

Present: Councillor Mrs Allgrove (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Bowrah, Croad, Denington, Guerrier, Henley, House, Morrell,
Miss Peppard, Mrs Smith, Stuart-Thorn, Vail and Wedderkopp.

Officers: Mr N T Noall (Chief Planning Officer), Mr R I Taylor (Chief Solicitor) and
Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm).

(Councillor Bowrah arrived at the meeting at 5.35 pm).

1. Apologies

The Mayor (Councillor Govier) and Councillors Beaven, Miss Cavill and Floyd.

2. 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:-

38/2003/557

Redevelopment of site for residential development, staff accommodation, new school building and extension to school buildings, floodlit hard playing surface, new road junction, access and car parking on land to the south of Greenway Road, Taunton.

Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) C215 - walls and fences;
- (f) C206A - existing and proposed levels;
- (g) No development shall take place until a traffic signal junction on Greenway Road, generally in accordance with the attached drawing JCCI, has been completed to the satisfaction of, and in accordance with a design to be submitted and approved by, the Local Planning Authority;

- (h) The proposed estate roads, footways, footpaths, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and tactile paving shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating as appropriate the design, layout, levels, gradients, materials and method of construction, shall be submitted to the Local Planning Authority;
- (i) Prior to the commencement of development, the details of a barrier/gate to prevent through traffic movements between the new access and College Road shall be submitted for approval to the Local Planning Authority. The said barrier/gate shall be erected prior to the use of the new access and thereafter retained;
- (j) Prior to the commencement of development, a scheme to assess the conditions, modelling and rehabilitation of the culvert passing through the development site shall be submitted to, and approved in writing by, the Local Planning Authority together with a scheme to attenuate flows upstream of Greenway Road. The said schemes shall be implemented to the satisfaction of the Local Planning Authority prior to the commencement of development;
- (k) No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be provided prior to the commencement of development. The scheme shall include long term legal and financial provision to ensure long term maintenance of volumes within the storage area;
- (l) No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation from the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details;
- (m) Prior to the commencement of any development works, the applicant shall, at his own expense, appoint a suitably qualified acoustics consultant with a remit to examine the floodlit hard playing area and identify what measures, if any, might be necessary to ensure that noise nuisance to neighbouring premises will not be caused. The consultant shall submit a written report to the Local Planning Authority which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based. Such report shall be agreed, in writing, by the Local Planning Authority prior to the commencement of development works;
- (n) There shall be no lighting of the hard playing surface hereby permitted until full details are submitted to, and approved in writing by, the Local Planning Authority;

- (o) The lights for the hard playing surface shall not be used or switched on between 2200 hours and 0900 hours the following day;
- (p) The proposed lighting luminaire for the hard playing surface shall be installed and maintained in a manner which ensures that no light source shall be visible from the adjacent residential properties or highway in accordance with details approved under condition (n) of this permission;
- (q) The proposed lights shall not be commissioned until the expiration of 14 days following a notice given in writing to the Local Planning Authority. Within four weeks of commissioning, the developer shall carry out any modifications to the lights which may be found necessary following a supervised testing of the lights. During that period the lights shall remain switched off;
- (r) In the event of unacceptable light pollution being created for neighbouring residents (in conflict with the relevant CIBSE LG) the lights shall be switched off until such time as the pollution can be overcome;
- (s) The astroturf pitch (proposed under Local Planning Authority Reference 38/2003/558) shall be fully constructed and available for use within three months of the commencement of any part of the development hereby permitted;
- (t) C201 - landscaping;
- (u) Before the development hereby permitted is commenced, details of the surface treatment to the drives, parking and turning areas shall be submitted to, and approved in writing by, the Local Planning Authority;
- (v) 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.

(Notes to applicant:- (1) In regard to condition (n), applicant was advised that no lighting should be emitted above the horizontal, light sources should not be visible from any residential property, adopted road or footpath, no light pollution should be created and, if it was, must be resolved immediately. In addition, all external lighting should be so located, installed and permanently maintained, that inconvenience from glare, whether direct or reflected, should not be caused at any residential or other sensitive premises; (2) Applicant was advised that due to the proximity of residential properties, it may not be possible to provide a lighting scheme that will be acceptable; that is, not cause harm to the amenity of residents; (3) Applicant was advised that prior to the creation of a landscaping scheme, you should contact the Local Planning Authority's Landscape Officer to discuss the potential impact/consideration of the trees covered by Tree Preservation Orders on the site; (4) Applicant was advised to consult with the Environment Agency to discuss the requirements of conditions (j) to (l) inclusive; (5) Applicant was advised by the Local Planning Authority's Drainage Officer that the following will need to be part of the submission of drainage details:- (i) Any surface water discharges to watercourses and culverts should be limited to that which occurs naturally from the catchment and as calculated from a 1 in

