

Planning Committee – 27 February 2013

Present: - Councillor Nottrodt (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs Allgrove, Bishop, Bowrah, Denington, A Govier,
C Hill, Mrs Hill, Miss James, Mrs Smith, Watson, A Wedderkopp,
D Wedderkopp and Wren.

Officers: - Matthew Bale (Area Co-ordinator West), Tim Burton (Growth and
Development Manager) Gareth Clifford (Area Co-ordinator East),
Judith Jackson (Legal Services Manager), Julie Moore (Major
Applications Co-ordinator), Maria Casey (Planning and Litigation
Solicitor) and Tracey Meadows (Corporate Support Officer)

Also present: Councillor Mrs Slattery in connection with application No.E/0025/38/13
and Mrs A Elder, a Co-opted Member of the Standards Committee.

(The meeting commenced at 5.00 pm)

21. Apologies

Councillors Mrs Messenger, Morrell and Tooze.

22. Minutes

The minutes of the meetings of the Planning Committee held on 9 and 30
January 2013 were taken and read and were signed.

23. Declarations of Interest

Councillors A Govier and D Wedderkopp declared personal interests as
Members of Somerset County Council. Councillor Govier also declared a
prejudicial interest in respect of application No 43/12/0128. He made a
statement as a Ward Member and then left the room during the discussion of
this application. Councillor Nottrodt declared a personal interest as a Director
of Southwest One. He also declared that he was a Ward Member for
application No 08/12/0017. He did not feel that he had “fettered his
discretion”. Councillors Mrs Hill and Mrs Smith declared personal interests as
employees of Somerset County Council. Mrs Hill also declared that she was
a Trustee of application No 08/12/0017. She did not feel that she had
“fettered her discretion”. Councillor Watson declared a prejudicial interest in
application No 48/12/0022 as his brother owned a property on the site. He left
the room during the discussion of the application. Councillor Wren declared a
personal interest as an employee of Natural England.

24. 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:-

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

08/12/0017

Reinstatement and reuse of 19th Century approach drive to Hestercombe House from South Lodge, Hestercombe, Cheddon Fitzpaine

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 plans:-
- (A1) DrNo 771.135 Site Plan
 - (A1) DrNo 771.137 Proposed Site Plan
 - (A1) DrNo 771. 138 Drive & Main Drive Junction Plan
 - (A1) DrNo 771. 139 Gate Elevations
 - (A1) DrNo 771. 140 Sections;
- (c) (i) Trees and vegetation shall be removed in the period after the first October following the date of commencement and the landscaping/ planting scheme shown on the submitted plan 771.137 shall be completely carried out before the following March, unless otherwise agreed in writing.
- (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) Prior to commencement of the development hereby permitted the proposed access over at least the first 5m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times. Details of the surfacing and maintenance of the new reinstated drive shall also be submitted to, and approved in writing by, the Local Planning Authority prior to it being brought into use;
- (e) The use of the driveway hereby permitted shall be limited to walkers, cyclists and the shuttle bus only and shall not be used for any other vehicular traffic at any time;
- (f) The shuttle bus shall not be used outside of the hours of 09:00 and 23:30 at any time and shall be used for a maximum of 35 days per year only. Hestercombe Gardens Trust shall maintain an up to date register of all dates on which the shuttle bus is used and the event for which it is used and shall make this information available at all reasonable times to the Local Planning Authority;

- (g) The two gates adjacent to Middle Lodge, shown to be manually operated on the submitted plan 771.137 shall be locked in an ajar position from 07:00 hours to 19:00 hours and at all other times shall be locked shut, with the exception of the 35 days each year when the shuttle bus is in operation, when the gates shall be locked shut at 23:30 hours;
- (h) The informal parking on the verges in Sandilands Wood shall be used for a maximum of 35 days per year only. At all other times, a barrier to the north of the Memorial Hall shall prevent vehicular access to the northern part of the woods, details of which and the position of which shall have been submitted to, and agreed in writing by, the Local Planning Authority;
- (i) No additional lighting will be installed within the site area;
- (j) The distance between new planting either side of the drive through Sandilands Wood shall be no more than 9m.

