter submitted shall be completely carried out within the first available planting season from the date of commencement of the development; (ii) For a period of five years after the completion of the landscaping scheme, the shrubs shall be protected and maintained in a healthy, weed free condition and any shrubs that cease to grow shall be replaced by shrubs of similar size and species or other appropriate shrubs as may be approved in writing by the Local Planning Authority.

Reason for granting planning permission:-

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

43/10/0013

Demolition of bungalow and erection of three detached 1.5 storey dwellings with adjoining single garages at 37 Buckwell, Wellington

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the approved plans;
- (b) Prior to the commencement of the development hereby permitted, full details, including plans and sections, of the proposed access shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall show (i) The proposed surfacing material of the access, which for the avoidance of doubt shall not be loose stone or gravel; (ii) That the gradient shall not exceed 1 in 10; (iii) That the width of the access shall be 5m over the first 10m of its length; (iv) That visibility splays shall be provided on both sides of all parking spaces to the nearside of the private drive based upon co-ordinates measuring 3m along the access drive by 3m along the edge of the parking space, except that this shall not

- apply to the northern side of the parking space for plot C; (v) Provision for surface water drainage so that none is allowed to drain onto the highway;
- (c) No development shall commence, including any ground works or site clearance, until reptile and badger monitoring surveys have been carried out and have been submitted to, and approved in writing by, the Local Planning Authority;
 - (d) The development hereby permitted shall not be commenced until details of a strategy to protect and enhance the development for wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of Country Contract's submitted report dated September 2009 and the surveys required by condition (c) and include: (i) Details of protective measures to include method statements to avoid impacts on protected species during all stages of development; (ii) Details of the timing of works to avoid periods of work when the species could be harmed by disturbance; (iii) Measures for the enhancement of places of rest for protected species. Once approved 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 and thereafter the approved scheme shall be permanently maintained thereafter;
 - (e) No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out at all times in accordance with the agreed scheme or some other scheme that may otherwise be agreed in writing by the Local Planning Authority;
 - (f) Prior to the commencement of the development hereby permitted, 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;
 - (g) (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, 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 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 the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
 - (h) The first floor windows to be installed in the rear (west) elevations of the building shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed, in accordance with details that shall first have been agreed in writing with the Local Planning Authority prior to

their installation and shall not be modified thereafter without the prior written approval of the Local Planning Authority;

- (i) There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back from the carriageway edge on the centreline of the access and extending to a point on the nearside carriageway edge 43m to the west of the access, and to the edge of the junction to the east, as shown on the submitted plan. Such visibility shall be fully provided prior to occupation of any of the dwellings hereby permitted and shall thereafter be maintained at all times;
- (j) The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted at all times;
- (k) The garages hereby permitted shall not be used other than for the parking of domestic vehicles and not for further ancillary residential accommodation or any other purpose whatsoever;

(Notes to applicant:- (1) Applicant was recommended to contact Wessex Water to ascertain whether there are any uncharted sewers or water mains within, or very near to, the site. If any such apparatus exists, applicant should plot the exact position on the design site layout to assess the implications. Applicant should note that the grant of planning permission does not, where apparatus will be affected, change the ability of Wessex Water to seek agreement as to the carrying out of diversionary and conditioned protection works at the expense of the applicant. It is recommended that the point of connection to Wessex Water systems is agreed with them prior to the commencement of development; (2) Applicant was advised that having regard to the powers of the Highway Authority under the Highways Act 1980 the creation of the new access will require a Section 184 Permit; (3) Applicant was advised that where works are to be undertaken on or adjoining the publicly maintainable highway, a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority; (4) Applicant was advised to ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular, but without prejudice to the foregoing, efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to any works commencing on site and thereafter maintained until the use of the site discontinues; (5) Applicant was advised that the landscaping scheme required by condition (g) should include provision of at least one semi-mature tree in order to mitigate the loss of tree amenity caused by the felling of the mature tree currently on site; (6) Applicant was advised that the condition relating to wildlife requires the submission of information to protect species. The Local Planning Authority will expect to see a detailed method statement clearly stating how wildlife will be protected through the development process and to be provided with a mitigation proposal that will maintain favourable status for these species that are affected by the development proposal; (7) Applicant was advised that if the badger sett on site was found to be active, a licence was required. Natural England will only issue a licence with confirmation of planning permission and would restrict the works to the months of July to November inclusive; (8) Applicant was advised to note that the protection

afforded to species under UK and EU legislation is irrespective of the planning system and should ensure that any activity undertaken on the application site, regardless of the need for planning consent, must comply with the appropriate wildlife legislation).

