

**TAUNTON DEANE BOROUGH COUNCIL**

**PLANNING COMMITTEE – 14 JUNE 2006**

**1. The following appeals have been lodged:-**

<b>Applicant</b>	<b>Date Application Considered</b>	<b>Proposal</b>
S. Dodge (42/2005/040)	DD	Erection of new dwelling at 7 Orchard Close, Trull
Churchill Retirement Limited (38/2005/422)	14/12/05	Redevelopment to provide 48 sheltered housing apartments at 2 and 4 Compass Hill, Taunton
Mr R. Grenville (38/2005/451A) lnk2u.co.uk (38/2005/450LB)	DD	Erection of internally illuminated fascia sign at 6a East Reach, Taunton
Mr and Mrs R. Bell (38/2005/388)	DD	Erection of bungalow garaging and formation of access at rear of 29 Blackbrook Road, Taunton
Paul Trollope (06/2005/033)	28/09/05	Erection of one detached dwelling with integral double garage, extension to No.1 Piffin Lane and erection of garages for Nos 1 and 4 Piffin Lane, land adjacent to north side of Piffin Lane behind 1 to 4 Church Street, Bishops Lydeard.
Daimler Chrysler U.K. Limited (25/2005/039A)	DD	Display of fascia, wall signs, standing signs, B1,B2,B3,B4,C,D,E,F, G at Olds Taunton, Norton Fitzwarren.

Mr and Mrs Webber (24/2005/037)	28/09/05	Conversion of barn into 5 bedroomed two storey dwelling with detached double garage at Chestnut Farm, Helland
Glenmill Homes Limited (08/2005/034)	DD	Erection of dwelling and garage to the north of Maidenbrook Farmhouse (The Tudor) Tudor Park, Maidenbrook
Mr and Mrs C. Hannaford (14/2005/039)	15/11/05	Erection of a bungalow at 3 Francis Close, Creech Heathfield
Mrs M. Jones (43/2005/105)	DD	Erection of bungalow at Manderleigh, Bagley Road, Rockwell Green, Wellington
Mr and Mrs P. James (44/2005/019)	18/01/06	Erection of single storey extension to form covered swimming pool, Higherlands, Ford Street, Wellington
Mr and Mrs Webber (24/2005/065)	DD	Retention of private double garage to the north of Chestnut Farm Barn Conversion, North Curry
Mr P.K. Downer (52/2005/033)	DD	Retention of boundary fence at 1 Burch's Close, Comeytrowe
Mr & Mrs L. Reed (25/2005/033)	15/11/05	Formation of access and driveway to 2 and 3 Burnshill Terrace, Norton Fitzwarren
M. Collett	N/A	Appeal against enforcement notice – Retention of covered

		storage area at rear of Taunton Motor Company, Priory Bridge Road, Taunton
Countryside Properties Limited (38/2006/021)	DD	Erection of two flats to side of 87 Staplegrove Road, Taunton
Countryside Properties Limited (38/2006/022)	DD	Erection of three terraced houses and parking at rear of 87 Staplegrove Road, Taunton

## **2. The following appeal decisions have been received:-**

### **(a) Formation of vehicular access at 4 Greenway Road, Taunton (38/2005/251)**

The appeal proposal was to construct a parking area to the side of No 4 Greenway Road, above highway level, with a narrow inclined driveway fitted in between the existing front steps and a street sign and telephone box on the footway.

The proposed drive would be at an angle to the road and the Inspector felt that this would make left turns, out of the drive, difficult.

The vision of drivers in emerging cars would be obstructed by parked vehicles and the Inspector felt that the location of traffic signals, only 35m from the proposed driveway would be unacceptably dangerous.

The Inspector also considered the problem of cars turning within the premises, which might involve cars reversing, thus threatening the safety of pedestrians on the footway.

The Inspector acknowledged that the nearby signals could have a calming effect on traffic, however, he was concerned that some drivers, on seeing a green light might be tempted to accelerate to beat the red light.

He also noted the existing driveways at 12 and 14 Greenway Road but considered these were not comparable with the appeal site as they were perpendicular to the highway and further from the junction.

The appeal was dismissed.

**(b) Retention of change of use from holiday let to separate permanent dwelling and formation of access and parking area at The Retreat, Sampford Moor (adjacent to Blue Ball Inn), Wellington (32/2005/007)**

The appeal site was located on the outskirts of Sampford Moor, a cluster of loose knit properties in the countryside, outside any recognised development boundary limits.

The appeal property was a small stone walled building, separated from the Blue Ball Public House by a paved yard, wall and screen fence. A small piece of land, adjacent to the pub car park had been fenced to provide parking.

The Inspector felt that whilst the appearance of the building was in keeping with local properties, it was small in relation to other properties, which he felt would lead to applications for extensions and alterations.

The Inspector found no evidence that the dwelling was required to support the rural economy.

Due to the fact that the surrounding area was predominantly rural, the Inspector thought that the use of the property as a permanent dwelling would give rise to substantial car use, which was not sustainable.

The Inspector also found that adequate visibility was not achievable from the proposed parking area.

The appeal was dismissed.

**(c) Demolish garage buildings, erect 13 flats and parking at Eastwick Farm Cottage, Eastwick Road, Taunton (38/2005/052)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix A

The appeal was allowed and planning permission granted subject to conditions.

**(d) Conversion of barns into 2 no. holiday lets at Whipperels Buildings (part of Pontispool Farm), Norton Fitzwarren (27/2004/016)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix B.

The appeal was allowed and planning permission granted subject to conditions. An award of costs was made in favour of the appellant.

**(e) Residential development to form 8 houses, 53 flats and the formation of an access at Pollards Way, Wood Street, Taunton**

**(38/2004/324) and  
Residential development to form 8 houses, 5 flats over garages and  
44 apartments and associated roads and parking (38/2004/570).**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix C.

The appeals were allowed and planning permission granted subject to conditions. A partial award of costs was made in favour of the appellants.

**(f) Erection of dwelling on land adjacent to 28 Longforth Road,  
Wellington (43/2005/054 and 055)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix D.

The appeals were dismissed.

**(g) Erection of four dwellings with associated works, land north of  
former hospital buildings, Cotford St Luke (06/2004/039)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix E.

**(h) Demolition of some existing buildings, repair, refurbishment and  
conversion of retained existing buildings into 25 self contained  
dwellings, restoration of the park land and erection of 45 dwellings  
at Sandhill Park, Bishops Lydeard (06/2004/013) and (06/2004/014LB)  
– Call in by the First Secretary of State**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix F.

The First Secretary of State decided not to grant planning permission or listed building consent for this development.

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