

## PLANNING COMMITTEE – 21 August 2002

Present: Councillor Mrs Hill (Chairman)  
Councillor Bishop (Vice-Chairman)  
Councillors Mrs Allgrove, Mrs Angus, Debenham, Denington, Eckhart, Escott, Floyd,  
House, Mrs Lippiatt, Mrs Miller, Mrs Parrish and Vail

Officers: Mr N T Noall (Chief Planning Officer), Mrs J M Jackson (Senior Solicitor) and  
Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00pm.)

### 180. Minutes

The Minutes of the meeting held on 31 July 2002 were taken as read and were signed.

### 181. Apologies

Councillors Edwards and Hunt.

### 182. Applications for Planning Permission

The Committee received the report of the Chief Planning Officer on applications for planning permission and it was RESOLVED that they be dealt with as follows:-

- (1) That **outline planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

#### **17/2002/004**

Erection of agricultural dwelling on land part of Manor Farm, south of Brewers Farm Buildings, Fitzhead.

#### Conditions

- (a) C007 - outline - reserved matters;
- (b) C009 - time limit;
- (c) C010A - drainage - not commenced until percolation tests approved;
- (d) C014 - time limit;
- (e) C101 - materials;
- (f) C210A - landscaping;
- (g) C321B - parking;
- (h) C305 - access and drive to be hard surfaced;
- (i) Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 4.5m from the edge of the adjoining highway carriageway;

- (j) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (k) C401 - agricultural tying condition;
- (l) No work on the approved development shall commence until such time as the buildings the subject of planning permission 17/2002/003 have been erected;
- (m) The dwelling hereby approved shall not be occupied until such time as the buildings the subject of planning permission 17/2002/003 are substantially stocked with livestock in line with the applicants agricultural appraisal;
- (n) C416 - details of size, position and materials of meter boxes.  
(Notes to applicant:- (1) Applicant was advised that the design of this new dwelling in the open countryside should respect the local vernacular form, scale and materials; (2) Applicants attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations; (3) N112 - energy conservation; (4) N114 - design - meter boxes; (5) N115 - water conservation; (6) N119 - Design Guide; (7) Applicant was advised that the soakaways should be constructed in accordance with Building Research Digest 365 (September 1991); (8) Applicant was advised that the Environment Agency's Consent to Discharge to an underground strata will be required; (9) Applicant was advised to contact Wessex Water with regard to connection to their infrastructure; (10) Applicant was advised that the Local Planning Authority will be looking for a modest three bedroom dwelling of traditional cottage design on this site).

### **38/2002/250**

Erection of a Hospital Oncology Centre comprising treatment areas and wards on land adjacent to Musgrove Road, together with two deck car park on land to north of Hoveland Lane, Musgrove Park Hospital, Taunton.

#### Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - time limit;
- (c) C014 - time limit;
- (d) C201 - landscaping;
- (e) C206A - existing and proposed levels;
- (f) C918 - floodlighting;
- (g) The building hereby approved shall be orientated so as to avoid overlooking of existing dwellings to the north of the site;
- (h) The work on the development hereby approved shall not begin until the improvements to the Wellington Road access (reference No: 38/1997/225) have been completed to the satisfaction of the Local Planning Authority;
- (i) The additional parking areas hereby approved shall be consolidated, surfaced and marked out before the new building is first occupied;
- (j) C926 and C926A - remediation investigation/certificate;
- (k) Noise emissions arising from the air handling plant or other machinery on any part of the land or premises to which this permission relates shall not exceed background levels at any time when expressed in terms in an A-Weighted, 2 Minute Leq when measured at any point on the boundary of any residential or other noise sensitive premises. Noise emissions having tonal

characteristics such as hum, drone or whine shall not exceed background levels at any time, when measured as above. For the purposes of this permission, "background levels" shall be those levels of noise which occur in the absence of noise from the development which this permission relates, expressed in terms of an A-Weighted 90<sup>th</sup> percentile level, measured at an appropriate time of day and for a suitable period of not less than ten minutes. (Notes to applicant:- (1) Applicant was advised that access arrangements should conform with the requirements of BS17.2. You should contact the Fire Safety Officer for further advice; (2) Applicant was advised that these premises are subject to the Fire Precautions (Workplace) Regulations 1997 as amended by the Fire Precautions (Workplace) (Amendment) Regulations 1999 for which a Fire Risk Assessment must be carried out by the employer or responsible person. This may result in the requirement of other fire safety provisions; (3) Applicants attention is drawn to the Home Office Publication "Fire Safety - An Employers Guide", which provides guidance on the employers responsibility for carrying out risk assessment inspections. This publication is available from Her Majesty's Stationery Offices; (4) N051B - health and safety; (5) N051C - workplace legislation; (6) N123 - noise emissions during construction).

