

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

Officers: Mr N T Noall (Chief Planning Officer), Mr T Burton (Area Planning
Officer (East)), Mr J Hamer (Area Planning Officer (West)), Mrs J Moore
(Principal Planning Officer (East)), Mrs J M Jackson (Senior Solicitor) and
Mr R Bryant (Review Support Manager)

(The meeting commenced at 5.00 pm)

22. Apologies

The Mayor (Councillor Govier) and Councillor Morrell

23. Minutes

The minutes of the meeting held on 18 February 2004 were taken as read and were signed.

24. 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:-

(Councillor Floyd declared a personal interest in the following application and left the meeting during its consideration).

38/2004/029

Erection of dwelling with integral garage and also a detached garage (to be used in connection with No 44) on land to north of 44 Haines Park, Taunton.

Conditions

- (a) C005 - outline - reserved matters;
- (b) C009 - outline - time limit;
- (c) C014 - time limit;
- (d) C013 - site levels;
- (e) C101 - materials;
- (f) C201 - landscaping;

- (g) C207 - existing trees to be retained;
- (h) C208A - protection of trees to be retained;
- (i) C215 - walls and fences;
- (j) C213 - hedge to be retained;
- (k) There shall be no construction works within 1m of the hedgerow which runs along the northern boundary;
- (l) Sufficient space for one garage and one parking space together with a vehicular access thereto shall be provided for each dwelling, before the new dwelling is occupied, in a position approved by the Local Planning Authority. The said spaces and accesses shall not be used other than for the parking of vehicles or for the purpose of access;
- (m) Any garage erected shall be at least 6m from the highway boundary;
- (n) Before the dwelling hereby permitted is first occupied, a properly consolidated and surfaced access shall be constructed (not loose stone or gravel), details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (o) The proposed access (or drive) shall incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2m x 2m;
- (p) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5m from the carriageway edge;
- (q) There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of a line drawn 2m back and parallel to the nearside carriageway edge over the entire site frontage of 44 Haines Park. 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;
- (r) Before the dwelling hereby permitted is first occupied, the existing access from Pikes Crescent shall be stopped-up and its use permanently abandoned in a manner to be agreed in writing with the Local Planning Authority.

(Notes to applicant:- (1) NO37 - drainage/water; (2) Having regard to the powers of the County Highway Authority under the Highways Act 1980, applicant was advised that a Section 184 Permit must be obtained from the Highway Services Manager, Taunton Deane Area. Application for such a permit should be made at least three weeks before access works are intended to commence; (3) The access hereby permitted shall not be brought into use until dropped 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; (4) N111 - disabled access; (5) N112 - energy conservation; (6) N114 - meter boxes; (7) N115 - water conservation; (8) N118 - disabled access; (9) N118A - disabled access; (10) N024 - development in accordance with approved plans; (11) Applicant was advised to contact Wessex Water prior to the commencement of any works to agree connection points onto the Wessex Water system; (12) Applicant was advised that with regard to condition (f), the landscaping scheme should include the provision of a tree (for example rowan, field maple or whitebeam) in the north east corner of the site; (13) Applicant was advised to take care during construction to avoid causing nuisance to

neighbours; (14) Applicant was advised that there may be a subterranean stream crossing the site. This matter should be investigated prior to construction).

Reason for granting outline planning permission:-

The application site lay within the settlement limits of Taunton and it was considered that the proposal would not be prejudicial to highway safety or harm the character or appearance of the area. Therefore, the proposal was considered to accord with Taunton Deane Local Plan Revised Deposit Policy H1.

- (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:-

38/2004/016

Erection of two storey extension to Nursing Home, single storey glazed link, new parking area and hard and soft landscaping, Murley House Nursing Home, Wyvern Road, Taunton.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) The existing hedge on the southern boundary of the application site shall be retained and shall be thickened with native hedgerow planting and new oak trees in accordance with a scheme which shall first be submitted to, and approved in writing by, the Local Planning Authority. Such approved scheme shall be completed before the development hereby permitted is occupied;
- (d) Before any part of the permitted development is commenced, a scheme for hard and soft landscaping of the new garden and the two new car parking areas shall be submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall be completely implemented before the development hereby permitted is commenced.
(Note to applicant:- Applicant's attention is drawn to the possibility of liability for bridge and road maintenance).

