

Planning Committee - 30 October 2002

Present: Councillor Mrs Hill (Chairman)
Councillor Bishop (Vice-Chairman)
Councillors Mrs Allgrove, Debenham, Denington, Eckhart, Escott, Floyd, Guerrier,
House, J R Parrish, Mrs Parrish and Vail

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

(The meeting commenced at 5.00 pm).

(Councillor Escott arrived at the meeting at 5.10 pm).

209. Apologies

Councillors Mrs Angus, Edwards, Hunt and Mrs Lippiatt.

210. Minutes

The minutes of the meeting held on 2 October 2002 were taken as read and were signed.

211. Public Question Time

Mr Lucas referred to the previous decision of the Committee to authorise the service of an injunction on the owners of Foxmoor Nurseries for not complying with the terms of the Section 106 Agreement relating to their site. He commented that if such action had been taken, it had clearly not worked, judging by the number of large lorries passing his property on the way to Foxmoor Nurseries. He asked what the present position was.

In reply, Mr Lucas was informed that a meeting had taken place with the owners of Foxmoor Nurseries during the summer, where assurances had been given and undertakings had been sought. However, such undertakings had not been received and further action was being taken to obtain full compliance with the Section 106 Agreement.

(Councillor Mrs Allgrove declared a personal interest in the matter raised at Public Question Time).

212. 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 development, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

49/2002/041

Erection of one dwelling, garage and formation of access, The Manse, Ford Road, Wiveliscombe.

Conditions

- (a) C008 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) C215 - walls and fences;
- (f) The waiting bay shown on the submitted plan shall be constructed before the dwelling hereby permitted is first occupied. Such bay shall be available for the parking of vehicles at all times. The bay shall at no time be used other than for the parking of vehicles on a short stay basis;
- (g) There shall be no obstruction to visibility greater than 900 mm above adjoining road level, forward of lines drawn 2m back from the carriageway edge on the centre line of the access, and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence on the erection of the dwelling hereby permitted and shall thereafter be maintained at all times;
- (h) Before the access hereby permitted is first brought into use, a properly consolidated and surfaced parking and turning space (at Plot 4) for vehicles shall be constructed in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such parking and turning space shall be kept clear of obstruction at all times;
- (i) C416 - details of size, position and materials of meter boxes;
- (j) P005 - no garages;
- (k) P007 - no fencing in front of dwelling;
- (l) The existing access onto Ford Road shall be permanently closed when the access hereby permitted is brought into use. Details of the means of closure shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development is commenced;
- (m) P011 - no first floor windows on the south elevation;
- (n) Within a period of three years from the date of this permission, details of the arrangements to be made for the disposal of surface water drainage from the proposed development shall be submitted to, and approved in writing by, the Local Planning Authority before any work hereby permitted is commenced;
- (o) C313 - no vehicular access other than from Ford Road.
(Notes to Applicant:- (1) Applicant's attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations; (2) N112 - energy conservation; (3) N115 - water conservation; (4) N114 - design - meter boxes; (5) N051B - health and safety; (6) Applicant was advised to contact Wessex Water with regard to connections to the water supply and foul sewer systems; (7) Applicant was advised that there are no public surface water sewers in the vicinity of the site and you should, therefore, investigate alternative methods for the satisfactory disposal

of surface water from the site by soakaways; (8) N110 - design; (9) Applicant was advised that the design of the proposed dwelling should take account of the history of flooding on the site).

- (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:-

10/2002/018AG

Erection of implement/hay shed at Trents Farm, Moor Lane, Churchinford.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) C207 - existing trees to be retained;
- (d) Before any part of the development hereby permitted is commenced, details of the existing and proposed site levels shall be submitted to, and approved in writing by, the Local Planning Authority.
(Note to Applicant:- Applicant was advised that this building is not permitted to be used for livestock).

24/2002/034

Retention of use of building for garage services, valeting and repair of hire cars at Unit 1, Nythe Farm, Sedgemoor Road, Helland, North Curry.

Conditions

- (a) C001 - time limit;
- (b) C901 - personal permission;
- (c) The premises shall be used for servicing, repair and valeting of cars and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order);
- (d) C706 - restricted use - no retail sales;
- (e) No vehicle body repairs, paint spraying or associated works shall take place on the premises other than as may be agreed in writing by the Local Planning Authority;
- (f) Other than on those areas shown on the submitted plans, no external storage of motor vehicles will be allowed;
- (g) Noise emissions from any part of the premises or land to which this permission refers shall not exceed background levels by more than three decibels expressed in terms of an A-Weighted, two 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 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, 90th

percentile level, measured at an appropriate time of day and for a suitable period of not less than ten minutes;

- (h) The cars shall be parked on the areas shown on the site plan and in no other locations without the prior written permission of the Local Planning Authority.