#### **42/2002/021**

Erection of one dwelling on land adjacent to 4 Patricks Way, Staplehay, Taunton.

#### Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C101 - materials;
- (d) C013 - site levels;
- (e) One garage and one parking space, together with a vehicular access thereto shall be provided for the dwelling. The said garage space, parking space and access shall be constructed prior to the occupation of the dwelling and shall not be used other than for the parking of domestic vehicles or for access thereto;
- (f) C014 - time limit;
- (g) C215 - walls and fences;
- (h) Before the development hereby permitted is commenced, details of the surface treatment to the drives shall be submitted to, and approved in writing by, the Local Planning Authority;
- (i) C112 - details of guttering, downpipes and disposal of rainwater;
- (j) C201 - landscaping;
- (k) Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 2m from the edge of the adjoining highway carriageway;
- (l) C207 - existing trees to be retained;
- (m) C208 - protection of trees to be retained;
- (n) All trenching works within the canopy spread of existing trees shall be agreed with the Local Planning Authority's Landscape Officer. All works shall be hand dug and no roots larger than 20mm in diameter shall be severed without first notifying the Local Planning Authority. Good quality top soil shall be used to backfill the trench and compacted without using machinery;

- (o) The mature Sycamore on the western boundary of the site shall not be felled, topped, lifted, cut or disturbed in any way without the written consent of the Local Planning Authority.

(Notes to applicant:- (1) With regard to condition (o), applicant was advised that there should be no damage to the mature Sycamore and the access to the property should be positioned to avoid any potential damage to the tree; (2) N112 - energy conservation; (3) N114 - design - meter boxes; (4) N037 - drainage/water; (5) N040A - drainage/water; (6) N041A - drainage/water; (7) N110 - design; (8) N092 - trees).

- (2) That **planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

**06/2002/035**

Conversion of chapel to public house, function room, shop and two flats, St Luke's Chapel, Cotford St Luke.

Conditions

- (a) C001 - time limit;
- (b) C106 - second hand materials;
- (c) C112 - details of guttering, downpipes and disposal of rainwater;
- (d) C201 - landscaping;
- (e) C205 - hard landscaping;
- (f) C207 - existing trees to be retained;
- (g) C208A - protection of trees to be retained;
- (h) No service trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority;
- (i) C210 - no felling or lopping;
- (j) C215 - walls and fences;
- (k) Plans showing a parking area providing for 14 vehicles shall be submitted to, and approved in writing by the Local Planning Authority before the development is commenced. This area shall be properly consolidated with a pervious surface before the use commences and the building is occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (l) C416 - details of size, position and materials of meter boxes;
- (m) C917 - services - underground;
- (n) P006 - no fencing;
- (o) Noise emissions arising from any part of the land or from any premises to which this permission relates shall not exceed background levels at any time by more than 3 decibels expressed in terms of an A-Weighted, 2 Minute Leq when measured at any point 1m from any residential or other noise sensitive boundary. Noise emissions having tonal characteristics, for example, hum, drone or whine, shall not exceed background levels at any time, when measured as above. For the purposes of this permission, background levels shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90<sup>th</sup> percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes;

- (p) Odours arising from cooking shall not be detectable at the façade of any residential or other odour sensitive premises;
- (q) Details of access to the inside roof area above the nave for maintenance purposes shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.  
(Notes to applicant:- (1) With regard to condition (p), applicant was advised that the possibility of odours could be overcome by the fitting of a suitably filtered air extraction system; (2) N111 - disabled access; (3) N114 - design - meter boxes; (4) N115 - water conservation; (5) N066 - listed building; (6) N065A - owls and bats; (7) Applicant was advised to contact Wessex Water in respect of infrastructure charges which may be payable in respect of connection to their systems for water supply and drainage. You are further advised that the foul sewers surrounding the site are subject to a Section 104 Agreement and are currently owned by the developer, Messrs Barratt. It will be necessary for the developer to agree with Barratt if a connection onto the existing system is required; (8) Applicant was advised that the car park should not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle crossover constructed across the footway fronting the site for the width of the access).

#### **06/2002/036LB**

Conversion of chapel to public house, function room, shop and two flats, St Luke's Chapel, Cotford St Luke.

