

Planning Committee - 17 December 2003

Present: Councillor Mrs Allgrove (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Beaven, Bowrah, Miss Cavill, Croad, Denington, Floyd, Guerrier,
Henley, House, Morrell, Miss Peppard, Mrs Smith, Stuart-Thorn, Vail and
Wedderkopp.

Officers: Mr N T Noall (Chief Planning Officer), Mrs J M Jackson (Senior Solicitor)
and Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm).

(Councillors Bowrah and Croad arrived at the meeting at 5.19 pm and 5.28 pm respectively).

161. Apology

The Mayor (Councillor Govier).

162. Minutes

The minutes of the meeting held on 26 November 2003 were taken as read and were signed.

163. Public Question Time

Mr J Blackwell referred to the recent publicity concerning the siting of a mobile phone mast by Orange Telecommunications at Sampford Moor, near Wellington. He wished to know who had been at fault and whether there had been any cost to the public purse. He added that he had written to the Leader of the Council on this matter earlier in the month and had received no reply to date.

In response, the Chief Planning Officer (Tom Noall) provided a full verbal explanation of the circumstances leading to the mast being positioned on the land at Sampford Moor even though the Planning Committee had previously refused consent for this development in May 2002. He anticipated that Mr Blackwell would receive a response from the Leader of the Council to his letter shortly.

164. Redevelopment to provide residential development, B1 employment uses, conversion of Pumping Station to provide public house/restaurant, new access road, canal-side walkway, new infrastructure, landscaping, earth moving and demolition of existing structures, construction of new walls and fences and all associated engineering works at Taunton East Goods Yard, Taunton Station, Taunton (38/1999/394)

Reference Minute Nos 77/2000, 95/2003 and 152/2003, submitted reports previously circulated, which set out in detail the background to this application.

Although the terms of a Section 106 Agreement with Abbey Manor Developments Limited had been negotiated, the South West of England Regional Development Agency (SWERDA) had twice requested the Planning Committee to defer a decision to proceed with the development for the following reasons:-

- (1) Meeting of 9 July 2003 (Minute No 95/2003) - SWERDA expressed disappointment that approval of the Section 106 Agreement was being sought in advance of any reports from the Consultants engaged to carry out the Urban Design Framework for Taunton (the Terence O'Rourke Master Plan). There was also concern that the new access road proposed might reduce or constrain options for the comprehensive redevelopment of Firepool; and
- (2) Meeting of 26 November 2003 (Minute No 152/2003) - SWERDA was concerned that the scheme could generate a potential growth development value significantly higher than that assessed by the Council's independent appraisal.

In addition, the SWERDA had also argued that circumstances had changed materially since the original resolution of the Planning Committee in August 2000, in terms of the following:-

- the Taunton Deane Local Plan Revised Deposit, November 2000;
- the Taunton Deane Local Plan Inspector's Report, September 2003;
- the Regional Planning Guidance for the South West (RPG10), September 2001;
- the Council's Interim Planning Policy for Firepool and Tangier approved by the Executive on 23 October 2002; and
- the Terence O'Rourke Master Plan.

The report comprehensively addressed all of these issues and reflected the extensive negotiations that had taken place with Abbey Manor Developments Limited, Terence O'Rourke, the SWERDA and the County Planning and Transport Officer.

With regard to the issue of contributions which could be obtained from the development, reported that a formula had now been agreed by all parties whereby the level of developer contribution would be increased from the £2.4 million already negotiated if:-

- (a) The number of dwellings provided was greater than the 300 assumed by the developer in the outline application; and/or
- (b) The gross development value (receipts from development) to the developer at the end of the development was higher than 17.5%.

This had led to the SWERDA withdrawing its last objection to the scheme progressing and the proposed terms of the Section 106 Agreement had been revised accordingly.

In the view of the Chief Planning Officer:-

- (1) The enhanced terms of the Section 106 Agreement were the maximum that could reasonably be asked of the development. The terms also fulfilled the requirement of the Taunton Deane Local Plan Revised Deposit Policy T5 as endorsed by the Local Plan Inspector's Report;
- (2) The application site formed part of the wider Firepool mixed use redevelopment area and was considered to meet the requirements of Policy S4 of the Taunton Deane Local Plan Revised Deposit; and
- (3) The application was in accordance with the Regional Planning Guidance and did not conflict with the interim policy which discouraged new applications for development in advance of the current master planning exercise for the Firepool area.

Terence O'Rourke was of the opinion that the proposal was in broad accordance with the draft Master Plan and considered that permission could be granted provided the layout made provision for the east-west link across the site and the ability to connect to the new bridge.

As such, it was considered that the potential community benefits deriving from the proposed development had been maximised and that the scheme would contribute to the coordinated and comprehensive development of the area.

RESOLVED that the terms of the Section 106 Agreement as set out below be endorsed and, on completion of the Agreement, the Chief Planning Officer in consultation with the Chairman, be authorised to grant planning permission subject to the conditions previously agreed (Minute No 77/2000) to be amended as necessary, to take account of the Section 106 Agreement:-

The terms of the Section 106 Agreement shall be as follows:-

- (i) The developer shall agree to design, construct and fund the traffic signal junction and access as stipulated by the County Highway Authority on the specified drawings (Nos HHITN07/1D/2/3A and 14A);
- (ii) The developer shall undertake to build a road through their site as part of the reserved matters which follows the route of the approved Terence O'Rourke Master Plan for the Firepool area. This road shall be capable of adoption and be designed, if possible, to serve East Yard as a street and follow the principles of good urban design;
- (iii) At the appropriate time, the developer shall fund and build the realignment of the access road from Station Road to link with the extension of the road through the site westwards across Station Road, via the disused railway

bridge, and to fund and build any works within the site that were required to facilitate the re-routing of the access from Station Road via the Station Forecourt;