1 year storm using 10% impermeability. Any excess flows should be dealt with by on-site attenuation; (ii) The design storm for any attenuation system should be for a 1 in 25 year return period storm; (iii) The Environment Agency should be approached for Consent to Discharge and for their requirements regarding oil interceptors and headwall design; (iv) Details shall be submitted of the proposed point of discharge to a watercourse together with details of the headwall; (v) The poor quality of water discharging from surface water outfalls can seriously affect the receiving watercourse. Techniques to reduce the impact of these discharges have been developed and collectively form a range of Sustainable Urban Drainage Systems (SUDS) for dealing with urban run-off. It is strongly recommended that some form of SUDS be used at this proposed development; (6) Applicant was advised to investigate the use of Sustainable Drainage Systems (SUDS) for surface water drainage on this site, in order to reduce the rate of run-off and to reduce pollution. These methods consist of controlling the sources of surface water and include:- (a) infiltration techniques; (b) detention/attenuation; (c) porous paving/surfaces; and (d) wetlands; (7) Applicant was advised that if off-site water disposal is utilised, it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994; (8) N111 - disabled access; (9) N112 - energy conservation; (10) N114 - meter boxes; (11) N116 - disabled access; (12) N117 - crime prevention).

Reason for granting outline planning permission:-

The site was located in the settlement limits of Taunton where residential development was considered acceptable in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy STR4. The revised proposal was considered to meet the requirements of the Taunton Deane Local Plan Revised Deposit Policies S1, H1 and C3 in that it would overcome highway concerns, nearby properties would not be adversely affected and replacement recreational facilities were proposed.

38/2003/558

Erection of astroturf all-weather pitch, associated car parking and the erection of a dwelling on land at Greenhams, Taunton.

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C101 - materials;
- (e) The astroturf shall not be artificially lit without the prior written approval of the Local Planning Authority for planning permission, if required;
- (f) C215 - walls and fences;
- (g) C201 - landscaping;
- (h) Before any part of the permitted development is commenced, the lime tree to be retained on the site shall be protected by a chestnut paling fence 1.5m high, placed at a minimum radius equivalent to the full spread of the tree canopy from the trunk of the tree and the fencing

shall be removed only when the development has been completed. During the period of construction of the development, the existing soil levels around the boles of the tree so retained shall not be altered;

- (i) C323 - parking;
- (j) The astroturf pitch hereby permitted shall be constructed and available for use no later than three months from the date of the commencement of development permitted under Local Planning Authority Reference 38/2003/557.
(Notes to Applicant:- (1) N110 - design; (2) N111 - disabled access; (3) N112 - energy conservation; (4) N114 - meter boxes; (5) N116 - disabled access; (6) N117 - crime prevention).

Reason for granting outline planning permission:-

The proposal was for the improvement of sporting facilities for the existing school playing area and conformed to the requirements of the Taunton Deane Local Plan Revised Deposit Policies S1 (general requirements) and C3 (playing field enhancement).

- (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:-

04/2003/005

Conversion of garage to granny annexe at Seaforde Grange, Dairy House Lane, Bickenhall.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials;
- (c) The granny annexe hereby permitted shall be used solely in connection with the use of the existing house as a single family dwelling and shall not at any time be used as a separate unit of accommodation;
- (d) C902 - alternate permissions on same site.
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) Applicant was advised that surface water drainage needs to be kept within the site, with no outfall onto the adjoining track/footpath).

Reason for granting planning permission:-

The building to be converted to an annexe has a close functional relationship with the main house and was considered to be appropriate for conversion. Therefore, the proposal was considered to accord with Policy H20 of the Taunton Deane Local Plan Revised Deposit, subject to a condition tying the annexe to the main house.

24/2003/037

Erection of rear extension and pitched roof over existing flat roof at 2 Barcroft Crescent, Wrantage.

Conditions

- (a) C001 - time limit;
- (b) C102 - materials.
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N040A - drainage/water).

Reason for granting planning permission:-

It was not considered that the proposal would significantly harm neighbouring amenity and its design was thought to be appropriate. Therefore, the scheme was considered to accord with Taunton Deane Local Plan Revised Deposit Policy H19.