#### Conditions

- (a) C002 - time limit - listed building;
- (b) The surfaces of the works for which consent is hereby granted shall be of materials as indicated in the application form and no other materials shall be used without the written consent of the Local Planning Authority;
- (c) C601 - schedule of works to ensure safety and stability of structure;
- (d) Prior to any works for which consent is hereby granted are commenced, a detailed schedule of repairs to the existing fabric (internal and external) shall be submitted to, and approved in writing by, the Local Planning Authority;
- (e) All new internal doors, linings and architraves and skirtings shall match the existing unless otherwise first agreed in writing by the Local Planning Authority;
- (f) C659 - cornices, skirtings and other features;
- (g) Prior to any works for which consent is hereby granted are commenced, specific details of the materials and finishes to be used for new internal spaces shall be submitted to, and approved in writing by, the Local Planning Authority;
- (h) Details of all new services or works such as damp proofing, heating, lighting, plumbing and ventilation shall first be approved in writing by the Local Planning Authority prior to the installation of the same;
- (i) None of the works for which consent is hereby granted shall be commenced until the relevant conditions attached to this consent have been discharged and a contract let for the approved conversion;
- (j) Prior to the works for which consent is hereby granted are commenced, specific details of the new windows, staircases, screens to first floors, balustrades, introduction of a first floor and insulation of roofs shall be submitted to, and approved in writing by, the Local Planning Authority;

- (k) The works for which consent is hereby granted shall provide for a maximum reuse of existing fixtures and fittings within the building;
- (l) Details of access to the inside roof area above the nave for maintenance purposes shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.  
(Note to applicant:- N067 - listed building).

**10/2002/014**

Erection of rear conservatory at 23 Fairfield Green, Churchinford.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials.

**14/2002/013**

Conversion of former pumping station to form dwelling at Charlton Engine House, Creech St Michael.

Conditions

- (a) C001 - time limit;
- (b) The external surfaces of the extension(s) hereby permitted/approved shall be of materials to match in all respects, including colour and texture, those of the existing building. Before any works are commenced, a sample panel or panels shall be erected on site and the details agreed and approved in writing by the Local Planning Authority;
- (c) C106 - second hand materials;
- (d) No development, other than necessary repair works to the building, approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be completed in accordance with the approved plans before development commences;
- (e) C111 - materials - for drives;
- (f) C601 - schedule of works to ensure safety and stability of structure;
- (g) The new doors and windows indicated on the approved plans shall be made of timber only and no other materials, unless the written consent of the Local Planning Authority is obtained to any variation thereto;
- (h) C664 - windows recessed;
- (i) Prior to the commissioning and commencement of conversion or extension works on site, specific details of the iron railings, iron staircase and balcony, semi-circular window and glazed lantern light shall be submitted to, and approved in writing by, the Local Planning Authority;
- (j) P010 - no further windows;
- (k) P001A - no extensions;
- (l) P003 - no ancillary buildings;
- (m) P006 - no fencing;
- (n) P013 - provision of oil storage tanks;
- (o) Prior to their erection on site, all details of external lighting shall be submitted to, and approved in writing by, the Local Planning Authority;
- (p) C910A - archaeological access.

(Notes to applicant:- (1) N25A - conversion; (2) N025 - conversion; (3) N114 - design - meter boxes; (4) N111 - disabled access; (5) N112 - energy conservation; (6) N041B - drainage/water; (7) N095A - owls and bats; (8) N117 - crime prevention; (9) N116 - disabled access; (10) Applicant was advised to take note of the contents of construction comments supplied by Railtrack and British Waterways; (11) Applicant was advised to ensure that no works impinge upon the canal side footpath; (12) Applicant was advised to contact the British Waterways office for information on the original design of the pump house; (13) Applicant was advised that the surface water soakaways should be constructed in accordance with Building Research Digest 365 (September 1991); (14) Applicant was advised that as a septic tank is to be used to dispose of foul sewage, percolation tests should be carried out to ascertain the required lengths of sub-surface irrigation drainage).

**17/2002/003**

Erection of general purpose cattle shed and specialist calf rearing shed on land part of Manor Farm, south of Brewers Farm buildings, Fitzhead.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) C201 - landscaping.

(Note to applicant:- Applicant was advised that provision should be made for the disposal of effluent and dirty water from the proposed buildings in accordance with the relevant Codes of Practice).

**21/2002/010**

Erection of a first floor extension to the rear of Little Pippen, Langford Budville (amended scheme).

Conditions

- (a) C001 - time limit;
- (b) C102A - materials.