(Notes to applicant: - Applicant was advised to take the following matters into account:-

- (i) It is the responsibility of Hestercombe Gardens Trust to check whether any advertisement consent or highways consent is required for the suggested signage and make the relevant applications, if necessary.
- (ii) It is the responsibility of Hestercombe Gardens Trust to check whether any planning permission is required for the special events, for which the shuttle bus is required and make the relevant applications, if necessary.
- (iii) The County Highways Authority own the rights to the surfaces of each access and it is designated as highway land. Hestercombe Gardens Trust should contact the Taunton Deane Area Highways Manager in relation to improvements to the surfacing at both accesses.
- (iv) Where works are to be undertaken on or adjoining the publicly maintained highway, a licence under Section 171 of the Highway Act 1980 must be obtained from the County Highway Authority. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.
- (v) It is recommended that the applicant considers planting an avenue of trees both sides of the drive south of the Pond Wood as this would be beneficial to Lesser Horseshoe Bats from the Hestercombe House roosts in accessing a main feeding area at Sandilands Wood to the south of the Middle Lodge.
- (vi) In order to reduce the risk of collision of motor vehicles and Lesser Horseshoe Bats, the speed limit for motor vehicles on any part of the drive should not exceed 10mph.
- (vii) The applicant should be aware that if the informal car parking on the verges in Sandilands Wood is to be used for a greater period than the suggested 35 days per year, a change of use planning application may be required.)

Reasons for granting planning permission:-

The reinstatement of the driveway and associated fencing, although visible in the landscape was not considered to appear prominent, to the detriment of the character and appearance of the countryside, the special historic interest of Hestercombe House and Gardens, its surrounding Conservation Area or the setting of the nearby listed buildings. As confirmed by the test of likely significant effect, there would be no significant effects on flights lines or feeding habitat of the protected Lesser Horseshoe Bats and the proposal was not considered to result in an unacceptable level of noise and disturbance that

would result in material detriment to the living conditions of the adjacent dwellings. The accesses to be used were established points of access and their use for the driveway proposed was not considered to result in unacceptable harm to highway safety. As such, the proposal was in accordance with the relevant sections of the National Planning Policy Framework, Policy 5 (Landscape Character) of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies DM1 (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy).

24/12/0057

Erection of timber shed at Daisy Alice Orchard, West Sedgemoor Road, Helland, North Curry (resubmission of 24/12/0036)

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:-
 - (A4) Shed information
 - (A4) Location Plan (Amended)
 - (A4) Layout Plan (Amended)
 - (A4) Site Plan;
- (c) (i) Before any part of the permitted development is commenced, a landscaping scheme 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) The existing caravan on the site shall be removed within one month of the completion of the shed hereby approved;
- (e) The shed shall be used for agricultural purposes in connection with the use of the unit only.

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

Reasons for granting planning permission:-

The proposed shed was required in connection with the maintenance and upkeep of the small orchard and was considered to be acceptable and would

not harm visual nor residential amenity of the area. Therefore, the scheme accorded with Taunton Deane Core Strategy Policies DM1(General Requirements), DM2(4a)(Development in the Countryside) and CP8 (Environment).

43/12/0128

Retention and alteration of fence and gates to eastern boundary and retention of fencing to northern boundary at The Orchard, Tonedale, Wellington (as amended)

Conditions

- (a) The approved works to the fence and gates hereby permitted shall be fully completed, including the application of the approved wood stain, within three months of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A4) Block Plan
- (A4) Location Plan
- (A4) Annex 1;

- (c) The sections of trellis hereby permitted shall remain as open trellis in perpetuity, and at no time shall the trellis be enclosed or covered with further boarding or other such material unless an application is first submitted to, and approved 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 has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission.)

Reasons for granting planning permission:-

The proposal was considered not to have a detrimental impact upon the character and appearance of the area nor highway safety and was therefore considered acceptable and, accordingly, did not conflict with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy.

45/12/0025

Change of use of land to domestic parking within curtilage to include engineering works and change of use of field shelter to domestic garage at Argent House, West Bagborough (retention of works already undertaken)

Conditions

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

- (A4) Location Plan received 4 February

- (A4) Block Plan received 4 February;
- (b) (i) The landscaping/planting scheme shown on the submitted plan received 14 February 2013 shall be completely carried out within the first available planting season from the date of the decision. (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;
- (c) Notwithstanding the provisions of Article 3 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 building, structure or other enclosure shall be constructed or placed on the site other than that expressly authorised by this permission without the further grant of planning permission.

(Notes to Applicant:- Applicant was advised to take the following matters into account:- (i) In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and proactive way and had imposed planning conditions to enable the grant of planning permission. (ii) If it is intended to use the area of land to the north of the site for domestic purposes, a further change of use application would be required).

