

Present: Councillor Mrs Hill (Chairman)
Councillor Bishop (Vice-Chairman)
Councillors Mrs Allgrove, Mrs Angus, Debenham, Denington, Eckhart, Escott, Guerrier,
House, Hunt, Mrs Lippiatt, Mrs Parrish and Vail

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 5.00pm.)

(Councillor Escott arrived at the meeting at 5.18pm).

191. Minutes

The Minutes of the meeting held on 21 August 2002 were taken as read and were signed.

192. Apologies

Councillors Edwards and Mrs Miller.

193. 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 **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:-

07/2002/013

Continued use of light industrial unit for the carrying out of vehicle repairs at Unit 1, Ford Farm, Bradford on Tone.

Conditions

- (a) No more than four vehicles shall be parked on the land other than inside the building at any one time. No other materials, including vehicles for scrap, shall be stored outside the building;
- (b) Noise emissions from vehicle repairs on any part of the land or from any premises to which this permission relates shall not exceed background levels by more than three decibels expressed in terms of an A-Weighted two Minute Leq when measured at any point 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 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.

10/2002/016

Alterations to form granny annex including insertion of dormer windows and raising of roof at Newberry House, Churchinford.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C112 - details of guttering, downpipes and disposal of rainwater;
- (d) C404 - single family unit;
- (e) C404A - single family unit - link.
(Note to applicant:- Applicant was advised to contact Wessex Water to agree connection onto their system before any works commence on site).

14/2002/010

Erection of an extension to the rear of Iona, Bull Street, Creech St Michael.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) C404 - single family unit;
- (d) C404A - single family unit - link;
- (e) Before any part of the permitted development is commenced, full details of the construction method for the extension shall be submitted to, and approved in writing by, the Local Planning Authority. The construction method shall minimise the loss of flood storage capacity and limit any impediment to water flow.
(Notes to applicant:- (1) N040A - drainage/water; (2) Applicant was advised that the site lies within the flood plain of the River Tone and, as such, is within an area at risk of flooding; (3) Applicant was advised that there is a landfill site within 250m of the proposed development. It is not known what wastes were deposited there or whether landfill gas is being produced. The developer will need to take account of the proximity of the proposal to the landfill site; (4) Applicant was advised that there may be an electricity cable running under the site of the proposal which serves a number of dwellings in the vicinity. Care should be taken during construction to ensure that adequate protection is given to this cable; (5) Applicant was advised that the site is adjacent to an underground drain which runs between the gully in Bull Street and the rhyne to the rear of the property. Care should be taken to prevent disruption to this drain).

19/2002/009

Retention of vehicular access and hardstanding at 8 Crimthorne Cottages, Hatch Beauchamp.

Conditions

- (a) There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall

be fully provided within one month of the date of this consent and shall thereafter be maintained at all times.

(Note to applicant:- N037 - drainage/water).

29/2001/013

Retention of garage/workshop to side of Woodcroft, Bishopswood.

Conditions

- (a) C901 - personal permission;
- (b) Noise emissions arising from the machinery on any part of the land or from any premises to which this permission relates shall not exceed background levels between the times of 0800 and 1800 hours by more than five decibels expressed in terms of an A-Weighted, two Minute Leq when measured at any point at the façade of any residential or other noise sensitive boundary. At all other times, noise emissions shall not exceed background levels. 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 an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes;
- (c) No machinery shall be used or work carried out on the site on any weekend, Christmas Day or Bank Holiday or at any other time other than between the hours of 0900 and 1800 on weekdays.

38/2002/232

Demolition of building and erection of part three storey, part two storey building for 14 flats at 46 St James Street, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C110 - materials - for hard surfacing;
- (d) C112 - details of guttering, downpipes and disposal of rainwater;
- (e) C201 - landscaping;
- (f) C408 - flats - completion of development;
- (g) All windows in the south-west elevation shall be obscure glazed and fixed shut at all times and no further windows shall be inserted on this elevation without the prior written consent of the Local Planning Authority;
- (h) C911 - aerals - combined system;
- (i) Detailed drawings of all windows, doors and railings shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing;
- (j) C926 and C926A - remediation investigation/certificate;
- (k) C331 - provision of cycle parking.
(Notes to applicant:- (1) N048A - remediation strategy; (2) N031 - design; (3) N051B - health and safety).