**23/2002/008**

Use of land to site one mobile home for residential purposes and use of outbuildings for domestic purposes, High Park View, Milverton.

Conditions

- (a) The mobile home to be stationed on the site shall not be used other than for the purpose of providing accommodation for gypsies as provided by Part II of the Caravan Sites Act 1968;
- (b) Not more than one mobile home shall be stationed on the site at any one time, in accordance with the details submitted to the Local Planning Authority;
- (c) No business activities shall be conducted at the site;
- (d) There shall be no open storage of any material used in connection with business activities;

- (e) Hedges and verges to the west of the site access shall be kept trimmed back so as to maintain visibility forward of a point 2m back at the point of the access and the western extremity of the site fronting the highway;
- (f) The use of the site hereby permitted shall be carried on solely by Mr Edward Thomas Tucker and his spouse, together with their children as one family unit.  
(Notes to applicant:- (1) N024 - drainage/water; (2) Applicant was advised that the soakaways shall be constructed in accordance with Building Research Digest 365 (September 1991)).

### **30/2002/013**

Permanent use of land as site for residential mobile home and two towing caravans for a single family's occupation and erection of utilities block and retention of two lamp standards at Fosgrove Paddock, Shoreditch.

#### Conditions

- (a) Within three months of the date of this permission, the poles supporting the lamps shall be reduced to less than 2m in height;
- (b) The site shall be occupied by a single gypsy family as defined by Circular 1/94 paragraph 5 or subsequent legislation;
- (c) No trade or business or storage of goods or materials in connection with any trade or business shall take place at the site;
- (d) P004 - no ancillary buildings;
- (e) No more than one commercial vehicle shall be parked at the site at any one time;
- (f) No caravans or mobile homes other than those hereby approved shall be sited on the land at any time without the prior written approval of the Local Planning Authority.

### **38/2002/259**

Conversion of first and second floors to form four flats and provision of parking area to rear at 1 East Reach, Taunton.

#### Conditions

- (a) C001 - time limit;
- (b) C324 - parking;
- (c) C331 - provision of cycle parking;
- (d) A 1.8m high brick wall shall be erected along the eastern boundary of the yard/car park area prior to the parking area being first brought into use. Details shall be submitted, and approved in writing by, the Local Planning Authority prior to any works commencing;
- (e) Full details of the means of disposing of roof water and foul drainage shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing. The works shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any of the flats hereby approved;
- (f) A refuse store shall be provided prior to the flats hereby approved being first occupied. Details shall be submitted to, and approved in writing by, the Local Planning Authority before any works commence;



- (g) The dwellings hereby permitted shall not be occupied until a properly consolidated and surfaced turning space for vehicles has been constructed within the site in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times;
- (h) There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2m back from and parallel to the nearside carriageway edge over the entire access and parking area frontage. Such visibility shall be fully provided before works commence on the erection of the dwellings hereby permitted and shall thereafter be maintained at all times.  
(Notes to applicant:- (1) N080 - sound proofing; (2) N051B - health and safety).

**38/2002/267LB**

Installation of air conditioning units to north elevation at 23 The Crescent, Taunton.

Conditions

- (a) C002 - time limit -listed building;
- (b) The units shall be painted a colour to blend in with the brickwork to which it is intended that they be attached.  
(Note to applicant:- Applicant was advised that noise emissions arising from the air conditioning units to which this permission relates should not exceed background levels at any time by more than 3 decibels, expressed in terms of an A-Weighted, 2 Minute Leq when measured at any point 1m from any residential or other noise sensitive boundary. Noise emissions having tonal characteristics such as hum, drone or whine shall not exceed background levels at anytime when measured as above. For the purposes of this permission “background levels” shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90<sup>th</sup> percentile level, measured at an appropriate time of day for a suitable period of not less than 10 minutes).

**42/2002/025**

Erection of storage shed at Canonsgrove House, Staplehay.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) The building hereby permitted shall be used for ancillary storage in conjunction with Canonsgrove House only and shall be used for no other purpose without the prior written consent of the Local Planning Authority;
- (d) C210 - no felling or lopping.

**42/2002/029**

Erection of two storey extension, veranda and detached double garage at Greystone, Comeytrowe Road, Trull.

Conditions

- (a) C001 - time limit;
- (b) C104 - materials to match existing;
- (c) C238 - tree protection in relation to construction;
- (d) No services trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority;
- (e) The garage hereby permitted shall be constructed only in accordance with the approved plans and shall remain available in perpetuity for the parking of a motor vehicle(s) for domestic purposes only.  
(Notes to applicant:- (1) N040A - drainage/water; (2) N051B - health and safety).