Reason for granting planning permission:-

The proposal was considered to be acceptably designed, not impacting unreasonably upon the character or appearance of the area, neighbouring property, the highway network, or wildlife. It, therefore, accorded with policies S1, S2, M4 and EN3 of the Taunton Deane Local Plan.

34. Development of site to provide garden centre including sales building, display area, access and landscaping on land east of Milverton Road and north of River Tone, Wellington (Langford Budville Parish) (21/09/0019)

Reported this application.

Resolved that subject to:-

1. The applicants entering into a Section 106 Agreement with Taunton Deane Borough Council and Somerset County Council to secure:-

- a) The design, construction and funding of a right turning lane and associated works generally in accordance with a revised and agreed version of Drawing No 21985/011/001A; and
- b) The implementation and monitoring of a travel plan for which a fee will be payable to Somerset County Council;

2. The receipt of amended plans indicating:-

- a) A right turning land with visibility splay provision in accordance with the requirements of the Highway Authority; and
- b) Revised landscaping proposals in line with the requirements of the Landscape Officer; and

3. The further views of the Highways Authority and the Landscape Officer on the above amended plans,

the Growth and Development Manager be authorised to determine the application, in consultation with the Chairman, and if planning permission was granted, the following conditions be imposed:-

- (a) Approval of the details of the scale and appearance 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) Details of any floodlighting shall be submitted to, and approved in writing by, the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details and thereafter maintained as such;
- (c) Before any part of the permitted development is commenced, the hedges to be retained on the site shall be protected by a chestnut paling fence 1.5m high placed at a minimum distance of 2m from the edge of the hedge and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soils levels around the base of the hedges so retained shall not be altered;
- (d) 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;
- (e) (i) Before any part of the permitted development is commenced a landscaping scheme, which shall include details of the species, siting and numbers to be planted, 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;
- (f) Before development commences, including site clearance and any other preparatory works, a scheme for the protection of trees to be retained shall be submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing and shall specify the type of protective fencing, all in accordance with BS 5837:2005. Such fencing shall be erected prior to commencement of any other site operations and at least two working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority. The protective fencing shall be as specified at Chapter 9 and detailed in figures 2 and 3 of BS 5837:2005;
- (g) No service trenches shall be dug within the canopy of any existing tree within the land shown edged red on the approved drawing without the prior written approval of the Local Planning Authority;

- (h) No tree shall be felled, lopped, topped, lifted or disturbed in any way without the prior written consent of the Local Planning Authority;
- (i) The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the buildings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (j) The use of the building shall be restricted to the sale of plants, gardening tools and other horticultural requisites and sundries and other ancillary uses such as café, or the display of conservatory furniture, ornaments, clothing, cds and books, other than garden or horticultural related, shall be limited in total to no more than 10% of net internal floorspace. The building shall be used for no other purpose within Class A1 of the Use Classes Order;
- (k) The development hereby permitted shall not be commenced until the additional dormice, bat and badger surveys have been submitted and then details of a strategy to protect and enhance the development for wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on advice and up to date surveys and shall include: (i) Details of protective measures to include method statements to avoid impacts on wildlife during all stages of development; (ii) Details of the timing of works to avoid periods of work when wildlife could be harmed by disturbance; (iii) Measures for the enhancement of the site for wildlife. Once approved 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;
- (l) No development approved by this permission shall be commenced until a surface water run-off limitation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The approved scheme shall be implemented in accordance with the approved programme and details. The surface water drainage scheme details shall include a full engineering cross section through the car park area, soakaway cell, retaining structure, bank slope and the River Tone. All drawings shall include dimensions and levels to Ordnance Datum;
- (m) No development whatsoever, including temporary or permanent stockpiling of spoil or planting, shall be carried out below the 48m contour until such time as a detailed layout plan for this area has been submitted to, and approved in writing by, the Local Planning Authority;
- (n) Finished Floor Levels of the Garden Centre Building should be set at no lower than 51.5m AOD. The car park and access road should be set to a level no lower than 50m AOD;
- (o) No development shall commence until a scheme has been agreed with the Local Planning Authority and the Environment Agency for the planting and subsequent management of a 20m buffer zone against the River Tone;
- (p) During construction, no development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme shall include details of the following: (i) Site Security; (ii) Fuel oil storage, bunding, delivery and use; (iii) How both minor and major

