

Planning Committee – 27 April 2016

Present: - Councillor Bowrah (Chairman)
Councillor Coles (Vice-Chairman)
Councillors M Adkins, Brown, Mrs Floyd, C Hill, Martin-Scott, Morrell,
Mrs Reed, Townsend, Watson, Wedderkopp and Wren

Officers: - Matthew Bale (Area Planning Manager), Tim Burton (Assistant Director
- Planning and Environment), Gareth Clifford (Principal Planning
Officer), Roy Pinney (Legal Services Manager) and Tracey Meadows
(Democratic Services Officer)

Also present: Councillor Nicholls with regard to application No. 05/16/0003 (he had indicated prior to the meeting that he would 'step down' from the Committee for this item to enable him to address the meeting as a Ward Councillor from an adjoining Parish) and Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 5.00 pm)

41. Apologies

Councillors Gage and Nicholls.

42. Minutes

The minutes of the meetings of the Planning Committee held on the 16 March and 6 April 2016 were taken read and were signed.

43. Declarations of Interest

Councillors M Adkins, Coles and Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Martin-Scott declared personal interests as a trustee to the Home Service Furniture Trust, trustee to Bishop Fox's Educational Foundation and a trustee to Trull Memorial Hall. Councillor Townsend declared personal interests as Vice-Chairman of Kingston St Mary Parish Council and Chairman of the Kingston St Mary Village Hall Association. Councillor Wren declared a personal interest as he was Clerk to Milverton Parish Council. Councillor Brown declared that he was the Ward Member for application No. E/0234/43/15. He declared that he had not 'fettered his discretion'.

44. Applications for Planning Permission

The Committee received the report of the Area Planning Manager on

applications for planning permission and it was **resolved** that they be dealt with as follows:-

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

(2)

38/16/0024

Change of use to mixed use, Class D1/B1 for clinic services and administration at 3 Mendip House, High Street, Taunton

Conditions

(a) The development hereby permitted shall be begun within three years of the date of this development;

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

- (A4) Location Plan;
- (A4) Site Plan;
- (A3) Existing Floor Plans;
- (A3) Proposed Floor Plans;

(Note to applicant:- Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Framework the Council had worked in a positive and pro-active way and had granted planning permission.)

45. Erection of residential development of 75 dwellings, public open space and associated infrastructure including drainage works and attenuation pond on land south of Kingslake, Bishop's Hull, Taunton (05/16/0003)

Reported this application.

Resolved that subject to the applicants entering into a Section 106 Agreement to secure:-

1. 25% of the dwellings as affordable housing;
2. The provision of five extra pieces of play equipment on Kingslake Phase One (three in the NEAP, two in the LEAP);
3. An agreed Travel Plan; and
4. Maintenance of the public open space and surface water attenuation features;

the Assistant Director for Planning and Environment be authorised to determine the application in consultation with the Chairman /Vice-Chairman and if planning permission was granted, the following conditions be imposed:-

