

Present: Councillor Miss Peppard (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Beaven, Bowrah, Miss Cavill, Croad, Denington, Guerrier,
Henley, Hindley, House, Phillips, Mrs Smith, Stuart-Thorn and Vail

Officers: Mr T Burton (Development Control Manager), Mr J Hamer (Area
Planning Officer (West)), Mr G Clifford (Area Planning Officer (East)),
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.)

(Councillors Croad, Mrs Hill, Miss Cavill and Bowrah arrived at the meeting at
5.08 pm, 5.11 pm, 5.17 pm and 5.32 pm respectively)

42. Apologies

Councillors Floyd and Weston.

43. Minutes

The minutes of the meeting held on the 30 March 2005 were taken as read
and were signed.

44. Applications for Planning Permission

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

- (1) That **planning permission be granted** for the under-mentioned
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:-

09/2005/001

Erection of conservatory to rear of Elms Green, Chipstable.

Conditions

- (a) C001 – time limit;
 - (b) C102A – materials.
- (Notes to applicant:- (1) N024 – development in accordance
with approved plans; (2) N040A – drainage/water).

Reason for granting planning permission:-

The proposal was considered not to harm the visual or residential amenity of the area in accordance with Policies S1, S2 and H19 of the Taunton Deane Local Plan.

10/2005/004

Change of use, conversion and extension to form dwelling at The Pound House, Trents Farm, Churchinford.

Conditions

- (a) C001 – time limit;
- (b) C106 – second-hand materials;
- (c) C110 – materials – for hardsurfacing;
- (d) C112 – details of guttering, downpipes and disposal of rainwater;
- (e) C201 – landscaping;
- (f) C215 – walls and fences;
- (g) C917 – services – underground;
- (h) P001A – no extensions;
- (i) P006 – no fencing;
- (j) P010 – no further windows;
- (k) C927 – contaminated land;
- (l) All windows and doors hereby permitted shall be of timber only unless otherwise agreed in writing by the Local Planning Authority;
- (m) Details of the design of all external windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing;
- (n) Before the commencement of works hereby permitted, details of the means of venting the roofs shall be submitted to, and approved in writing by, the Local Planning Authority;
- (o) C601 – schedule of works to ensure safety and stability of structure;
- (p) There shall be no obstruction to visibility greater than 900 mm above adjoining road level within the splay indicated on drawing No 1203/34B. Such visibility shall be fully provided before the works commence on the conversion and shall thereafter be maintained at all times;
- (q) Details of the means of provision of bat roosts within the building shall be submitted to, and approved in writing by, the Local Planning Authority and shall be provided prior to occupation of the dwelling;
- (r) A sample panel of the new stonework and mortar finish shall be constructed on the site prior to work commencing and shall be approved in writing by the Local Planning Authority. The sample panel shall show the bonding and finish of the mortar joints and, once approved, the further work shall match the approved panel.

(Notes to applicant:- (1) N025 – conversion; (2) N112 – energy conservation; (3) Applicant was advised that only foul flows will be permitted to connect to the public sewer; (4) Applicant was advised that soakaways should be installed in accordance with the Building Research Establishment Digest 365 (September 1991); (5) N126 – contamination of land.)

Reason for granting planning permission:-

The proposal, by reason of the details of the conversion and extension, is considered to accord with Taunton Deane Local Plan Policies S1 and H7.

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

14/2005/014

Erection of extension at 24 Dillons Road, Creech St Michael.

Conditions

- (a) C001 – time limit;
 - (b) C102A – materials;
 - (c) P010 – no further windows.
- (Notes to applicant:- (1) N024 – development in accordance with approved plans; (2) N040A – drainage/water.)

Reason for granting planning permission:-

The proposal did not give rise to any adverse visual or neighbour impact and it was in accordance with Taunton Deane Local Plan Policies H19, S1 and S2.

38/2005/055

Erection of dwelling, two flats and three garages on land to rear of 51-53 Cheddon Road, Taunton.

Conditions

- (a) C001 – time limit;
- (b) C101 – materials;
- (c) C205 – hard landscaping;
- (d) Before any part of this development is commenced, details of the boundary treatment to the south-western boundary shall be submitted to, and approved in writing by, the Local Planning Authority;
- (e) The central landing windows on the south-western elevation at both first and second floor level, together with the first floor landing and bathroom windows on the south-western elevation of Plot 1, the first and second floor bathroom windows on the south-western elevation of the 2 No flats and the first and

second floor hall windows on the south-eastern elevation shall be obscure glazed to the reasonable satisfaction of the Local Planning Authority and thereafter shall be so maintained, and there shall be no new windows installed in the south-western elevation;

- (f) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent Order amending or revoking and re-enacting that Order) there shall be no addition or extension to the dwelling (Plot 1) (including the insertion of dormer windows) unless an application for planning permission in that behalf is first submitted to, and approved in writing by, the Local Planning Authority;
- (g) C010 – drainage;
- (h) All new windows shall be recessed into the wall to match neighbouring properties unless the written consent of the Local Planning Authority is obtained to any variation thereto.
(Note to applicant:- Applicant was advised of a number of Wessex Water requirements.)