spillages will be dealt with; (iv) Containment of silt and soil contaminated run off; (v) Disposal of contaminated drainage, including water pumped from excavations; (vi) Discharge of silty or discoloured water from excavations shall be irrigated over grassland or a settlement lagoon be provided to remove solids. The Local Planning Authority must be advised if a discharge to a watercourse is proposed; (vii) Construction vehicles shall not cross or work directly in a watercourse. Temporary bridges shall be constructed for vehicles to cross and excavations done from the bank. Any work in or near a watercourse shall be done in a dry area, eg river water should be diverted away from the working area using coffer dams; (viii) Site induction for workforce highlighting pollution prevention and awareness;

- (q) The development hereby permitted shall be carried out in accordance with the approved plans;
- (r) The proposed delivery area shall be kept clear of obstructions such as storage of goods and parking of cars in order to allow for heavy goods vehicles to enter and leave the area in forward gear.

(Notes to applicant:- (1) Applicant was advised that the condition relating to wildlife requires the submission of information to protect species. The Local Planning Authority will expect to see a detailed method statement clearly stating how wildlife will be protected through the development process and be provided with a mitigation proposal that will maintain favourable status for these species that are affected by this development proposal. It should be noted that the protection afforded to species under UK and EU legislation is 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; (2) Applicant was advised that it is recommended that the developer investigates and specifies appropriate Sustainable Drainage Systems (SuDs) for surface water disposal from this site, in order to reduce the rate of run-off and to reduce pollution risks. These techniques involve controlling the sources of increased surface water and include: (a) Interception and reuse; (b) Porous paving and surfaces; (c) Infiltration techniques; (d) Detention/attenuation; and (e) Wetlands; (3) Applicant was advised that the following informatives have been requested by the Environment Agency: (a) A flood defence consent from the Environment Agency will be necessary for planting within 7m of the top of the bank of the River Tone; (b) Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented; (c) Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 80m of the top of the bank of a designated 'main river' River Tone. The outfall to the River Tone will require Flood Defence Consent; (d) Any impediment to flow in an 'ordinary' watercourse will also require consent under Section 23 of the Land Drainage Act 1991; (e) There must be no interruption to the surface water and land drainage system of the surrounding land as a result of the operations on the site; (f) Provisions must be made to ensure that all existing drainage systems continue to operate effectively; (g) There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourse, ponds or lakes, or via soakaways or ditches; (h) Prior to being discharged into any watercourse,

surface water sewer or soakaway system, all surface water drainage from the parking area and delivery areas and hard standings shall be passed through an oil interceptor; (i) Any waste stored on site should be covered by an appropriate exemption or licence. All waste moved off site should be carried by a licensed person and taken to an appropriately licensed waste management facility; (j) No development approved by this permission shall be commenced until Wessex Water is satisfied that adequate sewerage infrastructure will be in place to receive foul water discharges from the site. No buildings, or uses, hereby permitted shall be occupied or commenced until such infrastructure is in place; (k) Exemptions from the Waste Management Licensing Regulations for moving waste and spoil or subsoil off-site will also be required and developers will need to contact the Environment Agency to apply for such activities; (4) Applicant was advised that the development is located within a foul sewered area. It will be necessary to agree at the detailed design stage with Wessex Water a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. The site is situated approximately 437m away from the Wellington Sewage Treatment Works. Whilst Wessex Water do not believe the proposal will be unduly affected, it should be noted that the proposal could be subject to odours from the normal operation of the works. There are water mains within the vicinity of the proposal and connection can be agreed at the design stage. According to Wessex Water records, there is a public water main within the site. Wessex Water normally requires a minimum 3m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. The integrity of Wessex Water systems will need to be protected and it will be necessary to agree prior to the commencement of works on site any arrangements for the site. This should be agreed as early as possible and before any Building Regulations application is made. Any arrangements for the protection of Wessex Water infrastructure crossing the site must be agreed in writing prior to the commencement of works on site. It is recommended that a connection onto Wessex Water infrastructure should be agreed prior to the commencement of any works on site. There is a need to check with Wessex Water to ascertain whether there are any uncharted sewers or water mains within, or very near to, the site. If any such apparatus exists the exact position should be plotted 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).