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

- (A1) DrNo 99 Rev P1 Site Location Plan;
- (A1) DrNo 120 Rev P1 Site Layout Plan;
- (A1) DrNo 300 Rev P3 Street Elevations - Roads 1/2 and 5;
- (A1) DrNo sk1200 Rev P6 External Levels Plan Overall;
- (A0) DrNo sk1201 Rev P5 External Levels Plan Sheet 1;
- (A0) DrNo sk1202 Rev P5 External Levels Plan Sheet 2;
- (A1) DrNo sk1300 Drainage Strategy Plan Overall;
- (A0) DrNo sk3000 Rev P2 Longitudinal Sections Sheet 1;
- (A1) DrNo sk3001 Rev P2 Longitudinal Sections Sheet 2;
- (A0) DrNo sk3200 Site Sections Sheet 1;
- (A3) DrNo 501-1 Rev P3 Alnwick Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 501-2 Rev P3 Alnwick Housetype Design Sheet 2 Elevations and Floor Plans;
- (A3) DrNo 503-1 Rev P2 Hanbury Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 503-2 Rev P2 Hanbury Housetype Design Sheet 2 Elevations and Floor Plans;
- (A3) DrNo 503-3 Rev P2 Hanbury Housetype Design Sheet 3 Elevations and Floor Plans;
- (A3) DrNo 503-4 Rev P2 Hanbury Housetype Design Sheet 4 Elevations and Floor Plans (Affordable Housing Units);
- (A3) DrNo 503-5 Rev P2 Hanbury Housetype Design Sheet 5 Elevations and Floor Plans (Affordable Housing Units);
- (A3) DrNo 503-6 Rev P2 Hanbury Housetype Design Sheet 6 Elevations and Floor Plans (Affordable Housing Units);
- (A3) DrNo 504-1 Rev P2 Rufford Housetype Design Sheet 1 Elevations and Floor Plan;
- (A3) DrNo 506-1 Rev P2 Souter Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 506-2 Rev P2 Souter Housetype Design Sheet 2 Elevations and Floor Plans (Affordable Housing Units);
- (A3) DrNo 506-3 Rev P2 Souter Housetype Design Sheet 3 Elevations and Floor Plans (Affordable Housing Units);
- (A3) DrNo 506-4 Rev P2 Souter Housetype Design Sheet 4 Elevations and Floor Plans (Affordable Housing Units);
- (A3) DrNo 507-1 Rev P2 Hatfield Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 507-2 Rev P2 Hatfield Housetype Design Sheet 2 Elevations and Floor Plans;
- (A3) DrNo 510-1 Rev P3 Roseberry Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 516-1 Rev P2 Chedworth Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 516-2 Rev P2 Chedworth Housetype Design Sheet 2 Elevations and Floor Plans;

- (A3) DrNo 516-3 Rev P2 Chedworth Housetype Design Sheet 3 Elevations and Floor Plans;
- (A3) DrNo 517-1 Rev P2 Winster Housetype Design Sheet 1 Elevations and Floor Plans;
- (A3) DrNo 517-2 Rev P2 Winster Housetype Design Sheet 2 Elevations and Floor Plans;
- (A3) DrNo 517-3 Rev P2 Winster Housetype Design Sheet 3 Elevations and Floor Plans;
- (A3) DrNo 525-1 Rev P1 1 Bed Apartment Design Sheet Elevations and Floor Plans;
- (A3) DrNo 530-1 Rev P1 Standard Garage Design Sheet Elevations and Floor Plans;
- (A1) DrNo sk1200 Rev P6 External Levels plan Overall;
- (A0) DrNo sk1201 Rev P5 External Levels Plan Sheet 1;
- (A0) DrNo sk1202 Rev P5 External Levels plan Sheet 2;
- (A1) DrNo sk1300 Drainage Strategy Plan Overall;
- (A0) DrNo sk3000 rev P2 Longitudinal Sections Sheet 1;
- (A1) DrNo sk3001 rev P2 Longitudinal Sections Sheet 2;
- (A0) DrNo sk3200 Site Sections Sheet 1;

(b) Before any part of the permitted development is commenced, the hedges to be retained on the site shall be protected by a chestnut paling fence (or similar) in accordance with a scheme of works that shall have been previously submitted to, and agreed in writing by, the Local Planning Authority. Unless otherwise approved as part of the scheme, the fence should be 1.5m high, placed at a minimum distance of 2m from the edge of the hedge. 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 base of the hedges so retained shall not be altered;

(c) The development hereby permitted shall not be commenced until details of a strategy to protect wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of EAD Ecological consultant's Ecological Impact Assessment Report dated February 2015 and up to date surveys and include:-

1. Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
2. Details of the timing of works to avoid periods of work when the species could be harmed by disturbance;
3. Measures for the retention and replacement and enhancement of places of rest for the species;
4. Arrangements to secure the presence of an ecological clerk of works on site;
5. A Landscape and Ecological Management Plan;

Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority and thereafter the resting places

and agreed accesses for bats, birds shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bat and bird boxes and related accesses have been fully implemented;