Reasons for granting planning permission:-

The works, subject to the landscaping scheme, were not considered to have a significant adverse impact upon the landscape character and were deemed to maintain the rural beauty of the Quantock Hills Area of Outstanding Natural Beauty. The scheme was not deemed to result in material detriment to the amenities of neighbouring properties or harm to highway safety. As such, the proposal was in accordance with Policy 5 (Landscape Character) of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies DM1 (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy.

48/12/0022

Variation of condition Nos 1 and 5 of application 48/10/0036 for amendments to the layout and house detailing/design (in regard to Parcel P1 plots 1 - 40) at land off Bridgwater Road, Monkton Heathfield

Conditions

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

DrNo 601 Topographical survey
DrNo 602 Topographical survey
DrNo 1348/DR/04 Rev K Surface water drainage strategy
DrNo 10059/DR/05 Rev D Off-site foul water strategy
DrNo 1348/DR/06 Rev F Foul water drainage strategy phase I

DrNo 1348/DR/07 Rev 0 Propose Development surface water strategy
DrNo 1348/DR/OS Rev 0 Foul water drainage strategy whole site
DrNo 1348/DRJ1O Rev B Development runoff outfall/rates
DrNo 1348/DR/il Rev C Overflow flood routing plan
DrNo 10059/CD/0I Rev B Surface water/sewer construction details
DrNo 10059/EW/I01 Sports field water retention basin
DrNo 1009/EW/102 Brittons Ash water retention basin
DrNo 10059/5K/OI Rev G Eastern Relief Road Proposed Noise Barriers
DrNo 10059/HL/03 Rev A Horizontal and vertical alignment
DrNo 1 0059/HLII I Rev E Proposed Alignment Eastern Relief Road - Phase 1
DrNo 10059/HL/12 Rev B Eastern Relief Road - Phase 1 typical Construction Details
DrNo 10059/HL/13 Rev C Typical Construction Details - H
DrNo 10059/HL/15 Rev C Single Development Access
DrNo 10059/SK/06 Rev E Proposed roundabout
DrNo 4000 Rev A Bus and refuse Vehicle tracking sheet 1
DrNo 4001 Rev C Bus and refuse Vehicle tracking sheet 2
DrNo 4002 Rev C Bus & Refuse Vehicle Tracking Sheet 3
DrNo 4003 Rev A Bus & Refuse Vehicle Tracking Sheet 4
DrNo 4004 Vehicle Tracking Large Car sheet 5
DrNo 4005 Vehicle Tracking Large Car sheet 6
DrNo 4006 Vehicle Tracking Large Car sheet 7
DrNo 4007 Rev A Engineering Layout sheet 1 of 2
DrNo 4008 Rev C Engineering layout sheet 2 of 2
DrNo 4010-1 Rev J Engineering Layout parcel sheet 1 of 2
DrNo 4010-2 Rev J Engineering Layout parcel sheet 2 of 2
DrNo 4013-i Rev A Engineering Layout parcel sheet 1 of 2
DrNo 4013-2 Rev A Engineering Layout parcel sheet 2 of 2
DrNo 4014-1 Engineering Layout parcel sheet 1 of 2
DrNo 4014-2 Engineering Layout parcel sheet 2 of 2
DrNo 4015 Engineering Layout parcel R4
DrNo 4016 Engineering Layout parcel P4
DrNo 4017-1 Engineering Layout parcel sheet 1 of 2
DrNo 4017-2 Engineering Layout parcel sheet 2 of 2
DrNo 4020 Rev B road and sewer long sections sheet 1 of 2
DrNo 4021 Rev A road and sewer long sections sheet 2 of 2
DrNo 4022 Rev B Road and sewer long sections road 2 and existing Bridgwater Road
DrNo 4023 Rev A Road and sewer long sections road 8, 81 and 82
DrNo 4024 Rev B Road and sewer long sections road 3 and 5
DrNo 4025 Rev A Road and sewer long sections road 5T, 51 and 52
DrNo 4026 Rev B Road and sewer long sections road 6, 61 and 62
DrNo 4027 Rev A Road and sewer long sections road 7, 63 and 71
DrNo 2028 Rev A Road and sewer long sections road 4, 40 and 72
DrNo 4029 Road and sewer long sections road 41 and 42
DrNo 4030 Road and sewer long sections road 9, 10 and 91
DrNo 4031 Rev G Section 38 Agreement Plan
DrNo 4050 Rev A Highway detail, proposed turning head and Hyde