(Councillor Mrs Allgrove declared a pecuniary interest and Councillor Eckhart a prejudicial interest in the following application. Both Councillors left the room during its discussion).

38/2002/286

Change of use to Class A3 (take-away) and retention of wall above flat roof at rear, 193 Galmington Road, Taunton.

Conditions

- (a) C001 - time limit;
- (b) The take-away food outlet hereby approved shall not be open other than between 1100 and 2230 hours;
- (c) Before the use hereby permitted is commenced, filtered air extraction equipment to vent the premises shall be installed to the premises and approved in writing by the Local Planning Authority;
- (d) Odours arising from cooking shall not be detectable at the façade of any residential or other odour sensitive premises;
- (e) Noise from any air extraction system shall not exceed background noise levels by more than three decibels, expressed in terms of an A-Weighted, two Minute Leq, at any time when measured at the façade of residential or other noise sensitive premises;
- (f) There shall be no servicing of, or deliveries to, the property between 2230 and 0800 hours.

(Notes to applicant:- (1) With regard to condition (d), applicant was advised that this potential problem could be overcome by the fitting of a suitably filtered air extraction system. The filtration equipment should not cause any vibration which would affect the adjoining residential properties; (2) N049A - environmental health; (3) N049B - environmental health).

- (2) 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:-

10/2002/015

Change of use and conversion of agricultural building to dwelling at Paye Farm, Churchstanton.

Reason

- (a) Major alterations to the building are required to convert it to a dwelling including the provision of a new roof and alterations to the front elevations. These works will give the building a significantly different form and appearance contrary to guidance in PPG7 and Policy H9 of the Taunton Deane Local Plan - Revised Deposit. Given this and the more domestic appearance of the converted building and its surroundings, the proposal would detract from the character and appearance of this part of the area of Outstanding Natural Beauty contrary to Policy ED/EC/8 of the East Deane Local Plan and Policy EC10 of the Taunton Deane Local Plan - Revised Deposit.

38/2002/221

Change of use from A2 (financial services) to A3 (food and drink) at former Lloyds TSB Premises, 25 Fore Street, Taunton.

Reason

- (a) The proposed use has the potential to generate crime and disorder and a fear of crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998.

Reason for refusing permission contrary to the recommendation:- It was felt that from evidence presented by the Police, the proposal would exacerbate the existing problems of crime and disorder in the town centre.

38/2002/272

Re-siting of 1.9m high boundary wall at 45 Farm View, Taunton.

Reason

- (a) It is considered that the wall by virtue of its height and siting would constitute an intrusive feature within the street scene to the detriment of the visual amenities of the area, and would conflict with the principles of open plan development which have been adopted for this estate. Therefore, the proposal is considered to be contrary to Policies S1(D) and S2(A) of the Taunton Deane Local Plan - Revised Deposit.

38/2002/287

Erection of porch at 17 Whitehall, Taunton.

Reason

- (a) It is considered that the proposed porch would be out of keeping with the existing dwelling and other nearby properties by reason of its size and siting and, if allowed, would be unduly prominent in the street scene and detrimental to the amenities of neighbouring properties. Therefore, the proposal is considered to be contrary to Policies S1, S2 and H19 of the Taunton Deane Local Plan - Revised Deposit.

Reason for refusing permission contrary to the recommendation of the Chief Planning Officer:- It was felt the proposal porch would have an adverse affect on the amenity of neighbouring properties.

(Councillors Bishop and Mrs Lippiatt declared prejudicial interests in the following application and left the room during its consideration).

38/2002/297

Change of use from Class A1 (retail) to Class A3 (public house) at 21-22 High Street, Taunton.

Reasons

- (a) The loss of an A1 retail use in this location will have a negative impact upon the shopping function of the High Street and the potential attractiveness of the proposed Crescent Car Park redevelopment. The proposal therefore conflicts with the provisions of Policy S7 of the adopted Taunton Local Plan and Policies T30 and T34 of the Taunton Deane Local Plan - Revised Deposit;
 - (b) The proposed use has the potential to generate crime and disorder and a fear of crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998.
- (3) That the following application be **deferred** for the reason stated:-

51/2002/006

Erection of an agricultural storage building at Samways Farm, Burrowbridge.

Reason

To clarify certain matters in relation to the application.

(Councillor Mrs Allgrove declared a personal interest in the application covered by Minute No 194 below).