Reason for planning permission, if granted:-

The site was adjacent to the town of Wellington and therefore the principle of a garden centre was considered to be acceptable in accordance with Taunton Deane Local Plan Policy EC20. It was furthermore not considered that the proposed development would have any significant impact on highway safety in the area and that the proposed development could be assimilated into the landscape of the area in line with Taunton Deane Local Plan Policies S7 and W14.

35. Application for public realm works to the River Tone corridor at land adjacent to Priory Bridge Road, Firepool, Taunton (38/09/0400)

Reported this application.

Resolved that subject to the receipt of further information regarding flood risk and the Environment Agency withdrawing their objection, the Growth and Development Manager be authorised to determine the application, in consultation with the 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 applicant should follow recommendations made in Cotswold Wildlife Surveys report dated September 2009. No site clearance or development shall take place between 1 March and 31 August without the prior written approval of the Local Planning Authority;

(Notes to applicant:- (1) Applicant was advised to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works Affecting British Waterways"; (2) Applicant was advised that all nesting birds are protected under the Wildlife and Countryside Act 1981(as amended) and if discovered should not be disturbed. All site operatives must be briefed to ensure that they are aware of the possible presence of wildlife on site. All trenches and pits dug on site must be covered at night or must have a means of escape to prevent animals being trapped. If any protected species are encountered they should be left undisturbed whilst expert advice is sought. It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant 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).

Reason for planning permission, if granted:-

The proposal was considered to result in an improvement to the public realm while providing improved access along the riverside for pedestrians and cyclists with an integrated flood defence solution. The proposals would benefit biodiversity along an important wildlife corridor and accorded with the provision of Policies S1 (General Requirements) and S2 (Design) Taunton Deane Local Plan and Policy FP1 of the Taunton Town Centre Area Action Plan.

36. Erection of front extension, increase in height of ridge over dwelling and erection of dormer windows to allow for attic rooms at Petra Cottage, Taunton (38/10/0055)

Reported this application.

Resolved that subject to no further objections being received by 30 March 2010, the the Growth and Development Manager be authorised to determine

the application, in consultation with the 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 approved plans;
- (c) Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority;
- (d) (i) The landscaping and planting scheme shown on the submitted plan received 12 March 2010 shall be completely carried out within the first available planting season from the date of commencement of the development, unless otherwise agreed in writing with the Local Planning Authority; (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 the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason for planning permission, if granted:-

The proposed extensions would alter the character of the property but were not considered to result in material harm to its appearance or to that of the surrounding area. There would be no significant adverse impact on the residential amenities of the occupiers of neighbouring properties and the extensions were a sufficient distance from the protected Wellingtonia Tree to avoid harm to its long term health. As such, the proposal was in accordance with Policies S1 (General Requirements), S2 (Design), EN6 (Protection of Trees, Woodlands, Orchards and Hedgerows) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

37. Continued occupation of an agricultural mobile home at Westcombe Deer Park, Westcombe Estate, Culmhead

Reported that a mobile home for an agricultural worker continued was currently being occupied at Westcombe Deer Park, Westcombe Estate, Culmhead without the necessary planning consent being granted.

An application for planning permission was made in July 2009. However, this had not been registered as required information had not been submitted.

The occupier had been contacted and requested to submit the information required but, to date, no further information had been received.

Resolved that:-

1. Enforcement action be taken to stop the unauthorised occupancy of the mobile home at Westcombe Deer Park, Westcombe Estate, Culmhead;

2. Any enforcement notice served should have a 14 month compliance period; and
3. Subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the enforcement notice not be complied with.

38. Firepool, Taunton

Reported that an agreement had been entered into to develop the site at Firepool, Taunton for mixed use development including large scale office development, complementary riverside homes, leisure facilities and shopping. A planning application for the public realm works at the Priory Bridge Road site had been submitted.

A Masterplan had been agreed and would form part of any future planning applications.

Resolved that the report be noted.

39. Appeals

Reported that three new appeals had been lodged, details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 8.35 pm.)