30/2002/027

Erection of two holiday lodges on land adjacent to Culmhead House, Culmhead.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C203 - landscaping;
- (d) C412 - restriction of occupation for holiday lets in permanent buildings;
- (e) P002 - no extensions;
- (f) P003 - no ancillary buildings;
- (g) P006 - no fencing.

32/2002/006 TEL

Erection of telecommunications installation in the form of a 10m simulated telegraph pole and associated equipment, Chaves Field, Millmoor, Sampford Arundel.

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) C203 - landscaping.

(Councillor J R Parrish and Mrs Parrish declared prejudicial interests in the following application and left the room during its consideration).

38/2002/207

Residential development to provide eight self-contained units on land off Eastleigh Road, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) Before the development hereby permitted is commenced, details of the surface treatment to the access and parking area shall be submitted to, and approved in writing by, the Local Planning Authority;
- (d) C201 - landscaping;
- (e) C215 - walls and fences;
- (f) C324 - parking;
- (g) C408 - flats - completion of development;
- (h) C417 - meter boxes - ground level only;
- (i) C926 and C926A - remediation investigation/certificate;
- (j) C911 - aerials - combined system;

- (k) C331 - provision of cycle parking.
(Notes to Applicant:- (1) Applicant was advised to agree with Wessex Water, prior to the commencement of any works on site, a point of connection onto Wessex Systems; (2) Applicant was reminded of the requirement to protect the integrity of Wessex Systems and agree, prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site; (3) N048A - remediation strategy; (4) Applicant was advised that noise emissions from the site during the construction phase should be limited to the following hours if nuisance is likely at neighbouring properties:-
Monday - Friday 0800 - 1800 hours; Saturdays - 0800 - 1300 hours;
At all other times, including Bank Holidays, no noisy working; (5) N051B - health and safety; (6) Applicant's attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations).

38/2002/335

Construction of wider vehicular access, involving demolition of wall, to the rear of 39 Trull Road, Taunton.

Conditions

- (a) C001 - time limit;
- (b) Before the commencement of any works hereby permitted, details or samples of the materials to be used for the wall shall be submitted to, and approved in writing by, the Local Planning Authority and no other materials shall be used without the written consent of the Local Planning Authority:-
(Notes to Applicant:- (1) N036 - drainage/water; (2) Applicant was advised that the granting of this permission does not necessarily imply that a change of use of the properties adjacent or more intensive use of the site would be permitted).

38/2002/366

Retention of two storey extension to rear to provide additional bedsits and office at Lindley House, East Reach, Taunton.

38/2002/367LB

Retention of two storey extension to rear to provide additional bedsits and office at Lindley House, East Reach, Taunton.

Note to Applicant:- Applicant was advised that the painting of the reveals above the window of the main building requires listed building consent. You should submit an application for these works and are advised that no further painting should be carried out to the external elevations without consulting the Council's Conservation Officer.

43/2002/011

Erection of 6m one high mast at Fore Street, one 6m high combined mast and lighting column at Mantle Street, and fixing of four CCTV cameras to existing buildings at High Street and North Street, Wellington (amended proposal).

Condition

- (a) C001 - time limit:-

(Note to Applicant:- Applicant's attention is drawn to the listed building applications relating to this proposal, numbers 43/2002/012LB and 013LB).

44/2001/015

Retrospective application for retention of walls and fences at 1, 2 and 3 Calways Barn, Monument Road, Wellington.

51/2002/012

Change of use of public house to a residential dwelling at the Black Smock Inn, Stathe, Burrowbridge.

Conditions

- (a) C001 - time limit:
- (b) Sufficient space for one garage and one parking space, together with a vehicular access thereto shall be provided for the dwelling before it is occupied, in positions to be approved by the Local Planning Authority. The said garage (or garage space), parking space and access shall be constructed or hard surfaced before the dwelling hereby permitted is occupied and shall not be used other than for the parking of domestic vehicles or for the purpose of access;
- (c) Before the dwelling hereby permitted is occupied, a properly constructed and surfaced turning space for vehicles shall be constructed within the curtilage in accordance with a plan to be submitted to, and approved in writing by, the Local Planning Authority and such a turning area shall thereafter be kept unobstructed;
- (d) C201 - landscaping;
- (e) P001A - no extensions;
- (f) P003 - no ancillary buildings;
- (g) P006 - no fencing.