194. Erection of industrial units, use Classes B1 (light industry), B2 (general industry) and B8 (warehousing and distribution), land adjoining Chelston Business Park, Chelston, Wellington (46/2002/022).

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 for:-
 - (i) cycle path links from the site to the A38;
 - (ii) the dedication of the land between the proposed buildings and the road to Ham to either the West Buckland Parish Council or a management company for use as an informal recreational area; and
 - (iii) a long-term management plan for the landscaping scheme, and
- (3) the receipt of further observations from the Environment Agency removing its objection, 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) Prior to the commencement of development, details of the arrangements to be made for the disposal of foul and surface 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. The scheme shall be implemented in accordance with the approved programme and details;
- (c) C101 - materials;
- (d) C241 - landscaping;
- (e) C207 - existing trees to be retained;
- (f) C208A - protection of trees to be retained;
- (g) 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;
- (h) C209 - protection of hedges to be retained;
- (i) C210 - no felling or lopping;
- (j) C301 - highways - in accordance with the County Highway Authority's booklet;
- (k) C303 - highways, roads, turning spaces and parking areas to be surfaced;
- (l) The accesses shown on the submitted plan shall be provided to the satisfaction of the Local Planning Authority before any other work on the site commences;
- (m) C324 - parking;
- (n) C328 - loading/unloading area;
- (o) C708 - restricted use - no storage except where stated;
- (p) There shall be no external loud speakers or tannoy systems operated;
- (q) C215 - walls and fences;
- (r) C712 - restricted use - no burning on site;
- (s) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to, and approved in writing by, the Local Planning Authority;
- (t) 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;
- (u) 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 premises/land and identify what measures, if any, may 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 a report shall be agreed, in writing, by the Local Planning Authority prior to the commencement of development works;

- (v) Activities carried out at this site may have caused contamination of soil, sub-soil and groundwater present beneath the site and may present a threat to nearby surface waters and/or water resources. Therefore, prior to the commencement of any development works, the applicant shall at his own expense, carry out a site investigation to determine the nature and extent of contamination that may result. In the event that significant contamination is confirmed, the applicant shall adopt measures to mitigate against pollution of the water environment;
- (w) No development approved by this permission shall be occupied or brought into use until a scheme for the future maintenance of pollution prevention devices has been submitted to, and approved in writing by, the Local Planning Authority;
- (x) Details of any external lighting shall be submitted to, and approved in writing by, the Local Planning Authority prior to its installation.
(Notes to applicant:- (1) N075 - Section 106 Agreement; (2) N052 - fire safety; (3) With regard to condition (b), applicant was advised that the principle of surface water balancing in the formpave system is acceptable. Full design details should demonstrate that the system is capable of containing and attenuating the 1:100 year run-off from the developed site (1:140 year storm) back to greenfield rates; (4) With regard to condition (s), applicant was advised that the volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund; (5) Applicant was advised that any waste oils must be connected and contained prior to disposal in an approved manner. On no account should waste oils be discharged to any drainage system; (6) Applicant was advised that during construction the following comments apply:- (i) pumps used for pumping out water from excavations should be sited well away from watercourses and surrounded by absorbent material to contain oil spillages and leaks; (ii) discharge of silty or discoloured water from excavations should be irrigated over grassland or a settlement lagoon be provided to remove gross solids. The Environment Agency must be advised if a discharge to a watercourse is proposed; (iii) Storage of fuels and machines and pumps should be well away from any watercourses. The tanks should be bunded or surrounded by oil absorbent material (regularly replaced when contaminated) to control spillage and leakage; (iv) the Environment Agency must be notified immediately of any incident likely to cause pollution; (v) under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging water from any excavation or development to a surface watercourse; (vi) liaison