- (iv) The developer shall fund and construct the abutments for the new road bridge proposed in the approved Master Plan that were within the site, at such time as the new bridge was constructed;
- (v) In addition to the provisions of a cycleway to Obridge Lane as part of the development, a contribution of £200,000 shall be made towards off-site transport infrastructure (as enhanced by (xi) below);
- (vi) Agreement had been reached with the Local Education Authority for a contribution of £700 per market dwelling (excluding the social housing);
- (vii) A contribution of £66.67 per residential unit shall be made towards the provision/enhancement of public open space on land between the River Tone and Canal (£20,000 if 300 units were constructed);
- (viii) 21% (62 units) of the total housing provision shall be provided as social housing of mixed size as specified in the table below. Should the number of dwellings approved under reserved matters or other applications fall above or below the 300 dwellings assumed in the draft Development Guide, the number of social housing units (and the associated subsidy) shall be adjusted in accordance with the 21% requirement and the proportional mix of social housing units set out in the table below shall be maintained. At 300 dwellings, the social housing subsidy shall amount to £1,990,180.

Social Housing Provision

Tenure	No	Beds	Persons	Types
Rent	2	2	4	Disabled flat
Rent	2	4	6	House
Rent	21	2	3	Flat
Rent	4	2	4	Flat
Rent	2	2	4	House
Rent	2	3	5	House
Rent	14	1	2	Flat
Shared	12	2		Flat
Shared	3	3		House

Unit Total 62

- (ix) The total developer contribution in respect of (i) to (viii) above, shall not be less than £2,376,780. Should the total number of dwellings on the site exceed a theoretical level of 300 dwellings, the developer contribution shall be enhanced in accordance with (x) and (xi) below. Should the total number of dwellings be less than 300 dwellings, the amount payable towards social

housing and off-site public open space will decrease on a pro-rata basis and the balance of these reduced contributions up to £2,376,780 will be contributed towards off-site transport infrastructure;

- (x) Should the total number of dwellings approved on the site under reserved matters or other applications exceed 300 dwellings, the level of developer contributions (excluding that for off-site transport infrastructure) shall be increased on a pro-rata basis (subject to (vi) above);
- (xi) In addition to (x) above, in the event that the developer's profit on completion of the residential development was in excess of 17.5% of total disposable income, the developer shall contribute 50% of any such profit over and above the 17.5% level to the Local Planning Authority, subject to a maximum payment of £1,000,000 to be used for related off-site infrastructure improvements. The developer shall be required to submit a financial appraisal on nearing completion of the development to the Local Planning Authority for approval prior to the calculation of any additional contribution under (xi). Any such contribution shall be paid within two months of the sale of the last ten market dwellings; and
- (xii) No planning applications for approval of reserved matters or other types of permission shall be submitted within twelve months of the grant of outline planning permission, except in the circumstances that the Master Plan for Firepool had been approved as supplementary planning guidance, other than in respect of Planning Application Reference No 38/2001/402 (Station Approach access).

In view of (xii) above the date for the submission of reserved matters under condition (a) of the outline planning permission shall be extended to four years.

165. Applications for Planning Permission

The Committee received the report of the Chief Planning Officer on applications for planning permission and it was RESOLVED that they be dealt with as follows:-

- (1) That **outline planning permission be granted** for the undermentioned developments subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

02/2003/011

Erection of three two-storey detached dwellings, formation of shared surface access road and erection of double garage to serve Brooklands, land adjoining Brooklands, Ash Priors.

Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;

- (d) C101 - materials;
- (e) C112 - details of guttering, downpipes and disposal of rainwater;
- (f) C201A - landscaping;
- (g) C205 - hard landscaping;
- (h) C215 - walls and fences;
- (i) C314 - visibility splays;
- (j) C321A - parking;
- (k) C416 - details of size, position and materials of meter boxes;
- (l) Before any of the dwellings hereby permitted are occupied, all the existing buildings on the site shall be demolished and all materials resulting from the demolition shall be removed from the site;
- (m) P001A - no extensions;
- (n) P005 - no garages;
- (o) P007 - no fencing in front of dwellings;
- (p) Within a period of 3 years from the date of this permission, details of the arrangements to be made for the disposal of foul water drainage from the proposed development shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced;
- (q) The roadside watercourse shall be piped in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority;
- (r) The proposed access over the first 6 m 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;
- (s) No part of the access drive shall be laid out at a gradient steeper than 1 in 14;
- (t) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such drainage shall be provided prior to the access first being brought into use.
(Notes to applicant:- (1) N118 - disabled access; (2) N112 - energy conservation; (3) N113 - street names; (4) N114 - meter boxes; (5) N029 - design; (6) N024 - development in accordance with the approved plans; (7) N051B - health and safety; (8) N119 - Design Guide; (9) Applicant was advised to construct soakaways in accordance with Building Research Digest 365 (September 1991).)

Reason for granting outline planning permission:-

The proposal was considered to comply with Policies STR1, STR5 and STR9 of the Somerset and Exmoor National Park Joint Structure Plan Review. Although the proposal did not comprise infill development and was therefore not in strict compliance with West Deane Local Plan Policy WD/AP/1, the proposal satisfactorily respected the form, character and setting of the settlement and the integrity of the street scene and had no material affect on neighbouring properties. The proposed development was small scale, would support the villages' social and economic viability and maintained or enhanced

the village's environmental quality. To that extent it was in compliance with Policy S7 of the Taunton Deane Local Plan Revised Deposit. However, although there was a village hall in Ash Priors, access to other services would involve increased car travel, although it was not considered that this would be significant overall. Similarly, with this proviso, the general policy requirements contained in Policy S1 of the Taunton Deane Local Plan Revised Deposit were met by the proposal. The application was in outline only and the requirements of Policies S2 and EN15 of the Taunton Deane Local Plan Revised Deposit could be met at the reserved matters stage.