lane crossing

DrNo 4051 Road construction details sheet 1 of 2

DrNo 4051-1 Rev C Road construction details sheet 2 of 2

DrNo 4052 Rev A Sewer construction details

DrNo 4053 Square kerbs detail

DrNo 4054 Square at ch 350-390 kerbs detail

DrNo ACH-5691/4038 Rev H Proposed Adoptable Highway

DrNo ACH-5691/40389 Rev S Proposed Adoptable Highway

DrNo ACH 5691/ 001 Typical Section through bund

DrNo ACH 5691/ 003 Rev B Phasing Plan

DrNo ACH 5691/ 004 Extract from Revised Planning Layout

DrNo ACH 5691/ 005 Rev A Land Ownership Plan

DrNo ACH 5691/ 005-02 Land ownership breakdown plan

DrNo ACH 5691/ 006 Rev B Cycle rack location plan

DrNo ACH 5691/ 007 Rev A Section 106 Agreement plan

DrNo ACH 5691/ 008 Proposed Sub Station Location Plan

DrNo ACH 5691/ 009 Rev A Overhead 33kv Cable re-route Plan

DrNo ACH 5694 Masterplan plan

DrNo Ski 0-2 Redrow Developable Area Plan

DrNo 2309-04 Rev E Tree and hedgerow retention and removal plan 1 of 3

DrNo 2309/05 Rev G Tree and hedge retention and removal plan 2 of 3

DrNo 2309-06 Rev E Tree and hedge retention and removal pan 3 of 3

DrNo 2309/07 Rev L Landscape strategy plan

DrNo 2309-09 Rev L Proposed landscape scheme- sheet 1 of 3

DrNo 2309-10 Rev N Brittons Ash landscape proposals

DrNo 2309-11 Rev D Brittons Ash Greenway Detailed landscape proposals

DrNo 2309-12 Rev E Urban Park proposals

DrNo 2309-13 Rev I Community Square landscape proposals

DrNo 2309/14 Rev A Pocket park

DrNo 2309/15 Rev B Central park south

DrNo 2309/16 Rev A Central park North

DrNo 2309/17 Secondary school playing field

DrNo 2309/18 Cricket green/local park with super leap

DrNo 2309-19 Rev F Proposed landscape scheme sheet 2 of 3

DrNo 2309-20 Rev C Proposed landscape scheme sheet 3 of 3

DrNo P300 Rev F Landscape Proposals Parcel P1

DrNo P301 Rev F Landscape Proposals Parcel P1

DrNo P302 Rev B Landscape Proposals Parcel P2

DrNo P303 Rev C Landscape Proposals Parcel P2

DrNo P304 Rev B Landscape Proposals Parcel P2

DrNo P305 Rev C Landscape Proposals Parcel P2

DrNo P306 Rev B Landscape Proposals Parcel P3

DrNo P307 Rev B Landscape Proposals Parcel P3

DrNo P308 Rev B Landscape Proposals Parcel P3

DrNo R309 Rev E Landscape Proposals Parcel R1

DrNo R310 Rev E Landscape Proposals Parcel R2

DrNo R311 Rev D Landscape Proposals Parcel R3

DrNo R312 Rev D Landscape Proposals Parcel R4

DrNo ACH 5691/100-I Rev M Planning Layout Sheet 1 of 2
DrNo ACH 5691/100-2 Rev J Planning Layout Sheet 2 of 2
DrNo ACH 5691/700 rev A Planning layout
DrNo ACH 5691/101 Rev C Location Plan
DrNo ACH 5691/701 layout plan
DrNo ACH 691/102 Rev C P.0.8. Location Plan
DrNo ACH 5691/103 Rev C Adoption and P05 plan
DrNo ACH 5691/104 Rev B Sections Through Key Building
DrNo ACH 5691/105 Rev B Sections Through Key Building
DrNo ACH 5691/106-1 Rev 0 Materials sheet I
DrNo ACH 5691/706 rev B Materials
DrNo ACH 5691/106-2 Rev C Materials sheet 2
DrNo ACH 5691/106-1 Rev C Materials sheet 3
DrNo ACH 5691/106-1 Rev C Materials sheet 4
DrNo ACH 5691/107 Rev D Surface Treatment Plan
DrNo ACH 5691/108-1 Rev B Affordable Housing Location plan