directly with the Environment Protection Department of the Environment Agency should take place regarding pollution prevention during the construction and operation of the site; (7) Applicant was advised that if off-site waste disposal is utilised, it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994; (8) With regard to condition (b), applicant was advised that inspection holes should be provided and clearly identified to enable discharge from individual premises or buildings to be inspected or sampled; (9) With regard to condition (v), applicant was advised that in the first instance it is recommended that a desk study is undertaken to identify historical land use and potential for ground contamination, for example, from escape of fuel oils. If the potential for significant ground contamination is confirmed, then further assessment should be undertaken and should include:- (i) a targeted investigation to identify soil and groundwater contamination that may be present; (ii) a survey to identify water features (water interests survey) or other environmental “targets” that could potentially be impacted; (iii) assessment of actual or likely pollution migration pathways and threats to identified environmental targets; (iv) proposals, where shown to be necessary, for measures to mitigate against identified pollution threats; (10) Applicant was advised that any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations; (11) Applicant was advised that there should be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways; (12) Applicant was advised that regard should be had to the requirements for the handling and storage of any hazardous substance included in the Schedule to the Planning (Hazardous Substances) Regulations 1992; (13) Applicant was advised that foul and contaminated drainage and trade effluent should be directed to the public foul sewer provided and should ensure that adequate capacity is available for additional flows; (14) With regard to condition (b), applicant was advised to consider the use of Best Management Practices as a method of sustainable surface water disposal; (15) Applicant was advised that under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters; (16) Applicant was advised that the development is located within a foul sewered area. It will be necessary for you to agree a point of connection onto the Wessex Water system for the satisfactory disposal of foul flows generated by the proposal; (17) Applicant was advised that there is a public foul sewer crossing the site. Wessex Water normally requires a minimum 3m easement width on either side of its apparatus for the purpose of maintenance and repair. The site layout shows that the proposed buildings fall within this easement width. Diversion or protection works may need to be agreed with Wessex Water. You should agree, prior to the

commencement of works on site, any arrangements for the protection of infrastructure crossing the site; (18) Recommended to applicant that a long off-site sewer should be provided to discharge surface water flows to the local watercourse. This will be subject to approval by the Environment Agency; (19) Applicant was advised that there are water mains within the vicinity of the site).

(Councillors Mrs Allgrove declared a personal interest in the application covered by Minute No 195 below).

195. Conversion of agricultural barn to two dwellings, Manleys Farm, West Buckland (46/2002/024).

Reported this application.

RESOLVED that subject to the receipt of a satisfactory structural report, 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) C112 - details of guttering, downpipes and disposal of rainwater;
- (c) C201A - landscaping;
- (d) C205 - hard landscaping;
- (e) C208A - protection of trees to be retained;
- (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) C210 - no felling or lopping;
- (h) C215 - walls and fences;
- (i) C416 - details of size, position and materials of meter boxes;
- (j) C601 - schedule of works to ensure safety and stability of structure;
- (k) The new windows and doors indicated on the approved plans shall be made of timber only and of no other material, unless the written consent of the Local Planning Authority is obtained to any variation thereto;
- (l) C917 - services - underground;
- (m) C926 and C926A - remediation investigation/certificate;
- (n) P001A - no extensions;
- (o) P003 - no ancillary buildings;
- (p) P010 - no further windows;
- (q) C106 - second hand materials;
- (r) The windows on the east elevation indicated on the approved plan shall be glazed with obscure glass and such glazing shall thereafter be maintained.

(Notes to applicant:- (1) N025 - conversions; (2) N25A - conversions; (3) N111 - disabled access; (4) N114 - design - meter boxes; (5) N112 - energy conservation; (6) N115 - water conservation; (7) N095A - owls and bats; (8) N033 - drainage/water; (9) Applicant was advised that the soakaways should be constructed in accordance with the Building Research Digest 365 (September 1991); (10) N048A - remediation strategy).

196. Unauthorised siting of a temporary 15m high mobile telephone mast on land off Fosgrove Lane, Poundisford, Taunton.

Reported that it had come to the Council's attention that a temporary 15m high mobile telephone mast with associated antenna attached to a trailer with integral housing, had been sited on land off Fosgrove Lane, Poundisford, Taunton without planning permission.

RESOLVED that:-

- (a) enforcement action be taken to seek the removal of the unauthorised 15m high mobile telephone mast which had been sited on land off Fosgrove Lane, Poundisford, Taunton; and
- (b) subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the enforcement notice not be complied with.

197. Appeals

(1) Reported that the following appeals had been lodged:-

- (a) Conversion of barn to dwelling at Pool Farm, Taunton **(38/2001/458)**;
- (b) Erection of dwelling on land between 26 and 28 Spencer Avenue, Taunton **(38/2001/462)**;
- (c) Display of non-illuminated advertisements on side elevations at 23-29 Silver Street, Taunton **(38/2002/201A)**; and
- (d) Display of various signs at the former SWEB site, Priorswood Road, Taunton **(38/2001/384A)**.

