

**TAUNTON DEANE BOROUGH COUNCIL**

**PLANNING COMMITTEE – 28 MARCH 2007**

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

<b>Applicant</b>	<b>Date Application Considered</b>	<b>Proposal</b>
R.Greed (10/2006/023)	DD	Extension to dwelling at The Pound House Trents Farm, Churchinford
Greencroft Investments (38/2006/225)	DD	Demolition of premises and erection of 2 flats with access at the rear of 65 Cheddon Road, Taunton
O2 (UK) Limited		Appeal against enforcement notice - unauthorised erection of a 15m high telecommunication mast, not in accordance with details submitted at Shoreditch Road, Taunton
Mr and Mrs J. Wyatt (38/2006/324)	DD	Erection of a single dwelling at land to the west of All Winds, Fons George, Taunton
Gadd Homes Ltd (06/2006/021) (06/2006/022)	24/01/07	Appeals against non-determination - 1) Erection of mixed use development comprising 2 units of holiday accommodation, craft village, 19 open market houses and 22 affordable housing units at Station Farm ,

Station Road, Bishops  
Lydeard  
2) New Inn with  
restaurant and  
associated highway  
infrastructure as part of  
proposed mixed use  
development  
comprising holiday  
accommodation, craft  
village and housing at  
Station Farm , Station  
Road, Bishops Lydeard  
(Appeals since  
withdrawn)

Foxmoor Nurseries Ltd

Appeal against  
enforcement notice –  
Change of use of land  
for horticultural and  
dependent B1 to a  
mixed use of various  
independent industrial  
enterprises unrelated to  
any on-site horticultural  
predominantly B8 at  
Foxmoor Nurseries,  
Haywards Lane,  
Chelston

Mr and Mrs C.P. Warham DD  
(38/2006/425)

Erection of two storey  
extension to side of  
dwelling at 12 Tamar  
Avenue, Taunton

Holcombe Enterprises DD  
(29/2006/022)

Formation of new  
access to cattery  
At Abbeywood House,  
Churchinford, Taunton

Mitchell Developments Ltd 05/07/06  
(38/2006/198)

Appeal against onerous  
condition –  
Demolition of dwelling  
and commercial garage  
buildings and erection  
of 24 flats with  
associated parking at  
Eastwick Farm House  
and Cottage, Taunton

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

### **(a) Retention of raised decking area at 1 Trevett Road, Taunton (38/2006/016)**

The Inspector considered the main issues were the effect of the development on the character and appearance of the area and on the living conditions of the occupiers of 127 Galmington Road, in respect of privacy.

The design of the structure and the materials used meant it bore little resemblance to the character and appeal of the existing buildings. It could be seen from the adjoining roads and was out of place in the street scene.

From the raised deck there were views directly down into the garden of 127 Galmington Road, which resulted in a significant loss of privacy for users of that garden.

The Inspector acknowledged that the feature provided enjoyment to the appellants, but these matters did not overcome the significant harm he had found in relation to the main issues.

The appeal was dismissed.

### **(b) Erection of an oak framed cart shed for caravan and boat storage, new vehicular access and erection of garden room at Oakwood Cottage, Pitminster (30/2006/026)**

The Inspector considered the main issue was the effect of the proposal on highway safety.

The proposal involved the formation of a new access onto a narrow classified road, within 15 metres of a bend in the road, which was over a bridge where visibility was severely restricted.

The appeal proposal included the removal of over 18 metres of roadside hedge, which would significantly increase visibility in both directions. The Inspector regarded this as a benefit in highway safety terms, but he could not be certain how great this visibility would be, nor what effect it would have on traffic speeds.

He considered that it would be possible to turn a vehicle in the proposed turning area, but it was less clear if it would still be possible were that vehicle towing a caravan or boat. Any reversing movements to or from the road would, in the Inspector's view, be dangerous.

He saw that the existing access had limited visibility in a northerly direction, but had no evidence of the amount or type of transport which used these

roads. He also had no detailed information as to how much of the traffic that currently used this access would move to the new access.