34/2003/040

Erection of two dwellings on land to the rear of Little Gables and formation of combined access at 218 Staplegrave Road, Taunton.

Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) Within a period of three years from the date of this permission, details of the arrangements to be made for the disposal of foul and surface water drainage to include a percolation test to determine the suitability of the soil drainage from the proposed development shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced;
- (d) Within a period of three years from the date of this permission, and before any work hereby permitted is commenced, details of the existing and proposed site levels which shall be set down from the existing levels by at least 1m shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter implemented;
- (e) C111 - materials - for drives;
- (f) C201 - landscaping;
- (g) C208A - protection of trees to be retained;
- (h) No service trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority;
- (i) Sufficient space for one garage and one parking space, together with a vehicular access thereto shall be provided for each dwelling. The said garage (or garage space), parking space and access shall be constructed or hard surfaced before the dwellings hereby permitted are occupied and shall not be used other than for the parking of domestic vehicles or for the purposes of access;
- (j) C307 - access - gates set back;
- (k) C314 - visibility splays;
- (l) The proposed access shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle crossover constructed across the footway fronting the site for the width of the access;
- (m) The proposed access/drive shall incorporate splays on both of its sides to the rear of the existing footway based on co-ordinates of 2m x 2m;
- (n) C327 - turning space;

- (o) The dwellings shall be designed to be chalet bungalows in accordance with the application forms with the upper floor contained mainly within the roof and small scale dormers;
- (p) Garages hereby permitted shall be constructed only in accordance with the approved plans and shall remain available in perpetuity for the parking of a motor vehicle(s) for domestic purposes only;
(Notes to applicant:- (1) Applicant was advised that the proposed access over the first 6m of its length, as measured from the edge of the adjoining carriageway, should be properly consolidated and surfaced (not loose stone or gravel) with these details to be submitted in respect of condition (e); (2) Applicant was advised that the gradient of the proposed access should be no steeper than 1 in 10; (3) Applicant was advised that provision should be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which should be submitted to the Local Planning Authority under condition (c). Such drainage should be provided prior to the access first being brought into use; (4) Applicant was advised that the need to provide a turning space for each dwelling referred to in condition (n), will result in the dwellings not being as indicated on the submitted plans; (5) Applicant was advised that there have been issues in respect of water discharge from the adjoining fields into the garden of No 216. These issues should be addressed and the proposed drainage should take account of these issues; (6) In relation to condition (d), applicant was advised that there is potential for overlooking between properties. The slab level should therefore be at a level to minimise such overlooking. As an indication, this level should be at least 1m below existing ground levels. There is no need to reduce the existing level of the access; (7) In relation to condition (a), applicant was advised that the details of the access should ensure that the existing conifer tree shown to be retained close to the Staplegrove Road boundary is given sufficient space to prevent any damage to its roots or branches, in accordance with the discussions with the Local Planning Authority's Landscape Officer; (8) Applicant was advised to contact Wessex Water in respect of foul sewer and mains water connections; (9) Applicant was advised to contact the Council's Drainage Officer in order to discuss soakaways and the percolation tests; (10) N110 - design; (11) N111 - disabled access; (12) N112 - energy conservation; (13) N119 - design guide; (14) N045 - encroachment).

Reason for granting outline planning permission:-

The site was within the settlement boundary of Taunton, and residential development of the site was considered to be acceptable without detriment to the amenities of the adjoining occupiers, and thus the proposal was considered to be in compliance with the Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1, STR4 and 49 and Taunton Deane Local Plan Revised Deposit Policies S1 and H1.

43/2003/122

Erection of new dwelling with associated garage on land to rear of 31 Blackmoor Road, Wellington.

Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline- time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) C201 - landscaping;
- (f) C215 - walls and fences;
- (g) One garage space and one parking space, together with a vehicular access thereto shall be provided for the dwelling. The said garage space, parking space and access shall be constructed prior to occupation of the dwelling and shall not be used other than for the parking of domestic vehicles or for access thereto;
- (h) C917 - services - underground;
- (i) No construction shall take place within half the height of the adjoining beech trees along the boundary of 30 Blackmoor Road;
- (j) C112 - details of guttering, downpipes and disposal of rainwater;
- (k) Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 4.5m from the edge of the adjoining highway carriageway;
- (l) Before the access hereby approved is first brought into use, a properly consolidated and surfaced turning space for vehicles shall be constructed in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times;
- (m) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (n) Any garage erected shall be at least 6m from the highway boundary, details of which must be submitted to, and approved in writing by, the Local Planning Authority;
- (o) The siting of any poles or stays adjacent to the highway shall be agreed with the Local Planning Authority before work commences;
- (p) Before any work commences on site, details of visibility splays for the access shall be submitted to, and approved in writing by, the Local Planning Authority and shall thereafter be maintained at all times;
- (q) A type 'A' waiting bay for vehicles shall be formed at the point of access in accordance with the attached diagram and specifications. Such waiting bay shall be completed before the dwelling hereby approved is first occupied and shall be available for the parking of vehicles at all times. The bay shall at no time be used other than for the parking of vehicles on a short stay basis.
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N040 - drainage/water; (3) N041A - drainage/water; (4) Applicant was advised that the developer should protect the integrity of Wessex Water Systems and agree with Wessex Water prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site; (5) Applicant was

advised that as a public foul sewer crosses the site, a minimum 3m easement width on either side of Wessex Water's apparatus is required for maintenance and repair; (6) N114 - meter boxes; (7) N112 - energy conservation; (8) N115 - water conservation; (9) N117 - crime prevention; (10) N119 - Design Guide; (11) With regard to condition (p), applicant was advised that the County Highway Authority require visibility set back 2m from the carriageway edge for 60m either side of the access, no higher than 900mm above adjoining road level).

Reason for granting outline planning permission:-

The proposal was considered acceptable having regard to neighbouring properties, the street scene and highway considerations and was in accordance with Policies H1 of the Taunton Deane Local Plan Revised Deposit and WD/HO/3 of the West Deane Local Plan.

