

PLANNING COMMITTEE – 13 OCTOBER, 2004

Report of the Development Control Manager

MISCELLANEOUS ITEM

25/2002/018 REDEVELOPMENT COMPRISING EMPLOYMENT AND RESIDENTIAL DEVELOPMENT, PART CONSTRUCTION OF NORTON FITZWARREN RELIEF ROAD, PROVISION OF OTHER INFRASTRUCTURE AND SERVICES, STRUCTURAL LANDSCAPING AND OPEN SPACE PROVISION, TAUNTON TRADING ESTATE, NORTON FITZWARREN

Members will recall that the above planning application was considered by Committee at its meeting on 28 July, 2004. The resolution was that subject to the conclusion of a Section 106 Agreement by 28 October, 2004, permission be granted subject to conditions. There was a further resolution that in the event of the Agreement not being concluded by 28 October, 2004, permission be refused for reason that the proposal does not make adequate provision for the delivery of the key elements set out in the Taunton Deane Local Plan Revised Deposit Policy T10, which in the opinion of the Local Planning Authority are necessary to ensure the provision of a satisfactory overall development.

Discussions are ongoing with the applicants and their representatives with regard to the detailed wording of the Agreement. A draft agreement has been prepared which needs to be agreed with the applicants and the County Council, who are also a party to the agreement. In order for the outstanding items and wording to be agreed, I would request an extension of the time period.

RECOMMENDATION

To extend the period for the conclusion of the Section 106 Agreement to 28 January, 2005, following which the application be REFUSED for the reasons stated earlier.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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