

TAUNTON DEANE BOROUGH COUNCIL

PLANNING COMMITTEE – 5 JULY 2006

1. The following appeals have been lodged:-

Applicant	Date Application	Proposal
Mr N McKennan (38/2006/046A)	DD	Display of illuminated fascia sign at 42 Bridge Street, Taunton
Mr A Rowland (43/2005/132)	DD	Retention of fence to side of 80 Laburnum Road, Wellington
Mr J Luckes (38/2006/027)	DD	Erection of terrace of four houses, existing buildings to be demolished on land adjoining Wilson's Yard, Priory Bridge Road, Taunton

2. The following appeal decisions have been received:-

(a) Change of use of ground floor and basement from retail (A1) to estate agency and surveyors office (43/2005/092)

The Inspector considered the main issue was the impact of the proposed use of the property on the vitality of Wellington as a shopping centre.

The appeal property was a Grade II listed building which stood close to a crossroads in the centre of the town. It was within the Primary Shopping Area (PSA) and within a Conservation Area. The premises had been vacant since spring 2004 and marketed since autumn 2004.

The Council acknowledged that the property was in need of some repair and improvement and this was likely to affect its rental value. However, the building had an attractive external appearance and did not appear to be in such a poor condition to warrant an exception being made to the normally restrictive development plan policy.

The Inspector did not consider that the proposed use in the heart of the shopping area would sustain and enhance its vitality and viability. Around 66% of units in the PSA were currently in retail and the proposal would reduce this.

The Inspector had no grounds to conclude that the appeal site was not in an attractive trading position for retail use at an appropriate rent. Whilst the use of the property for non-retail purposes could help with the upkeep of the building he did not consider that this benefit would outweigh the presumption against such proposals in the development plan or the effect on the PSA. The Inspector concluded that the proposed use would have a harmful impact on the vitality of Wellington as a shopping centre.

The appeal was dismissed.

(b) Erection of extension to side and rear of 4 Colesmore, Milverton (23/2005/025)

In the Inspector's view the extension would be subservient to the original massing of the house and sympathetic to its overall proportions, materials and asymmetrical design.

He noted that the ground level of No.2 Colesmore was lower than that of the appeal site, however it was felt that the single storey eave and rear roof slope would not cause significantly more overshadowing than the present house, or the high close boarded boundary fence between the properties.

With regard to the proposal blocking the view towards the village from the rear garden of No.2, although the Inspector agreed to some extent, planning policies did not protect a private view. He did not consider that the extension would be overbearing, nor unacceptably detrimental to living conditions at No.2.

The Inspector felt that privacy would not be significantly altered from that already inherent between the properties by the addition of "velux" type windows in the extension or through the positioning of the side door.

The Inspector concluded that the proposal would not be unacceptably detrimental to the adjacent occupier, or detrimental to the character and surroundings, or the street scene.

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

(c) Display of a double sided internally illuminated pole sign at Olds Taunton, Norton Fitzwarren (25/2005/039A)

The appeal sign was quite large at 2m x 1.6m and would be mounted on a pole at an overall height of 4.5m. It would be sited at the north western end of the frontage where it would occupy an exposed position away from the commercial activity of the petrol forecourt and dealership building, which would make the sign readily visible on approach.

The sign would be seen with housing to the rear from the south east, which in the Inspector's opinion would look out of place and it would also be visible

from some of the adjacent houses and would stand out as unduly intrusive in this locality.

With the existing garage and dealership signs, the Inspector felt the addition of the appeal sign would lead to the impression of excess signage, giving the complex a cluttered appearance.

He also felt that the internal illumination would be sufficient to over accentuate its presence at night, particularly to the nearby neighbours.

The Inspector concluded that the display of the pole sign would be detrimental to the interests of amenity.

The appeal was dismissed.

(d) Erection of new dwelling at 7 Orchard Close, Trull, Taunton (42/2005/040)

The appeal site was presently part of the rear garden of 7 Orchard Close, but had a road frontage onto Trull Green Drive.

The plot would be smaller than most in the area, however the Inspector considered that it was large enough to accommodate a small dwelling together with adequate amenity, car parking and turning areas.

Although the siting of the proposed dwelling was likely to be close to the road, the Inspector felt that a dwelling could be sited here without being too obtrusive or harming the outlook from the houses opposite.

The Inspector noted that the County Highways Authority raised no objection in principle to the use of Trull Green Drive to serve the proposed dwelling and he saw no reason to disagree with that view.

He concluded that the proposed development would make full and effective use of the site without harm to the character or appearance of the area or road safety.

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

(e) Erection of internally illuminated fascia sign at 6a East Reach, Taunton (38/2005/450LB and 451A)

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.

(f) Erection of 8 No. one-bedroom flats with demolition of three garages on land to rear of 51- 53 Cheddon Road, Taunton (38/2005/426)

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 various conditions.

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