38/2003/582

Change of use and conversion of former veterinary practice and ancillary accommodation to form three dwellings at Acorn Veterinary, Pool Farm, Mountfields, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C106 - second hand materials;
- (c) C110 - materials - for hard surfacing;
- (d) C111 - materials - for drives;
- (e) C112 - details of guttering, downpipes and disposal of rainwater;
- (f) C201 - landscaping;
- (g) C215 - walls and fences;
- (h) C146 - details of size, position and materials of meter boxes;
- (i) The proposed rooflights shall be of flush fitting style, fitted with the appropriate flashing to ensure that the rooflights do not stand proud of the roof plain.
- (j) Before any of the dwellings hereby permitted are occupied, all the existing buildings on the site which are no longer required shall be demolished and all materials resulting from the demolition shall be removed from the site;
- (k) P001A - no extensions;
- (l) P003 - no ancillary buildings;
- (m) P006 - no fencing;
- (n) P010 - no further windows.
(Notes to applicant:- (1) Applicant was advised to investigate the history of this site and determine the likelihood of the existence of any contamination resulting from previous use. If contamination is present, a site investigation, risk assessment and remediation strategy should be submitted to the Local Planning Authority for consideration; (2) N025 - conversions; (3) N024 - development in accordance with approved plans; (4) N025A - owls and bats; (5) N118 - disabled access; (6) N051B - health and safety).

Reason for granting planning permission:-

The buildings were of permanent and substantial construction and could be converted in accordance with Policy H9 of the Taunton Deane Local Plan Revised Deposit. The proposals would not cause any material impact upon neighbouring properties and would give rise to potentially less traffic than from the authorised use.

(Councillors Henley and Mrs Smith declared personal interests in the following application).

38/2003/636

Erection of garden shed at 78 Bacon Drive, Taunton

Conditions

- (a) C001 - time limit;
 - (b) C102A - materials.
- (Note to applicant:- N024 - development in accordance with approved plans).

Reason for granting planning permission:-

The proposal would not harm neighbouring amenity or the appearance of the street scene and therefore accorded with Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit.

48/2003/066T

Application to fell two ash trees, the subject of a Tree Preservation Order at 6 Thornash Close, Monkton Heathfield, at the rear of the property on the boundary.

Conditions

- (a) C019 - time limit;
- (b) The stumps shall not be removed or damaged and any regenerating growth from the stumps or other parts of the hedge shall be retained. In the future, stems would need to be selected to become the new hedgerow tree(s).

52/2003/057

Retrospective application for wall/fence combination at 18 Scaffell Close, Taunton.

Reason for granting planning permission:-

The proposal did not adversely affect visual amenity and accordingly did not conflict with Policies S1 and S2 of the Taunton Deane Local Plan Revised Deposit.

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

42/2003/044

Enlargement of existing garage with first floor extension above at 8 Orchard Close, Trull.

3. Demolition of Blagdon Lodge and erection of "Retirement Village" comprising 74 apartments, 11 cottages, 11 bungalows and 1 unit from the converted Coach House at former Princess Margaret School site, Middleway, Taunton (38/2003/549)

Reported this application.

RESOLVED that subject to the applicants entering into a Section 106 Agreement by 18 February 2004 relating to the provision of:-

- (i) A suitable level of affordable housing;
- (ii) A cycle-link; and
- (iii) An age restriction to ensure occupants of the Retirement Village were 55 years old and above, 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) C201 - landscaping; (d) C208A - protection of trees to be retained; (e) C215 - walls and fences; (f) 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; (g) C301 - highways - in accordance with the County Highways Authority's booklet; (h) C146 - details of size, position and materials of meter boxes; (i) C910B - archaeological investigation; (j) C926B - remediation investigation/certificate; (k) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed. (Notes to applicant:- (1) Applicant was recommended to investigate the use of Best Management Practices for drainage on this site, in order to reduce the rate of run-off and to reduce pollution. These methods consist of controlling the sources of surface water and include:- (i) infiltration techniques; (ii) detention/attenuation; (iii) porous paving/surfaces; and (iv) wetlands; (2) N024 - development in accordance with approved plans; (3) N118A - disabled access; (4) N104 - public art; (5) N051B - health and safety).

Reason for planning permission, if granted:-

The site was suitably located for the type of development proposed in terms of its design, form and density and would not adversely affect existing dwellings surrounding. The proposal satisfactorily complied with Taunton Deane Local Plan Revised Deposit Policies S2, H12 and EN7.

(The meeting ended at 6.46 pm).