- (d) No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to, and approved by, the Local Planning Authority. The drainage strategy shall ensure that surface water run-off post development is attenuated on site and discharged at a rate no greater than greenfield run-off rates. Such works shall be carried out in accordance with the approved details:-

These details shall include:-

-Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases;

-Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 m minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

-Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

-Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 year event, flooding during storm events in excess of this including the 1 in 100 year (plus 30% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties;

-A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development;

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- (e) Prior to the commencement of the development hereby permitted, a foul water drainage strategy shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker. The drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing and a timetable for implementation of the works. The approved drainage

scheme shall be completed in accordance with the approved details and timetable and shall thereafter be maintained as such;

- (f) The developer shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to the commencement of development and thereafter maintained until the use of the site is discontinued;
- (g) Prior to their installation, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt the details submitted with the application are not approved;
- (h) Prior to their construction, a panel of the proposed stone/brickwork measuring at least 1m x 1m shall be built on the site and both the materials and the colour and type of mortar for pointing used within the panel shall have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (i) Prior to their construction, full details of the proposed estate road, footways, footpaths, tactile paving, cycleways, 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, motorcycle and cycle parking, and street furniture shall be submitted to and approved by the Local Planning Authority in writing. 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; The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in accordance with the approved details in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway; The approved details shall be fully implemented in accordance with the approved details prior to the occupation of the 70th dwelling and shall thereafter be maintained as such;
- (j) Prior to its construction, full details of the pedestrian/cycle/emergency access link to Bishop's Hull Road shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall show the

precise width, alignment and surface treatment of the access. The link shall be fully provided prior to the occupation of the 16th dwelling and shall thereafter be maintained as such unless otherwise agreed in writing by the Local Planning Authority;

- (k) Prior to the construction of the pedestrian/cycle/emergency access link to Bishop's Hull Road, full details of the proposed northern boundary treatment to the northern and southern side of the access link shall be submitted to, and approved in writing by, the Local Planning Authority. The approved boundary treatment shall be fully implemented prior to the access/link being brought into use;
- (l) The detailed landscaping scheme hereby approved shall be implemented as follows:-
 - (i) Any landscaping/planting approved pursuant to condition (l) shall be implemented in accordance with the timing in that condition. The eastern and southern boundary hedges (including the proposed hedge banks) shall be implemented within the first planting season following the commencement of the development. All other landscaping shall be completely carried out no later than the first available planting season from the date of occupation of the 50th dwelling, or as otherwise extended with the agreement in writing of the Local Planning Authority; (ii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (m) The public open space hereby permitted shall be laid out in accordance with the details hereby permitted and those agreed pursuant to condition (m) and shall be capable of use by the general public prior to the occupation of the 50th dwelling hereby permitted. Once provided, the space shall thereafter be maintained as such;
- (n) Prior to implementation of the landscaping scheme relating to the eastern boundary of the site, a 1.8m high close boarded fence shall be provided to the east and south boundaries of the site forming common boundaries with the neighbouring residential properties on Bishop's Hull Road and Stonegallows and in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority. Once installed, the fences shall thereafter be maintained as such unless otherwise agreed in writing by the Local Planning Authority;

46. E/0234/43/15 - Alleged unauthorised portacabin erected on site at Tonedale Mill, Wellington

Reported that a complaint had been received regarding a portacabin which had been stationed on the site of Tonedale, Wellington.

It had been alleged that the portacabin had been on site for some time and was now unsightly, unsafe and unsecured.

Enquiries had established that the portacabin would be used as a site office in connection with the intended repair and redevelopment work on the site. In addition, an inspection had found that the portacabin was generally in good repair.

The portacabin was not considered to be detrimental to the visual amenity of the area nor did it have any adverse impact upon residential amenity or highway safety.

Resolved that:-

- (1) No further action to be taken; and
- (2) The matter be reviewed in six months.

47. Appeals

Reported that one new appeal and one decision had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 7.00pm.)