DrNo ACH 5691/108-2 Rev B Affordable Housing Location plan
DrNo ACH 5691/109-1 Rev A Storey height plan sheet 1
DrNo ACH 5691/709 Storey heights Plan
DrNo ACH 5691/109-2 Rev A Storey height plan sheet 2
DrNo ACH 5691/109-3 Rev A Storey height plan sheet 3
DrNo ACH 5691/110-1 Rev E Fences and enclosures location plan
sheet 1 superseded in part by ACH5691 P160-1 Rev D.
DrNo ACH 5691/710 Fences and enclosures location plan
DrNo ACH 5691/110-2 Rev D Fences and enclosures location plan
sheet 2
DrNo ACH 5691/110-3 Rev D Fences and enclosures location plan
sheet 3
DrNo ACH 5691/111-1 Rev C Fences and enclosures detail sheet
DrNo ACH 5691/711 Fences and enclosures
DrNo ACH 5691/111-2 Rev C Fences and enclosures detail sheet
DrNo ACH 5691/115-1 Rev B Street Scenes
DrNo ACH 5691/115-2 Rev B Street Scenes
DrNo ACH 5691/15-3 Rev B Street Scenes
DrNo ACH 5691/115-4 Rev B Street Scenes
DrNo ACH 5691/150-1 Conveyance Plan
DrNo ACH 5691/150-2 Conveyance Plan
DrNo ACH 5691/155 Joint Infrastructure works
Waste management plan 'Procedure 03: Waste Management
Persimmon House types
DrNo ACH 5691/P-120-1 Rev B
DrNo ACH 5691/P-1 20-2 Rev B
DrNo ACH 5691/P-121 Rev C
DrNo ACH 5691/P-121-2 Rev C
DrNo ACH 5691/P-122-1 Rev B
DrNo ACH 5691/P-122-2 Rev B
DrNo ACH 5691/P-123-1 Rev a
DrNo ACH 5691/P-123-2 Rev B
DrNo ACH 5691/P-1 24 Rev B
DrNo ACH 5691/P-125-1 Rev B

DrNo ACH 5691/P-125-2 Rev B
DrNo ACH 5691/P-126 Rev A
DrNo ACH 5691/P-127 Rev B
DrNo ACH 5691/P-128-1 Rev B
DrNo ACH 5691/P-1 28-2 Rev B
DrNo ACH 5691/P-129-1 Rev C
DrNo ACH 5691/P-129-2 Rev C
DrNo ACH 5691/P-I 29-3 Rev A
DrNo ACH 5691/P-129-4 Rev A
DrNo ACH 5691/P-130 Rev B
DrNo ACH 5691/P-131 Rev A
DrNo ACH 5691/P-132 Rev B
DrNo ACH 5691/P-133-I Rev A
DrNo ACH 5691/P-I 33-2 Rev A
DrNo ACH 5691/P-134-1 Rev A
DrNo ACH 5691/P-134-2 Rev A
DrNo ACH 5691/P-134-3 Rev A
DrNo ACH 5691/P-I 38-I to 138-5 Rev B
DrNo ACH 5691/P-139-1 Rev B
DrNo ACH 5691/P-140-1 Rev B
DrNo ACH 5691/P-141-1 Rev C
DrNo ACH 5691/P-141-2 Rev B
DrNo ACH 5691/P-142-I Rev B
DrNo ACH 5691/P-1 42-2 Rev B
DrNo ACH 5691/P-143 Rev B
DrNo ACH 5691/P-145-I
DrNo ACH 5691/P-145-2 Rev A
DrNo ACH 5691/P-I45-3
DrNo ACH 5691/P-I46-1 Rev A
DrNo ACH 5691/P-146-2 Rev A
DrNo ACH 5691 720 – 1 Rev A house type 621v1
DrNo ACH 5691 720 – 2 Rev B house type 621v2
DrNo ACH 5691 721 – 1 Rev A house type 641v1
DrNo ACH 5691 722 – 1 Rev A house type 753 v1
DrNo ACH 5691 723 – 1 Rev A house type 814v1
DrNo ACH 5691 723 – 2 Rev A house type 814v2
DrNo ACH 5691 723 – 3 Rev A house type 814v3
DrNo ACH 5691 723 – 4 House type 814v4
DrNo ACH 5691 723 – 5 Rev C house type 814v5
DrNo ACH 5691 724 Rev B house type 882
DrNo ACH 5691 725 – 1 Rev B house type 950v1
DrNo ACH 5691 725 – 2 Rev B house type 950v2
DrNo ACH 5691 725 – 3 Rev A house type 950v3
DrNo ACH 5691 726 – 1 Rev B house type 969v1
DrNo ACH 5691 727 Rev A house type 1180
DrNo ACH 5691 728 – 1 Rev A house type 1187v1
DrNo ACH 5691 728 – 2 Rev B house type 1187v2
DrNo ACH 5691 728 – 3 house type 1187v3
DrNo ACH 5691 728 – 4 Rev A house type 1187v4
DrNo ACH 5691 731 – 1 house type 1264v1