Reason for granting planning permission:-

The proposed development would not adversely affect visual or residential amenity or road safety. Accordingly, the proposal did not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2, M1, M2 and M3.

42/2004/002

Erection of two storey side extension at Sweethay Court, Sweethay, Trull

Conditions

- (a) C001 - time limit;

- (b) C102A - materials;
- (c) The highway boundary wall, where demolished to make way for the footings of the proposed front extension, shall be re-laid using the same stone materials, to the same height as existing and of the same design as the extension.

Reason for granting planning permission:-

The proposed development would not adversely affect residential or visual amenity and, accordingly, did not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19.

47/2004/002

Demolition of cottage and erection of replacement dwelling, Pooles Cottage, Meare Green, Wrantage.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) Before the development hereby permitted is first commenced, details of the surface treatment to the drive and turning area shall be submitted to, and approved in writing by, the Local Planning Authority;
- (d) C201 - landscaping;
- (e) Before any part of the development is commenced, detailed drawings shall be submitted to, and approved in writing by, the Local Planning Authority showing existing and proposed levels and contours of the site;
- (f) C215 - walls and fences;
- (g) All existing hedges shall be retained to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority;
- (h) P001A - no extensions;
- (i) P006 - no fencing;
- (j) P003 - no ancillary buildings;
- (k) C010 - drainage;
- (l) Details of proposed floor levels shall be submitted to, and approved in writing by, the Local Planning Authority before development commences.

(Notes to applicant:- (1) Applicant was advised that to drain the foul effluent from the development via septic tanks would be acceptable provided a Consent to Discharge from the Environment Agency under the Water Resources Act 1991, Schedule 10, is applied for and is granted. Applicant was further advised that during the Consent to Discharge application, they will need to demonstrate that:- (i) The foul drainage will be kept separate from clean surface and roof water; (ii) the soakaway(s) is/are located at a safe distance from any watercourse, any other foul soakaway or any source of water supply; and (iii) percolation tests on the irrigation area confirm adequate porosity in accordance with BS6297:83; (2) Applicant was advised to agree with Wessex Water, prior to the commencement of any works on

site, a connection onto Wessex Water infrastructure; (3) Applicant was advised that localised flooding occurred here in 2000, and was therefore further advised to design floor levels to take account of this).

Reason for granting planning permission:-

The proposed development would not adversely affect either visual or residential amenity and, accordingly, the proposal did not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H10.

- (3) Telecommunications Notification No TEL/02/2004. That the notification be approved for the installation of a 15m monopole mast with three antennas, 1 x 300mm dish and 1 x 600mm dish with radio equipment housing and ancillary development at land at Thornwater Farm, Thornfalcon, subject to satisfactory landscaping details being agreed.

Reason for the Telecommunications Notification being approved:-

The proposed mast was required to facilitate the growth of new and existing telecommunications systems and the impact on the visual amenity of the surrounding area was not considered to be detrimental, in accordance with the requirements of Taunton Deane Local Plan Revised Deposit Policies S1 and C13.

25. Erection of two storey and single storey extension, replacement timber store/garage, partial removal of wall to provide hardstanding and turning area, Trebles Holford, Seven Ash, Combe Florey (11/2004/003LB)

Reported this application.

RESOLVED that subject to the receipt of no representations raising new issues by 19 March 2004, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if listed building consent was granted, the following conditions be imposed:-

- (a) C002 - time limit - listed building;
 - (b) C103A - materials - listed building;
 - (c) Prior to commissioning, specific details of all new windows, doors (internal and external) and staircase shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (d) C664 - windows - recessed;
 - (e) There shall be no bell casts to the rendered areas, to the windows or door heads;
 - (f) Details of the means of venting the roofs shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (g) Details of the finished treatment to the joinery shall be submitted to, and approved in writing by, the Local Planning Authority.
- (Notes to applicant:- (1) N024 - development in accordance with approved plans; and (2) N065A - listed building).

Reason for listed building consent, if granted:-

The proposal was considered not to harm the character or appearance of the listed building and was sympathetic in design and materials to the original building, in accordance with Taunton Deane Local Plan Revised Deposit Policy EN18.