- (2) That **planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

06/2003/057

Erection of single storey sun lounge to swimming pool, Cedar Falls Health Farm, Bishops Lydeard (amended scheme).

Conditions

- (a) Use of the doors on the west elevation shall be for emergency and reasonable maintenance purposes only, unless otherwise agreed in writing by the Local Planning Authority;
- (b) The proposed extension shall be acoustically double glazed and the fabric of the building shall be suitably insulated so that noise arising from the activities within the sun lounge building shall be imperceptible to neighbouring residential or other noise sensitive premises, all in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority;
- (c) Prior to the proposed building being brought into use, it shall be painted in accordance with a sample area of the proposed painting, which shall be provided and approved by the Local Planning Authority.

Reason for granting planning permission:-

Subject to the conditions imposed, the proposal was considered to be in compliance with Policy S1(E) of the Taunton Deane Local Plan Revised Deposit in that it would not harm the residential amenity of neighbouring properties.

14/2003/038

Erection of 12 industrial units with access way and services, including bio-disc effluent disposal, demolition of sub-standard redundant buildings when new

buildings are available, and relocation of two existing buildings, Creech Paper Mill, Mill Lane, Creech St Michael.

Conditions

- (a) C001 - time limit;
- (b) Notwithstanding the details shown on the plans and application form, and prior to the commencement of works on site, details or samples of the materials to be used for all the external surfaces of the buildings shall be submitted to, and approved in writing by, the Local Planning Authority and no other materials shall be used without the written consent of the local planning authority;
- (c) C201 - landscaping;
- (d) Noise emissions arising from the industrial units or from any part of the land or premises to which this permission relates shall not exceed background levels at any time by more than five decibels expressed in terms of an A-Weighted two minute Leq when measured at any point 1.5m from any residential or other noise sensitive boundary between the following hours:- Monday to Friday - 0800 to 1800 hours; Saturdays - 0800 to 1300 hours. At all other times, including Sundays and Bank Holidays, noise emissions shall not exceed background levels when measured as above. Noise emissions having tonal characteristics such as hum, drone or whine shall not exceed background levels at any time, when measured as above. For the purposes of this permission, background levels shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes;
- (e) C926B - remediation investigation/certificate;
- (f) C324 - parking;
- (g) C328 - loading/unloading area;
- (h) The premises shall be used for B1 and B2 as defined in the Town and County Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order;
- (i) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed;
- (j) Finished floor levels for units 1 and 2 shall be set at 10.56m above ordnance data;
- (k) Prior to the commencement of works on site, positions and wording of flood warning notices along Mill lane shall be submitted, and approved in writing by, the Local Planning Authority. Such approved notices shall be erected on site prior to the commencement of the uses of the buildings hereby approved;
- (l) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks

and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor;

- (m) Prior to the commencement of the uses hereby permitted, the buildings to be demolished shall be completely demolished and the rubble removed from the site to the satisfaction of the Local Planning Authority;
- (n) Prior to the demolition of the brick mill building, a full measured archaeological survey and photographic record of the building (internal and external) shall be submitted to, and approved in writing by, the Local Planning Authority;
- (o) No development shall take place until details of a desk top study, looking at previous site uses, potential groundwater contaminations and other relevant information is submitted to, and approved in writing by, the Local Planning Authority.

(Notes to applicant:- (1) Applicant was advised that any soakaway system used for the disposal of surface water should be designed and constructed in accordance with BS8301:1985 (Section 8.4); (2) Applicant was advised to confirm with the Local Planning Authority's Building Control Department and the County Highway Authority, if relevant, that soakaways will be acceptable to them for this proposal; (3) Applicant was advised that the Environment Agency considers that previous uses of the site may have caused, or have the potential to cause, contamination of controlled waters. The groundwater beneath the site is classified as a minor aquifer of high vulnerability, in accordance with the Environment Agency's "Policy and Practice for the Protection of Groundwater". The Environment Agency therefore recommends that, prior to determination, a desk top survey is carried out which should include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. If the desk top study identifies that contamination may be present, then the Environment Agency recommends that development is permitted subject to suitable conditions being imposed relating to a site investigation, risk assessment and remediation method statement. The design of the site investigation and the remediation method statements should be approved in writing by the Local Planning Authority before being carried out; (4) Applicant was advised that any planting should be carried out using native species ideally of local provenance. Alder should not be planted as there is a risk of introducing Phytophthora Disease of Alder; (5) Applicant was advised that any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which has been forwarded to the applicant/agent).

Reason for granting planning permission:-

The proposal represented a modernisation and development of the site for employment uses and, as such, complied with Taunton Deane Local Plan Revised Deposit Policy EC1a.

38/2003/483

Removal of Condition 07 (no deliveries other than bakery products shall be made between the hours of 2000 hours on any day and 0700 hours on the following day) attached to 38/2000/476 (extension to Safeway Stores) to allow 24 hour delivery to the store at Safeway, Priory Bridge Road, Taunton.

Conditions

- (a) Noise emissions arising from vehicle deliveries shall not exceed background levels at any time by more than 3 decibels, expressed in terms of an A-Weighted, 2 Min Leq, when measured at any point 1.5m from any residential or other noise sensitive boundary. Noise emissions having tonal characteristics such as hum, drone or whine shall not exceed background levels at any time when measured as above. For the purposes of this permission, "background levels" shall be those levels of noise which occur in the absence of noise from the development to which the permission relates expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than ten minutes;
- (b) The layout of the site shall be designed to minimise the need for heavy goods vehicles to reverse;
- (c) Vehicle mounted refrigeration units shall be turned off within five minutes when delivery vehicles enter the unloading area and reconnected not sooner than five minutes prior to leaving. When it is necessary to maintain levels of refrigeration within vehicles, sufficient and suitable electrical outlets shall be provided for connection to all vehicles unloading or wanting to unload.