DrNo ACH 5691 731 – 2 Rev A house type 1264v2
DrNo ACH 5691 733 – 1 Rev B house type 1475v1
DrNo ACH 5691 733 – 2 Rev A house type 1475v2
DrNo ACH 5691 734 – 1 Rev A house type 1710v1
DrNo ACH 5691 745 – 1, 2,3,5 and 6 garages
Redrow House types
DrNo ACH 5691/R-120-1 to 120-5 Rev C
DrNo ACH 5691/R-1 25-2 Rev C
DrNo ACH 5691/R-126 Rev A
DrNo ACH 5691/R-1 27 Rev C
DrNo ACH 5691/R-128-1 and 4 Rev B
DrNo ACH 5691/R-128-2 Rev C
DrNo ACH 5691/R-128-4
DrNo ACH 5691/R-129-1 Rev B
DrNo ACH 5691/R-1 29-2 Rev C
DrNo ACH 5691/R-129-3
DrNo ACH 5691/R-130 Rev A
DrNo ACH 5691/R-131-1 Rev B
DrNo ACH 5691/R-131-2 Rev A
DrNo ACH 5691/R-131-3 Rev C
DrNo ACH 5691/R-132-1 Rev B
DrNo ACH 5691/R-132-2 Rev A
DrNo ACH 5691/R-133-1 Rev A
DrNo ACH 5691/R-133-2 Rev B
DrNo ACH 5691/R-1 334 Rev C
DrNo ACH 5691/R-1 33-4 Rev D
DrNo ACH 5691/R-134-1 Rev B
DrNo ACH 5691/R-134-2 Rev C
DrNo ACH 5691/R-134-3 Rev B
DrNo ACH 5691/R-134-4
DrNo ACH 5691/R-140-1 Rev A
DrNo ACH 5691/R-140-2 Rev B
DrNo ACH 5691/R-141-1 Rev B
DrNo ACH 5691/R-141-2 Rev C
DrNo ACH 5691/R-141-3 Rev B
DrNo ACH 5691/R-142 Rev B
DrNo ACH 5691/R-143 Rev B
DrNo ACH 5691/R-144 Rev B
DrNo ACH 5691/R-745-1 Garages - Plans and Elevations
DrNo ACH 5691/R-745-2 Garages- Plans and Elevations
DrNo ACH 5691/R-745-3 Garages - Plans and Elevations
DrNo ACH 5691/R-145-4 Garages - Plans and Elevations
DrNo ACH 5691/R-145-5 Rev A Garages - Plans and Elevations
DrNo ACH 5691/R-745-5 Garages - Plans and Elevations
DrNo ACH 5691/R-745-6 Garages - Plans and Elevations
DrNo ACH 5691/R-146-1 Rev A Bin Store detail
DrNo ACH 5691/R-146-2 Rev A Cycle Store detail
DrNo ACH 5691/R-150-1 Garages - Plans and elevations sheet 1 of 2
DrNo ACH 5691/R-150-2 Garages - Plans and elevations sheet 2 of 2

DrNo ACH 5691/R-151 Rev A Bin and Cycle store Detail Sheet
DrNo ACH 5691/R-152 Electricity Sub station;