(Notes to Applicant:- (1) With regard to condition (b), applicant was advised to submit details of the treatment of the car parking area following the change of use. Consideration should be given to the reinstatement of grassland except for access, turning and parking areas required in association with the dwelling; (2) Applicant was advised that the site is in an area liable to flood and it is likely that access will be lost during severe flood events).

- (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:-

24/2002/017 TEL

Erection of 15m monopole mast with six cross polar antennae and two microwave dishes with associated equipment in fenced compound at Higher Knapp Farm, Knapp, North Curry.

Reason

- (a) The proposed mast would be situated in a location which it is considered could cause adverse visual impact in a sensitive area in the vicinity of the Levels Special Protection Area and Special Landscape Area and this is contrary to Policy C13 of the Taunton Deane Local Plan Revised Deposit.

Reason for refusing permission contrary to the recommendation of the Chief Planning Officer:-

Members disagreed with the Chief Planning Officer's assessment that there would be no adverse visual impact caused by the development.

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

06/2002/038A

Retention of sign to the rear of G and S Fruit Supplies Limited, Plot 8, Broadgauge Business Park, Bishops Lydeard.

Conditions

- (a) - (e) - C801 - C805 - standard conditions for advertisements.

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

38/2002/334

Erection of fence across the public footpath and change of use of the footpath and land to domestic adjacent to 36 Craig Lea, Taunton.

45/2002/008

Insertion of three dormer windows and erection of conservatory on the west elevation of The Coach House, Triscombe.

213. Change of use, extension and conversion of barn to single dwelling and associated garaging at the rear of 24 North Street, Wiveliscombe (49/2002/065).

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by 12 November 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) C102A - materials;
 - (c) Good quality second-hand Welsh slate shall be used for re-roofing, unless another natural slate is first submitted to, and approved in writing by, the Local Planning Authority;
 - (d) C601 - schedule of works to ensure safety and stability of structure;
 - (e) The approved roof lights shall be flush fitting;
 - (f) C106 - second-hand materials;
 - (g) C215 - walls and fences;
 - (h) The new windows and doors 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;
 - (i) C917 - services - underground;
 - (j) P003 - no ancillary buildings;
 - (k) C416 - details of size, position and materials of meter boxes;
 - (l) C112 - details of guttering, downpipes and disposal of rainwater;
 - (m) C321B - parking;
 - (n) C327 - turning space;
 - (o) The entrance gates shall be hung to open inwards only;
 - (p) P001A - no extensions;
 - (q) P006 - no fencing.
- (Notes to Applicant:- (1) N025 - conversion; (2) N112 - energy conservation; (3) N114 - design - meter boxes; (4) N111 - disabled access; (5) Applicant's attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations; (6) N115 - water conservation; (7) Applicant was advised that a public foul sewer crosses the site. Wessex Water normally require a minimum 3m easement width on either side of its apparatus, and you are advised to contact Wessex Water to discuss this).

214. Change of use and conversion of barn to dwelling and formation of access (revised proposal) at Trents Farm, Moor Lane, Churchinford (10/2002/009).

REPORTED that permission for this development had been granted in July 2002.

Amended plans had recently been received which altered the roof lights on the west elevation, inserted a garden access gate adjacent to the garage and amended the main entrance door and rear single garage access door.

The Churchstanton Parish Council which had objected to the original application on the grounds that there should be no roof lights, had written again on the subject details of which were submitted.

The Chief Planning Officer informed the Committee that no additional roof lights were proposed but they would be resited to allow them to drain to the gutter. In his view, this would not have any material visual impact upon the completed development.

RESOLVED that the amended plan be approved as a minor amendment to the original planning permission.

215. Unauthorised use of caravan as permanent residential accommodation on land at Hearn, Pyncombe Lane, Wiveliscombe.

RESOLVED that consideration of this matter be deferred for 12 months to establish any changes in the circumstances of the owner of the caravan.

(Councillors Eckhart, J R Parrish and Mrs Parrish left the meeting at 7.45 pm, 7.46 pm and 7.47 pm respectively).

(The meeting ended at 7.52 pm).