26. Erection of two storey and single storey extension, replacement timber store/garage, partial removal of wall to provide hardstanding and turning area, erection of stable, Trebles Holford, Seven Ash, Combe Florey (11/2004/004)

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) No adverse views from the County Highway Authority; and
- (2) No letters of representation raising new issues by 19 March 2004, 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) C201 - landscaping;

(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N040A - drainage/water; (3) N066 - listed building; (4) Applicant was advised that:- (a) The site should be drained on a separate system with all clean and surface water being kept separate from foul drainage; (b) All foul drainage, including foul surface water run-off, should be disposed of in such a way as to prevent any discharge to any well, spring or watercourse, including dry ditches with a connection to a watercourse; (c) Manure/dung heaps should be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off; (d) The subsequent storage and disposal of collected wastes should be undertaken in accordance with the MAFF Code of Good Practice for the Protection of Water and the Protection of Air).

Reason for planning permission, if granted:-

The proposal was considered not to harm the character or appearance of the listed building or harm the residential and visual amenity of the area, in accordance with Policies H19 and EN18 of the Taunton Deane Local Plan Revised Deposit.

27. Change of use to Hotel/Bed and Breakfast at Cornerwood House and Courtway, Norton Fitzwarren (now known as Trenchard Park Gardens (25/2002/017)

Reported that planning permission for this development had been granted on 19 August 2002.

In recent months, concerns had been raised by the Parish Council and the Ward Councillor that the use of Trenchard Park Gardens might be in breach of the planning approval in that it was now being used as a hostel for homeless people.

An investigation had taken place and it had become clear that whilst the application was being determined, the owner of the property had had discussions with other departments within Taunton Deane about providing accommodation for homeless people.

This had raised little concern at the time with the Chief Planning Officer as there were several examples of hotels/bed and breakfast establishments locally who also provided accommodation for homeless families.

However, it was now known that the Housing Department had been referring homeless persons to the existing hotel/bed and breakfast accommodation for some time, in the knowledge that it was being operated as a hostel.

In the view of the Council's Planning Solicitor, the existing use could well be exempt from planning enforcement action as the intended occupation of Trenchard Park Gardens by homeless people was "known" at the time planning permission was granted for the hotel/bed and breakfast use.

There was clearly corporate support for the current operation taking place at the premises, at least in terms of the Council's Housing Strategy. It was therefore felt that no further action from a planning view point should currently be taken.

RESOLVED that the report be noted.

(Councillor House declared a personal interest in the matter covered by Minute No 28 below and left the meeting during its consideration).

28. Unauthorised erection of front boundary wall/fence at 2 Meare Green, Stoke St Gregory

Reported that despite planning permission to retain a front boundary wall/fence at 2 Meare Green, Stoke St Gregory being refused at the end of December 2003, no action to remove the structure or reduce its height had been taken to date. Noted that the wall/fence adjoined the highway and was over 1m high.

RESOLVED that:-

- (a) Enforcement action be taken seeking either the removal or reduction in height of the wall/fence that formed the front boundary of 2 Meare Green, Stoke St Gregory; and
- (b) Subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the Enforcement Notice not be complied with.

(Councillors Miss Cavill and Wedderkopp declared personal interests in the matter covered by Minute No 29 below, and both left the meeting during its consideration).

29. Unauthorised temporary covered walkway at Taunton School, Staplegrove Road, Taunton

Reported that in 1993, planning permission and listed building consent had been granted for the alteration and extension of the memorial hall and library at Taunton School, Staplegrove Road, Taunton to form an Arts Centre. Part of the approved scheme involved the conversion of the Memorial Hall to a theatre and the erection of a glazed covered link between the theatre and library to provide a foyer.

In 1995, listed building consent was granted for a temporary covered walkway to be provided until the glazed foyer was built. This temporary consent had since been renewed twice even though the other parts of the originally approved scheme had been implemented.

Further reported that in 2001, discussions had taken place with the School regarding a revised design of the foyer, but to date, no such amended scheme had been submitted.

As the "temporary" structure had been in place for nine years, it was felt that action should now be taken to seek its removal.

RESOLVED that:-

- (a) Listed building enforcement action be taken seeking the removal of the temporary covered walkway connecting the theatre to the library at Taunton School, Staplegrove Road, Taunton;
- (b) Subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the Listed Building Enforcement Notice not be complied with; and
- (c) The Solicitor to the Council be also authorised to institute legal proceedings in respect of the unauthorised works undertaken to the listed structure.

(Councillors Floyd and Henley both left the meeting at 7.17 pm).

(The meeting ended at 7.31 pm).