- (b) Ecological monitoring shall be undertaken in accordance with clause 7.14 of the updated Landscape and Wildlife Strategy prepared by Cooper Partnership dated November 2010 and clause 5.2 of the Wildlife management sub-plan for Phase 1 Monkton Heathfield prepared by EAD dated November 2010. In the event that the monitoring identifies that changes/modifications are required to meet the management objectives of the Wildlife Management sub-plan, those changes/modifications shall be undertaken within the next six months and thereafter maintained unless a variation is first agreed in writing by the Local Planning Authority;
- (c) Prior to the commencement of works on Phase 2 of the development (planning permission No. 48/05/0072) and notwithstanding the submitted drainage details for the whole site, full details of the Pocket Park surface water drainage attenuation feature shall be submitted to, and approved in writing, by the Local Planning Authority;
- (d) The surface water drainage feature at Brittons Ash shall be constructed in strict accordance with the details on Cooper plan No 2309 - 1OL unless an alteration is first submitted to, and approved in writing by, the Local Planning Authority;
- (e) The proposed estate roads, footpaths, footways, tactile paving, cycleways, bus stops/laybys, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhangs margins, multi purpose crossing, embankments, visibility splays, accesses, carriageway gradients, drive gradients and associated furniture and works shall be constructed in accordance with the approved highway details. The roads shall be laid out prior to the occupation of any dwelling, or any dwelling in an agreed phase of the development that may have been agreed by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority;
- (f) The development hereby submitted shall not gain vehicular access to the A38 Bridgwater Road from the junction shown with Road 2 (the new estate road junction) on Drawing No ACH5691-100-1 M until such time as the new distributor road known as the Eastern Relief Road (ERR) and associated calming and Traffic Regulation Orders to the A38 have been constructed, implemented and are operational for the public in accordance with a design and specification that will have been submitted to, and approved in writing by, the Local Planning Authority;
- (g) The access to serve the foul water tanks, to the south west of the site, shall be constructed in accordance with the details approved under planning permission ref 48/11/009 and shall thereafter be maintained in order to provide access for maintenance purposes to the foul drainage tanks approved by that permission, unless an alternative is first submitted to, and approved in writing by, the Local Planning Authority;
- (h) All on site car parking spaces shall be a minimum of 2.4m x 4.8m and where those spaces are backing onto pedestrian pavements a minimum of 2.4m x 6m;
- (i) Prior to the implementation of on site planting around the electricity substation in the urban park a planting schedule shall be submitted to, and approved in writing by, the Local Planning Authority. Planting shall be

- undertaken in compliance with the approved details and thereafter maintained as such unless agreed in writing by the Local Planning Authority;
- (j) Prior to the occupation of Redrow plot Nos R51 - 90 and R92 - 97, the approved landscaping bund shall be constructed on site. The bund shall be landscaped, in accordance with the approved landscaping scheme, during the next available planting season. The landscaped bund shall thereafter be retained in accordance with the approved details and maintained in accordance with approved landscape management strategy unless a variation is first submitted to, and approved in writing by, the Local Planning Authority;
 - (k) The existing hedge to the north of the A38 boundary with the development site shall be retained (except at the approved points of access) with additional planting where necessary and where any plants die, shall be replaced with similar species and shall thereafter be maintained in accordance with the approved Landscape Management Plan unless a variation is first submitted to, and approved in writing by, the Local Planning Authority;
 - (l) The approved noise barriers shall be completed prior to the occupation of any adjacent dwellings hereby approved and shall thereafter be maintained in accordance with those approved details;
 - (m) The children's play areas shall be equipped / constructed in accordance with details that shall first be submitted to, and approved in writing by, the Local Planning Authority. Those details shall be in accordance with the submitted details and shall thereafter be maintained as such unless a variation is first agreed in writing by the Local Planning Authority;
 - (n) Other than the Capland stone or similar materials to be used on plots 5, 7 and 33 and the proposed mortar for the site, only those materials specified in the materials key plan ACH5691 - 706 rev B shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority. In respect of the Capland stone or similar materials, no development shall begin on the external walls of plots 5, 7 and 33 until a panel of the proposed stone measuring at least 1m x 1m has been built on the site and both the materials, the coursing detail and the colour and type of mortar for pointing used within the panel have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
 - (o) (i) The landscaping/planting scheme for parcel P1, including the new hedge along the A38, shown on the submitted plans ACH5691/P300 Rev F and ACH5691/P301 Rev F shall be completely carried out within the first available planting season from the date of commencement of the development of Parcel P1. (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 and shall thereafter be maintained in accordance with the approved Landscape Management Plan;

(p) Prior to the occupation of plots 1 to 4, 7 to 12 and 26 to 30 and their respective parking areas/garages, the agreed boundary wall between those areas and the employment allocated land to the south of the application site, shall be completed in accordance with plan number ACH5691 rev D 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 has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.)