He concluded that the benefits from the appeal scheme were outweighed by the harm to highway safety which would follow if the new access was formed.

The appeal was dismissed.

**(c) Proposed advertisements – illuminated entrance pillars (signs 3 & 4) and a non-illuminated entrance sign (sign 6) – 142 Priorswood Road, Taunton (38/2006/250A)**

The main issues were the visual impact of the appeal premises and the street scene in general.

Signs 3 and 4 would be positioned on either side of the front entrance in front of the pillars. The Inspector felt the proposed signs would appear too bulky in relation to the brick pillars and would undermine the plain architectural feature of the front elevation.

Although it was a commercial area with a large amount of prominent signage, he did not consider this justified the display of unsuitable signage on the appeal premises. He agreed that signs 3 and 4 would create a cluttered appearance to the detriment of the appeal premises.

Sign 6 would be positioned by the vehicular entrance to the site. Consent had already been granted for a monument style sign and the Inspector felt the site was insufficient in size to accommodate two large signs, particularly when sited so close together in such a confined area.

He concluded that the display of the advertisements would be detrimental to the interests of amenity.

The appeal was dismissed.

**(d) Installation of two French doors in the east elevation and installation of timber decking and railings to existing flat roof at Heathfield Court, Heathfield, Taunton (27/2006/004LB)**

Heathfield Court was a Grade II listed building dating back from the first half of the 19<sup>th</sup> century, which had been extended on each side of the 1930s.

One of these additions, a single storey extension on the east side of the building could be seen from the front garden, but despite its inappropriate flat roofed design it was relatively unobtrusive. However the addition of railings to its roof to form a balcony, would draw attention to it, making it a much more obvious and intrusive.

The installation of French doors required the enlargement of the existing window openings and on the first floor a traditional sliding sash window would

be removed, which the Inspector felt would detract from the character of the building.

He considered that although the alterations would not directly affect the main 19<sup>th</sup> century elevation, they would materially harm the architectural or historic interest of the building.

The appeal was dismissed.

**(e) Erection of fence and change of use of adjoining land to residential use at 9 Holly Close, Taunton (38/2006/245)**

The Inspector considered the main issue was the effect of the proposal on the character and appearance of the area.

The area the fence was proposed to enclose was not large but currently formed part of an open space through which a footpath ran. The proposal involved erecting a fence hard up against the edge of the footpath.

There were concerns that if a similar fence was to be erected on the other side of the footpath, the safety of users would be jeopardised.

The application had been refused on the grounds that it might encourage similar proposals and the Inspector agreed that such development would cause further harm to the character and appearance of the area.

The appeal was dismissed.

**(f) Erection of a dwelling on land to the west of Maidenbrook Farmhouse, Cheddon Fitzpaine, Taunton (08/2005/014)**

**Formation of access road for residential development, to the north of Maidenbrook Farmhouse, Cheddon Fitzpaine (08/2005/015)**

**Erection of a dwelling and garage to the north of Maidenbrook Farmhouse, Cheddon Fitzpaine (08/2005/034)**

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

The appeals were dismissed.

**(g) Conversion of barn into 5 bedroomed two storey dwelling with detached double garage at Chestnut Farm, Helland (24/2005/037)**

**Retention of private double garage to the north of Chestnut Farm Barn Conversion, Helland (24/2005/065)**

**Conversion of barn into dwelling incorporating the formation of first floor extension to Chestnut Farm, Helland (24/2006/017)**

**Retention of an access drive to barn presently being converted to a dwelling at Chestnut Farm, Helland (24/2006/002)**

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

The appeals were dismissed.

**(h) Installation of two replacement sash windows on first floor of front elevation and retention of 8 windows to front and rear at The Old Bear Restaurant, 13 & 14 Upper High Street, Taunton (38/2006/239LB)**

The full decision report is attached at Appendix C.

The appeal was dismissed.