Reasons for granting planning permission:-

The proposal was considered to comply with the Taunton Deane Local Plan Revised Deposit Policy S1 regarding the impact of noise nuisance on residential amenity.

(The Chairman (Councillor Mrs Allgrove) declared a personal interest in the following application).

46/2003/044

Renewal of conversion of garage to living accommodation, erection of extension to granny annexe and erection of double garage at Emerald Vale Nurseries, West Buckland.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) C404 - single family unit;
- (d) C404A - single family unit - link;
- (e) The garage hereby permitted shall be constructed only in accordance with the approved plans and shall remain available in perpetuity for the parking of a motor vehicle(s) for domestic purposes only.

(Notes to applicant:- (1) N115 - water conservation; (2) N112 - energy conservation; (3) N024 - development in accordance with the approved plans; (4) N044 - drainage/water; (5) N063 - granny flat).

Reason for granting planning permission:-

The proposal was considered acceptable having regard to visual and residential amenity and was in accordance with Taunton Deane Local Plan Revised Deposit Policies S1(D), S2(Design), H19(A) and (C), H20 and West Deane Local Plan Policy WD/HO/9.

- (3) That **planning permission be refused** for the undermentioned developments, subject to the standard reasons adopted by Minute No 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

35/2003/010

Erection of two-storey extension to rear of 1 Potters Cottage, Appley, Stawley.

Reason

The proposed extension by reason of its size, design and external appearance would be out of keeping with the character of the existing dwelling and be of excessive scale in relation to the existing property, and overbearing on the neighbouring property likely to result in the undesirable development of the site contrary to Policy H19 of the Taunton Deane Local Plan Revised Deposit and Policy WD/HO/10 of the West Deane Local Plan.

51/2003/011

Erection of agricultural storage building at Samways Farm, Burrowbridge (revised scheme).

Reasons

- (a) The site lies within a Special Landscape Area as identified by the East Deane Local Plan and a Landscape Character Area as identified in the Taunton Deane Local Plan Revised Deposit. It is the policy of the Local Planning Authority to carefully control all development that might damage those features which give such areas their special character. In the opinion of the Local Planning Authority, the proposal would constitute a visual intrusion, exacerbated by the loss of the hedgerow, which would be detrimental to the amenity of the Special Landscape Area and Landscape Character Area and would therefore be contrary to Policy ED/EC/7 of the East Deane Local Plan, Policy EN13 of the Taunton Deane Local Plan Revised Deposit and Policy 5 of the Somerset and Exmoor National Park Joint Structure Plan Review;
- (b) It is considered that the proposal would adversely affect the visual setting of the adjacent Baptist Church which is a Grade II listed building, by reason of its size, siting, design and appearance. Therefore, it is considered to be contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy EN17 of the Taunton Deane Local Plan Revised Deposit;

- (c) The proposed development would not be in the interests of the safety and convenience of road users or pedestrians by reason of the additional traffic that would be generated along narrow sub-standard access roads. Therefore, the proposal is considered to be contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S1 of the Taunton Deane Local Plan Revised Deposit.

Reason for refusing planning permission contrary to the recommendation of the Chief Planning Officer:-

The Committee had concerns about the access to the proposed storage building and with its likely impact on the nearby listed Chapel and the surrounding landscape.

- (4) That the following application be **withdrawn**:-

47/2003/010

Change of use of agricultural land to domestic curtilage, Abbeywood, West Hatch.

Also RESOLVED that:-

- (1) Enforcement action be taken to seek the reinstatement of the land to its former condition; and
- (2) subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the Enforcement Notice not be complied with.

166. Erection of 26 dwellings, land adjacent to north of former hospital buildings, Cotford St Luke (part amendment to 06/2002/062) (06/2003/051)

Reported this application.

RESOLVED that subject to the receipt of no representations raising new issues on the amended plans by 5 January 2004, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if the amended plans were approved, the applicants be advised of the following notes:- (1) N118 - disabled access; (2) N112 - energy conservation; (3) N113 - street names; (4) N114 - meter boxes; (5) N115 - water conservation; (6) Applicant's attention is drawn to conditions 05, 07, 09, 11(i), 13, 16, 20, 21, 22, 24, 25, 28 and 32 of Planning Permission No 06/1994/018 which must be complied with before development commences; (7) N051B - health and safety; (8) N075 - Section 106 Agreement; (9) Applicant was advised that noise emissions from the site during the construction phase should be limited to the following hours if nuisance is likely at neighbouring premises:- Monday to Friday - 0800 to 1800 hours; Saturdays 0800 to 1300 hours. At all other times, including public holidays, no noisy working.

Reason for approval, if granted:-

The proposal comprised the details following an outline planning permission for residential development. The proposed development was in keeping with the character and visual amenity of the remainder of the adjacent new village and was therefore in compliance with Policy WD/HO/3 of the West Deane Local Plan and Policy H1 of the Taunton Deane Local Plan Revised Deposit. The proposal and the associated unilateral undertaking provided for the erection of the shops approved under planning permission 06/2002/062 at the same time as the current proposal.

167. Construction of access road off Station Approach and Station Road in connection with development at Taunton East Goods Yard, Taunton (38/2001/402)

Reported this application.

RESOLVED that subject to the applicants entering into a Section 106 Agreement undertaking to fund and build the realignment of the proposed access road to link with the access road in the approved Master Plan for the wider Firepool area, and enabling its extension to the West Goods Yard (as required for Application Ref No 38/1999/394), the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) No work shall commence on site until full constructional details in three dimensions in accordance with Drawing No HH143387/1A have been submitted to, and approved in writing by, the Local Planning Authority;
- (c) C910B - archaeological investigation.

168. Extension to retail store, cladding of existing building and revision to parking layout at Asda Store, Creechbarrow Road, Taunton (38/2003/505)

Reported this application.