(2) Reported that the following appeal decisions had been received:-

- (a) Formation of an access to Meadow View, Nunnington Park Farm, Wiveliscombe (49/2001/052).

Decision

The Inspector felt that the track was clearly visible within the landscape and that the development comprised an unsightly scar within an area of attractive countryside. He concluded that although the development would not harm highway safety or the living conditions of neighbouring residents, this did not outway the harmful effects the proposal had on the character and appearance of the area. The appeal was dismissed.

- (b) Change of use of agricultural building to Class B8 (storage and distribution), Staple Farm, Staple Fitzpaine (33/2001/006).

Decision

Although the Inspector noted that the roads leading to the site were narrow and winding in places, he was also mindful of the fact that small scale business proposals should not be rejected where only modest additional traffic would be created and the impact on minor roads would not be significant. He felt that with certain conditions imposed on the planning

permission, the movements of vehicles could be effectively restricted. The appeal was therefore allowed.

- (c) Erection of office and workshop building on land to the west of Cooks Coaches, Whiteball, Wellington (32/2001/003).

Decision

The Inspector considered that the existing buildings were prominently sited and that their open frontage and colour increased the effect. He felt that another building extending the complex away from the hamlet would increase the harmful impact on the countryside. The Inspector noted that the site was too small to accommodate the present activities and future needs of the two businesses present, and that their operations caused a severe impact on both the character and appearance of the surroundings and the living conditions of neighbouring residents. He concluded that the proposal would lead to an intensification of activity which would increase the visual intrusion in the countryside and exacerbate the existing impacts on the living conditions of nearby residents. The appeal was dismissed.

- (d) Change of use and conversion of house to form children's day nursery at 1 Parkfield Drive, Taunton (38/2002/041).

Decision

The Inspector's main concern was with regard to the noise the children would create when playing outside at the rear of the property. He felt that although the number of children at any one time would be limited to eight, the noise would be significantly more than would normally be expected on a regular basis within the garden of a private dwelling. Although the Inspector concluded the proposal would not materially harm the character and appearance of the area nor would have any appreciable affect on highway conditions, the noise of children playing outside the building would seriously detract from the living conditions of neighbouring residents. In the circumstances, the appeal was dismissed.

- (e) Conversion of barn to holiday let/winter letting unit at Pitlands Barn, Pitlands Farm, Hillfarrance (27/2001/015).

Decision

The Inspector considered that despite the works that had already been carried out to the barn, he regarded the building to be worthy of retention. He noted that the size of the curtilage had been substantially reduced and that the existing gate was to be used for access. Taking these factors into account, the Inspector considered that the rural character and appearance of both the building and site would be maintained. However, he noted the proposal included winter lets which he felt would be tantamount to a permanent residential use. The domestic paraphernalia associated with a permanent residential property would, to a considerable extent, also be in evidence with a winter let. Winter lets would also produce a different travel pattern to a

short-term holiday let, which would mean a total reliance on private vehicles. The appeal was therefore dismissed.

- (f) Retention of two mobile homes and two touring caravans for gypsy families at Long Acre, Rockhill, Wrantage (24/2001/022).

Decision

Due to the complexity of the Inspector's decision letter, a full copy was circulated to Members of the Committee. The appeal was allowed.

- (3) Reported that the following informal hearing had been arranged:-

Site at Pool Farm, Taunton - The Principal Committee Room, The Deane House - 21 January 2003.

198. Delegation arrangements in respect of Barn Conversions

The Chief Planning Officer reported that, under the new delegation arrangements, any objections raised by a Statutory Consultee resulted in the application being referred to the Committee for determination.

However, in cases of applications for barn conversions, the County Highway Authority always raised objection on the basis that the proposed development was not sustainable.

In these particular circumstances, the Chief Planning Officer suggested that the receipt of such an objection should not mean automatic referral to the Committee but that the Officers be permitted to determine the application instead.

RESOLVED that the suggestion be agreed and the delegation arrangements be amended accordingly.

(Councillors Vail, Mrs Parrish, Hunt, Mrs Angus and Debenham left the meeting at 7.33pm, 7.40pm, 8.57pm, 9.21pm and 9.28pm respectively).

(The meeting ended at 10.17pm).