Reasons for granting planning permission:-

The proposal was considered to be in accordance with the outline planning permission 48/05/0072 and reserved matters permission 48/10/0036 and not to have a detrimental impact upon the overall design of the development nor on visual or residential amenity and was therefore considered acceptable and, accordingly, did not conflict with National Planning Policy Framework Core principles and specifically paragraphs 17 and 125, Taunton Deane Core Strategy Policy CP1 and DM1, Taunton Deane Local Plan Policies T9 East of Monkton Heathfield, S1 (General Requirements) and S2 (Design).

48/13/0002

Erection of single storey rear extension and construction of dormer windows to front at Little Acorns, Goosenford, Cheddon Fitzpaine

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:-

- (A1) DrNo 3012-02 Proposed Floor Plans and Elevations;
- (A4) DrNo 3012-04 Location Plan;
- (A4) DrNo 3012-05 Site Plan.

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

Reasons for granting planning permission:-

The proposed dormer windows and extension had been designed to be in keeping with the existing dwelling and were not considered to result in harm to the street scene or the surrounding landscape. The scheme was not deemed to have an adverse impact on the amenities of neighbouring dwellings and would have no impact on highway safety. As such, the proposal was in accordance with Policies DM1 (General Requirements) and CP8 (Environment)

of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

48/13/0003

Construction of dormer windows to front at Blenheim, Goosenford, Cheddon Fitzpaine

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:-

(A4) DrNo 3012-07 Site Plan;

(A4) DrNo 3012-06 Location Plan;

(A2) DrNo 3012-03 Existing and Proposed Elevations.

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

Reasons for granting planning permission:-

The proposed dormer windows had been designed to be in keeping with the existing dwelling and were not considered to result in harm to the street scene or the surrounding landscape. The scheme was not deemed to have an adverse impact on the amenities of neighbouring dwellings and would have no impact on highway safety. As such, the proposal was in accordance with Policies DM1 (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

25. Business requiring to be dealt with as a matter of urgency

The Chairman reported that he had certified that the item covered by Minute No. 26 should be dealt with as an urgent matter.

26. E/0085/44/09 – Non compliance with planning condition at Old Barn Court, Wrangway, Wellington

Reported that it had come to the Council's attention that the premises known as The Root House (previously referred to as Barn B at Old Barn Court), Wrangway, Wellington was being used as a separate unit of accommodation without the necessary consent.

Planning permission had been granted in 2004 for the annexe and barn conversion but Condition 12 of that permission stated that Barn B should only be used as an annex to Barn A as a single family dwelling and not as a separate unit of accommodation.

The owners of the property had been contacted and further applications seeking the removal of Condition 12 had been submitted but both had been refused, but the unauthorised use of The Root House had continued.

Resolved that:-

- (1) Enforcement action be authorised to stop the use of The Root House (Barn B), Wrangway, Wellington as a separate unit of accommodation;
- (2) Any enforcement notice served should have a six 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.

27. E/0025/38/13 - Erection of scaffolding without permission at Café Mambo, Mill Lane, Taunton

Reported that it had come to the Council's attention that a scaffolding structure had been erected several months ago without planning consent at Café Mambo, Mill Lane, Taunton.

The owners had been contacted and they had stated that the scaffolding was necessary to provide protective cover whilst maintenance works took place and to enable the external areas to remain open for customer use. It had also become clear that it was intended to re-erect the scaffold for a three month period each year to enable maintenance work to be undertaken.

Despite this, a planning application to retain the structure had been requested. To date, an application capable of being determined had not been received by the Council and the scaffolding was currently still in position.

Resolved that:-

- (1) Enforcement action be authorised to secure the removal of the scaffolding that had been erected at Café Mambo, Mill Lane, Taunton;
- (2) Any enforcement notice served should have a two week 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.

28. E/0130/36/12 – Permanently occupied mobile home situated at The Paddocks, Windmill Farm Lane, Stoke St Gregory

Reported that a complaint had been received concerning the unauthorised residential occupation of a mobile home situated on land at The Paddocks, Windmill Farm Lane, Stoke St Gregory.

The owners of the land had been requested to submit a planning application to regularise the situation but this application had subsequently been refused.

The mobile home was currently still in position on the land and was being used for residential purposes.

Resolved that:-

- (1) Enforcement action be authorised to secure the removal of the unauthorised mobile home being used for residential occupation from the land at The Paddocks, Windmill Farm Lane, Stoke St Gregory;
- (2) Any enforcement notice served should have a six 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.

29. Appeals

Reported that one appeal decision had been received since the last meeting of the Committee, details of which were submitted.

(The meeting ended at 7.49 pm.)