RESOLVED that subject to:-

- (1) The views of the First Secretary of State under the Departure Procedures; and
- (2) The applicants entering into a Section 106 Agreement to provide:- (i) a suitable contribution towards improvements to the Transport Strategy; and (ii) the provision of a Green Travel Plan for Asda employees, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C201 - landscaping;
- (d) C206A - existing and proposed levels;

- (e) C331 - provision of cycle parking;
- (f) C324 - parking;
- (g) C737 - service yard kept unobstructed;
- (h) C918 - flood lighting;
- (i) Prior to the commencement of the development hereby permitted, the site shall be investigated for contamination and landfill gas and details shall be submitted in accordance with the relevant guidance to, and approved in writing by, the Local Planning Authority. The investigation shall be undertaken to the satisfaction of the Local Planning Authority and details of all investigations, assessments, results and measures needed to render the development safe shall be submitted to, and approved in writing by, the Local Planning Authority before the development is implemented;
- (j) No more than 6,226m² of floor space shall be used for retail trading at any time without the prior written consent of the Local Planning Authority.

(Notes to applicant:- (1) Applicant was advised to protect the integrity of Wessex Water systems and agree, prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site; (2) Applicant was advised to agree with Wessex Water, prior to commencement on when he works on site, a point of connection on to Wessex systems; (3) Applicant was advised that means of escape in case of fire should comply with Approved Document B1, of the Building Regulations. Detailed recommendations concerning other fire safety matters will be made at the Building Regulations stage; (4) Applicant was advised that access for fire appliances should comply with Approved Document B5, of the Building Regulations; (5) Applicant was advised that all new water mains installed within the development should be of sufficient size to permit the installation of fire hydrants conforming to British Standards; (6) Notwithstanding the submitted details, applicant was requested to consider alternative materials which more closely reflect the existing form of the building; (7) N005 - advertisements; (8) N024 - development in accordance with approved plans; (9) N040A - drainage/water; (10) N075 - Section 106 Agreement; (11) N118A - disabled access; (12) N051B - health and safety; (13) N104 - public art).

Reason for granting planning permission contrary to the recommendation of the Chief Planning Officer:-

The Committee was of the view that the social and economic benefits to the local Halcon area, which was a designated Enterprise Area, outweighed the concerns regarding the limited impact of the proposal on other retail centres, particularly in respect to Taunton Town Centre, and was not thought to be prejudicial to the Development Plan Strategy. Furthermore, the site was accessible to a large part of the town's catchment population and a financial contribution would be sought towards accessibility improvements in accordance with the approved Transport Strategy for Taunton. A Green Travel Plan for staff would also be required.

169. Unauthorised retention of mobile homes on land at Hyde Lane Egg Farm, Hyde Lane, Bathpool, Taunton

Reported that in 1985 temporary planning permission had been granted to position two mobile homes on land at Hyde Lane Egg Farm, Hyde Lane, Bathpool.

Permission was granted due to the proven agricultural/horticultural need for the mobile homes and over the years, the temporary permission had been regularly renewed.

However, a further application had been submitted in October 2003. Since the last renewal in 1998, the Egg Farm had ceased production and no supporting evidence to retain the mobile homes had been submitted with this latest application.

As there no longer appeared to be any agricultural need for the mobile homes, permission was refused on 1 December 2003 and enforcement action to seek the removal of the mobile homes from the land was now recommended.

Submitted details of a representation from the National Farmers Union which outlined the personal circumstances of the occupants of the mobile homes. In the special circumstances that existed, members felt that it would be appropriate to defer enforcement action.

RESOLVED that:-

- (1) The occupiers of the mobile homes be contacted and encouraged to submit a further planning application to retain the mobile homes by way of a personal permission;
- (2) The Chief Planning Officer be authorised to determine such an application as a delegated item even if representations against the application were received; and
- (3) If a planning application was not forthcoming, an Enforcement Notice seeking the removal of the mobile homes from the land at Hyde Lane, Bathpool be served.

(Councillors Henley and Vail left the meeting at 7.23 pm).

(The meeting ended at 10.06 pm).

Planning Committee - 7 January 2004

Present: Councillor Mrs Allgrove (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Bowrah, Croad, Denington, Guerrier, Henley, House, Morrell,
Miss Peppard, Mrs Smith, Stuart-Thorn, Vail and Wedderkopp.

Officers: Mr N T Noall (Chief Planning Officer), Mr R I Taylor (Chief Solicitor) and
Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm).

(Councillor Bowrah arrived at the meeting at 5.35 pm).

1. Apologies

The Mayor (Councillor Govier) and Councillors Beaven, Miss Cavill and Floyd.

2. Applications for Planning Permission

The Committee received the report of the Chief Planning Officer on applications for planning permission and it was RESOLVED that they be dealt with as follows:-

- (1) That **outline planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

38/2003/557

Redevelopment of site for residential development, staff accommodation, new school building and extension to school buildings, floodlit hard playing surface, new road junction, access and car parking on land to the south of Greenway Road, Taunton.

Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) C215 - walls and fences;
- (f) C206A - existing and proposed levels;
- (g) No development shall take place until a traffic signal junction on Greenway Road, generally in accordance with the attached drawing JCCI, has been completed to the satisfaction of, and in accordance with a design to be submitted and approved by, the Local Planning Authority;

- (h) The proposed estate roads, footways, footpaths, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and tactile paving 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;
- (i) Prior to the commencement of development, the details of a barrier/gate to prevent through traffic movements between the new access and College Road shall be submitted for approval to the Local Planning Authority. The said barrier/gate shall be erected prior to the use of the new access and thereafter retained;
- (j) Prior to the commencement of development, a scheme to assess the conditions, modelling and rehabilitation of the culvert passing through the development site shall be submitted to, and approved in writing by, the Local Planning Authority together with a scheme to attenuate flows upstream of Greenway Road. The said schemes shall be implemented to the satisfaction of the Local Planning Authority prior to the commencement of development;
- (k) No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be provided prior to the commencement of development. The scheme shall include long term legal and financial provision to ensure long term maintenance of volumes within the storage area;
- (l) No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation from the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details;
- (m) Prior to the commencement of any development works, the applicant shall, at his own expense, appoint a suitably qualified acoustics consultant with a remit to examine the floodlit hard playing area and identify what measures, if any, might be necessary to ensure that noise nuisance to neighbouring premises will not be caused. The consultant shall submit a written report to the Local Planning Authority which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based. Such report shall be agreed, in writing, by the Local Planning Authority prior to the commencement of development works;
- (n) There shall be no lighting of the hard playing surface hereby permitted until full details are submitted to, and approved in writing by, the Local Planning Authority;

- (o) The lights for the hard playing surface shall not be used or switched on between 2200 hours and 0900 hours the following day;
- (p) The proposed lighting luminaire for the hard playing surface shall be installed and maintained in a manner which ensures that no light source shall be visible from the adjacent residential properties or highway in accordance with details approved under condition (n) of this permission;
- (q) The proposed lights shall not be commissioned until the expiration of 14 days following a notice given in writing to the Local Planning Authority. Within four weeks of commissioning, the developer shall carry out any modifications to the lights which may be found necessary following a supervised testing of the lights. During that period the lights shall remain switched off;
- (r) In the event of unacceptable light pollution being created for neighbouring residents (in conflict with the relevant CIBSE LG) the lights shall be switched off until such time as the pollution can be overcome;
- (s) The astroturf pitch (proposed under Local Planning Authority Reference 38/2003/558) shall be fully constructed and available for use within three months of the commencement of any part of the development hereby permitted;
- (t) C201 - landscaping;
- (u) Before the development hereby permitted is commenced, details of the surface treatment to the drives, parking and turning areas shall be submitted to, and approved in writing by, the Local Planning Authority;
- (v) No service trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority.

(Notes to applicant:- (1) In regard to condition (n), applicant was advised that no lighting should be emitted above the horizontal, light sources should not be visible from any residential property, adopted road or footpath, no light pollution should be created and, if it was, must be resolved immediately. In addition, all external lighting should be so located, installed and permanently maintained, that inconvenience from glare, whether direct or reflected, should not be caused at any residential or other sensitive premises; (2) Applicant was advised that due to the proximity of residential properties, it may not be possible to provide a lighting scheme that will be acceptable; that is, not cause harm to the amenity of residents; (3) Applicant was advised that prior to the creation of a landscaping scheme, you should contact the Local Planning Authority's Landscape Officer to discuss the potential impact/consideration of the trees covered by Tree Preservation Orders on the site; (4) Applicant was advised to consult with the Environment Agency to discuss the requirements of conditions (j) to (l) inclusive; (5) Applicant was advised by the Local Planning Authority's Drainage Officer that the following will need to be part of the submission of drainage details:- (i) Any surface water discharges to watercourses and culverts should be limited to that which occurs naturally from the catchment and as calculated from a 1 in

1 year storm using 10% impermeability. Any excess flows should be dealt with by on-site attenuation; (ii) The design storm for any attenuation system should be for a 1 in 25 year return period storm; (iii) The Environment Agency should be approached for Consent to Discharge and for their requirements regarding oil interceptors and headwall design; (iv) Details shall be submitted of the proposed point of discharge to a watercourse together with details of the headwall; (v) The poor quality of water discharging from surface water outfalls can seriously affect the receiving watercourse. Techniques to reduce the impact of these discharges have been developed and collectively form a range of Sustainable Urban Drainage Systems (SUDS) for dealing with urban run-off. It is strongly recommended that some form of SUDS be used at this proposed development; (6) Applicant was advised to investigate the use of Sustainable Drainage Systems (SUDS) for surface water drainage on this site, in order to reduce the rate of run-off and to reduce pollution. These methods consist of controlling the sources of surface water and include:- (a) infiltration techniques; (b) detention/attenuation; (c) porous paving/surfaces; and (d) wetlands; (7) Applicant was advised that if off-site water disposal is utilised, it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994; (8) N111 - disabled access; (9) N112 - energy conservation; (10) N114 - meter boxes; (11) N116 - disabled access; (12) N117 - crime prevention).

Reason for granting outline planning permission:-

The site was located in the settlement limits of Taunton where residential development was considered acceptable in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy STR4. The revised proposal was considered to meet the requirements of the Taunton Deane Local Plan Revised Deposit Policies S1, H1 and C3 in that it would overcome highway concerns, nearby properties would not be adversely affected and replacement recreational facilities were proposed.

38/2003/558

Erection of astroturf all-weather pitch, associated car parking and the erection of a dwelling on land at Greenhams, Taunton.

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) The astroturf shall not be artificially lit without the prior written approval of the Local Planning Authority for planning permission, if required;
- (f) C215 - walls and fences;
- (g) C201 - landscaping;
- (h) Before any part of the permitted development is commenced, the lime tree to be retained on the site shall be protected by a chestnut paling fence 1.5m high, placed at a minimum radius equivalent to the full spread of the tree canopy from the trunk of the tree and the fencing

shall be removed only when the development has been completed. During the period of construction of the development, the existing soil levels around the boles of the tree so retained shall not be altered;

- (i) C323 - parking;
- (j) The astroturf pitch hereby permitted shall be constructed and available for use no later than three months from the date of the commencement of development permitted under Local Planning Authority Reference 38/2003/557.
(Notes to Applicant:- (1) N110 - design; (2) N111 - disabled access; (3) N112 - energy conservation; (4) N114 - meter boxes; (5) N116 - disabled access; (6) N117 - crime prevention).