(Councillor Mrs Allgrove declared a personal interest in the following application).

**46/2002/006**

Erection of extension and continued siting of caravan as a temporary building, Piccadilly House, Taunton Road, Chelston, Wellington.

Conditions

- (a) The extension hereby permitted shall be begun within five years of the date of this permission;
- (b) The caravan hereby permitted shall be removed and the land restored to its former condition on or before 21 August 2007;
- (c) C102 - materials.  
(Notes to applicant:- (1) N040A - drainage/water; (2) Applicant was advised to investigate extending Piccadilly House during the five year temporary approval to accommodate any future staff).

**49/2002/028**

Alterations to vehicular and pedestrian access at Rosebank, Langley Marsh, Wiveliscombe.

Conditions

- (a) C001 - time limit;
  - (b) C102 - materials.
- (3) That **planning permission be refused** for the undermentioned development, subject to the standard reasons adopted by Minute No 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

**38/2002/171**

Erection of single dwelling on land adjacent to 55 Alder Close, Taunton.

Reason

- (a) The erection of a dwelling in this location will result in the loss of an open area accommodating two trees which make an important contribution to the character and appearance of the area. The proposal is therefore contrary to the requirements of Policies H1(G) and E7 of the Taunton Deane Local Plan - Revised Deposit.

- (e) That the following application be **deferred** for the reason stated:-

**43/2002/085**

Retrospective change of use of agricultural yard for the storage of materials for road repairs and maintenance at Black Boy Farm Buildings, Wellington Relief Road, Wellington.

Reason

For further negotiations.

- (5) That the following application be **withdrawn**:-

**42/2002/027**

Erection of 10 garages on existing parking area to north of Haygrove Caravan Park, Mill Lane, Trull.

183. Conversion of agricultural barns to form a dwelling and ancillary garage at Ham Farm, Creech St Michael (14/2002/023).

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the County Highway Authority, the Environment Agency or the Drainage Officer, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C106 - second hand materials;
- (c) Before any works commence on site, details of the materials to be used for the proposed wall and the garage shall be submitted to, and approved in writing by, the Local Planning Authority;
- (d) C601 - schedule of works to ensure safety and stability of structure;
- (e) Prior to the conversion works commencing, the structure attached to the northern elevation of the barn shall be demolished and all materials removed from the site area;
- (f) C654A - windows;
- (g) C664 - windows - recessed;
- (h) Within a period of five years from the date of this permission, details of the proposed sewage disposal plant and surface water drainage shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced;
- (i) The garage for the parking of domestic vehicles, shown on the submitted plan, shall be fully converted and available for use prior to the occupation of the dwelling hereby permitted. The garage shall be used for the parking of cars in association with the converted barn and for no other purpose;
- (j) Prior to the use commencing, details of the finish to the timberwork shall be submitted to, and approved in writing by, the Local Planning Authority;
- (k) C926 and C926A - remediation investigation/certificate;
- (l) (i) Before any part of the permitted development is commenced, a scheme of planting of trees, shrubs and hedges on the west, south and east field boundaries,

which shall include details of the species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority; (ii) The scheme shall be completely carried out within a period of time or a phased programme agreed with the Local Planning Authority before commencement of the development; (iii) For a period of five years after the completion of the planting scheme, the trees, shrubs and hedges shall be protected and maintained to the satisfaction of the Local Planning Authority and any trees, shrubs or hedges that cease to grow shall be replaced by trees, shrubs or hedges of similar size and species, or the appropriate trees, shrubs or hedges as may be approved in writing by the Local Planning Authority;

- (m) P001A - no extensions;
- (n) P003 - no ancillary buildings;
- (o) P006 - no fencing;
- (p) P010 - no further windows.

(Notes to applicant:- (1) N025 - conversion; (2) N25A - conversion; (3) N111 - disabled access; (4) N112 - energy conservation; (5) N114 - design - meter boxes; (6) N117 - crime prevention; (8) N116 - disabled access; (9) N095A - owls and bats; (10) Applicant was advised that the soakaways should be constructed in accordance with Building Research Digest 365 (September 1991); (11) N033A - drainage/water).