Reason for granting outline planning permission:-

The proposal was for the improvement of sporting facilities for the existing school playing area and conformed to the requirements of the Taunton Deane Local Plan Revised Deposit Policies S1 (general requirements) and C3 (playing field enhancement).

- (2) That **planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

04/2003/005

Conversion of garage to granny annexe at Seaforde Grange, Dairy House Lane, Bickenhall.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) The granny annexe hereby permitted shall be used solely in connection with the use of the existing house as a single family dwelling and shall not at any time be used as a separate unit of accommodation;
- (d) C902 - alternate permissions on same site.
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) Applicant was advised that surface water drainage needs to be kept within the site, with no outfall onto the adjoining track/footpath).

Reason for granting planning permission:-

The building to be converted to an annexe has a close functional relationship with the main house and was considered to be appropriate for conversion. Therefore, the proposal was considered to accord with Policy H20 of the Taunton Deane Local Plan Revised Deposit, subject to a condition tying the annexe to the main house.

24/2003/037

Erection of rear extension and pitched roof over existing flat roof at 2 Barcroft Crescent, Wrantage.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials.
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N040A - drainage/water).

Reason for granting planning permission:-

It was not considered that the proposal would significantly harm neighbouring amenity and its design was thought to be appropriate. Therefore, the scheme was considered to accord with Taunton Deane Local Plan Revised Deposit Policy H19.

38/2003/582

Change of use and conversion of former veterinary practice and ancillary accommodation to form three dwellings at Acorn Veterinary, Pool Farm, Mountfields, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C106 - second hand materials;
- (c) C110 - materials - for hard surfacing;
- (d) C111 - materials - for drives;
- (e) C112 - details of guttering, downpipes and disposal of rainwater;
- (f) C201 - landscaping;
- (g) C215 - walls and fences;
- (h) C146 - details of size, position and materials of meter boxes;
- (i) The proposed rooflights shall be of flush fitting style, fitted with the appropriate flashing to ensure that the rooflights do not stand proud of the roof plain.
- (j) Before any of the dwellings hereby permitted are occupied, all the existing buildings on the site which are no longer required shall be demolished and all materials resulting from the demolition shall be removed from the site;
- (k) P001A - no extensions;
- (l) P003 - no ancillary buildings;
- (m) P006 - no fencing;
- (n) P010 - no further windows.

(Notes to applicant:- (1) Applicant was advised to investigate the history of this site and determine the likelihood of the existence of any contamination resulting from previous use. If contamination is present, a site investigation, risk assessment and remediation strategy should be submitted to the Local Planning Authority for consideration; (2) N025 - conversions; (3) N024 - development in accordance with approved plans; (4) N025A - owls and bats; (5) N118 - disabled access; (6) N051B - health and safety).

Reason for granting planning permission:-

The buildings were of permanent and substantial construction and could be converted in accordance with Policy H9 of the Taunton Deane Local Plan Revised Deposit. The proposals would not cause any material impact upon neighbouring properties and would give rise to potentially less traffic than from the authorised use.

(Councillors Henley and Mrs Smith declared personal interests in the following application).

38/2003/636

Erection of garden shed at 78 Bacon Drive, Taunton

Conditions

- (a) C001 - time limit;
 - (b) C102A - materials.
- (Note to applicant:- N024 - development in accordance with approved plans).

Reason for granting planning permission:-

The proposal would not harm neighbouring amenity or the appearance of the street scene and therefore accorded with Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit.

48/2003/066T

Application to fell two ash trees, the subject of a Tree Preservation Order at 6 Thornash Close, Monkton Heathfield, at the rear of the property on the boundary.

Conditions

- (a) C019 - time limit;
- (b) The stumps shall not be removed or damaged and any regenerating growth from the stumps or other parts of the hedge shall be retained. In the future, stems would need to be selected to become the new hedgerow tree(s).

52/2003/057

Retrospective application for wall/fence combination at 18 Scaffell Close, Taunton.

Reason for granting planning permission:-

The proposal did not adversely affect visual amenity and accordingly did not conflict with Policies S1 and S2 of the Taunton Deane Local Plan Revised Deposit.

- (3) That the following application be **withdrawn**:-

42/2003/044

Enlargement of existing garage with first floor extension above at 8 Orchard Close, Trull.

3. Demolition of Blagdon Lodge and erection of "Retirement Village" comprising 74 apartments, 11 cottages, 11 bungalows and 1 unit from the converted Coach House at former Princess Margaret School site, Middleway, Taunton (38/2003/549)

Reported this application.

RESOLVED that subject to the applicants entering into a Section 106 Agreement by 18 February 2004 relating to the provision of:-

- (i) A suitable level of affordable housing;
- (ii) A cycle-link; and
- (iii) An age restriction to ensure occupants of the Retirement Village were 55 years old and above, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:- (a) C001 - time limit; (b) C101 - materials; (c) C201 - landscaping; (d) C208A - protection of trees to be retained; (e) C215 - walls and fences; (f) No service trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority; (g) C301 - highways - in accordance with the County Highways Authority's booklet; (h) C146 - details of size, position and materials of meter boxes; (i) C910B - archaeological investigation; (j) C926B - remediation investigation/certificate; (k) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed. (Notes to applicant:- (1) Applicant was recommended to investigate the use of Best Management Practices for drainage on this site, in order to reduce the rate of run-off and to reduce pollution. These methods consist of controlling the sources of surface water and include:- (i) infiltration techniques; (ii) detention/attenuation; (iii) porous paving/surfaces; and (iv) wetlands; (2) N024 - development in accordance with approved plans; (3) N118A - disabled access; (4) N104 - public art; (5) N051B - health and safety).

Reason for planning permission, if granted:-

The site was suitably located for the type of development proposed in terms of its design, form and density and would not adversely affect existing dwellings surrounding. The proposal satisfactorily complied with Taunton Deane Local Plan Revised Deposit Policies S2, H12 and EN7.

(The meeting ended at 6.46 pm).