184. Conversion of barns to form two residential units at Listock Farm, Helland (24/2002/019).

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) acceptable amended plans; and
- (2) no objections from the West Sedgemoor Drainage Board, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-
  - (a) C001 - time limit;
  - (b) C106 - second hand materials;
  - (c) C601 - schedule of works to ensure safety and stability of structure;
  - (d) Prior to the commencement of works on site, details of the proposed sewage disposal plant shall be submitted to, and approved in writing by, the Local Planning Authority;
  - (e) Prior to the works for which consent is hereby granted are commenced, specific details of the following shall be submitted to, and approved in writing by, the Local Planning Authority:- All new windows and doors (internal and external); staircases; skirtings; means of venting enclosed bathrooms/en-suites; means of venting recovered roofs; finished treatment for joinery and timber boarding;
  - (f) The new windows indicated on the approved plans shall be made of timber only and of no other materials, and shall be recessed in the wall of the building to match the existing traditional, first floor window in the northern gable of Unit 1, unless the written consent of the Local Planning Authority is obtained to any variation thereto;
  - (g) C215 - walls and fences;
  - (h) C211 - new hedge required;
  - (i) C201A - landscaping;

- (j) P013 - provision of oil storage tanks;
- (k) Prior to the occupation of either or both of the Units hereby permitted, parking and turning facilities as shown on the approved plans shall be provided;
- (l) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (m) P001A - no extensions;
- (n) P003 - no ancillary buildings;
- (o) P006 - no fencing;
- (p) The Dutch barn to the east of the barns shall be removed prior to the occupation of any of the dwellings;
- (q) C926 and C926A - remediation investigation/certificate.  
(Notes to applicant:- (1) N095A - owls and bats; (2) N048A - remediation strategy).

185. Erection of three and two storey block to provide reception, administration area, canteen and teaching facilities at Somerset College of Arts and Technology at Wellington Road, Taunton (38/2002/162).

Reported this application.

RESOLVED that subject to the completion of the Section 106 Agreement and the subsequent issue of outline planning permission 38/2001/222, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if the detailed plans were approved, the following conditions be imposed:-

- (a) The shop units shall be used as ancillary to the teaching/educational facilities only and shall not operate as independent retail units.  
(Notes to applicant:- (1) N075 - Section 106 Agreement and (2) N021 - conditions).

186. Erection of porch at 17 Whitehall, Taunton (38/2002/287).

Reported this application.

RESOLVED that subject to the receipt of a satisfactory amended plan showing a reduction in the size of the proposed porch, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C102A - materials.  
(Notes to applicant:- (1) N040A - drainage/water; (2) Applicant was advised that with regard to the disposal of rainwater water, should you intend to connect into an existing drainage system which is outside of your ownership, the permission of the relevant owner would be necessary).

187. Erection of single storey extension to the front of 57 Manor Orchard, Taunton (38/2002/321).

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by 23 August 2002, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) The ground floor window on the northern elevation of the extension shall be glazed with semi obscured glass and such glazing shall thereafter be maintained;
- (d) P011 - no windows on the northern elevation.  
(Note to applicant:- N040A - drainage/water).

188. Erection of orangery to the rear of Canonsgrove House, Staplehay (42/2002/024).

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by 27 August 2002, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C414 - no increase in site levels;
- (d) Details of all windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority before work commences;
- (e) The building hereby permitted shall be used for domestic purposes solely in connection with Canonsgrove House and shall not be converted into further living accommodation without the prior written consent of the Local Planning Authority.  
(Notes to applicant:- (1) N040A - drainage/water; (2) N021 - conditions).

189. Construction of earth dam to impound flood water from Halse Water and formation of temporary pond/wetland under flood conditions on land west of Monty's Lane, Norton Fitzwarren (25/2001/036).

Reference Minute No 13/2002, reported that a letter had been received from the two landowners affected by the proposal objecting to the amendment to the application which showed a construction road to the south of the dam site across their land.

Reported that details of the proposed road were presented to the Committee in June 2002 when the application had been discussed. The Chief Planning Officer considered that the proposed construction and access road was an essential and integral part of the proposed development. It was considered that the works for the road and the widening of the lane would not have such a detrimental effect on the environment of the area to justify any change to the previously agreed resolution of the Committee.

Further reported that the First Secretary of State had decided not to call in the application and the decision on whether or not to grant planning permission would be for the Local Planning Authority to determine.

RESOLVED that the content of the objection letter be noted but that the previous decision of the Committee be confirmed.

190. Unauthorised use of land at the former Dipford Nursery Site, Dipford Road, Trull.

RESOLVED that this matter be deferred for further negotiations with the owners of the land.

(Councillor Eckhart left the meeting at 7.25pm)

(The meeting ended at 7.52pm).