Reason for granting planning permission:-

The proposed development would not adversely affect visual or residential amenity or road safety and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2, H1 and M3a.

38/2005/075

Erection of single storey rear extension at 125 Redlake Drive, Taunton.

Conditions

- (a) C001 – time limit;
- (b) C102 – materials.
(Note to applicant:- N045 – encroachment.)

Reason for granting planning permission:-

The proposed single storey extension would have no material impact on neighbours and complied with Taunton Deane Local Plan Policy H19.

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

38/2005/094

Change of use and conversion of Coach House to dwelling at 87 Staplegrove Road, Taunton.

Conditions

- (a) C001 – time limit;
 - (b) Before the commencement of any works hereby permitted, details or samples of materials to be used for all the fenestration of the building shall be submitted to, and approved in writing by, the Local Planning Authority;
 - (c) C201 – landscaping;
 - (d) C205 – hard landscaping;
 - (e) The access and area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted or for the purpose of access. The said spaces and access shall be kept clear of obstruction thereafter;
 - (f) C215 – walls and fences;
 - (g) C106 – second-hand materials.
- (Notes to applicant:- (1) N111 – disabled access; (2) N112 – energy conservation; (3) N114 – meter boxes; (4) N115 – water conservation; (5) N116 – disabled access; (6) N118 – disabled access; (7) Applicant was advised of the need to protect the integrity of Wessex Water systems and any arrangements for the protection of infrastructure crossing the site should be agreed as early as possible, and certainly before the developer submits any Building Regulations application; (8) Applicant was advised to contact Wessex Water to agree points of connection onto the Wessex Water infrastructure; (9) Applicant was advised that there is a public surface water sewer close to the site. Wessex Water normally requires a minimum 3 m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may be necessary; (10) N024 – development in accordance with approved plans; (11) N066 – listed building; (12) Applicant was asked to clear the rubbish from the adjacent land; (13) Applicant was advised that care should be taken during the carrying out of works to ensure that as little inconvenience as possible is caused to nearby properties; (14) Applicant was advised that protected wildlife may be present on site and all operatives on site must be appropriately briefed on their potential presence. If any protected species are found on site, then work must stop and English Nature must be informed.)

Reason for granting planning permission:-

The proposed use was considered appropriate and the proposal would enhance the appearance of the building. The scheme would not significantly harm neighbouring amenity, the character of the area or appearance of the street scene. Therefore it accorded with Taunton Deane Local Plan Policies S1, S2 and H1.

48/2005/008

Erection of dwelling and detached garage, construction of new access, driveway and parking areas at land adjacent to Tanfield Cottage, West Monkton.

Conditions

- (a) C001 – time limit;
- (b) C102A – materials;
- (c) C201 – landscaping;
- (d) The existing hedges on the northern, southern and western boundaries of the site shall be retained (except at the point of access), to the satisfaction of the Local Planning Authority;
- (e) C209 – protection of hedges;
- (f) Prior to commencement of works on site, full details of the construction of the proposed drive and access shall be submitted to, and approved in writing by, the Local Planning Authority;
- (g) The area allocated for parking and turning on the submitted plan, shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
(Notes to applicant:- (1) With regard to condition (c), the landscaping scheme should include additional planting to the rear of the proposed garage. In this respect you are advised to contact the Council's Landscape Officer to discuss the details; (2) N041A – drainage/water; (3) N040A – drainage/water; (4) N111 – disabled access; (5) N116 – disabled access; (6) N117 – crime prevention; (7) N114 – meter boxes.)

Reason for granting planning permission:-

The dwelling was located within a recognised village where limited infilling was acceptable in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR5 and Taunton Deane Local Plan Policies S1, S2, H1 and EN15.

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

20/2005/004

Erection of dwelling adjacent to Hillside, Nailsbourne, Kingston St Mary.

Reasons

- (a) The proposal, if allowed, would result in a cramped form of development when compared to the character of other properties in the area to the detriment of the visual amenity of the area. Furthermore, the proposal would be undesirably intrusive in the street scene at this point contrary to Taunton Deane Local Plan Policy S1;
- (b) The application site, as identified in the Taunton Deane Local Plan, is in open countryside outside of any defined settlement limit, where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine agricultural need or benefits economic activity. The Local Planning Authority is of the opinion that the proposal does not satisfy the above criteria and is therefore contrary to Taunton Deane Local Plan Policy S8. The proposal is also contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6;
- (c) The site is located outside the confines of any settlement in an area which is remote from employment, education, retail and social facilities with very limited public transport services. The development, if approved, will increase reliance on the private motor vehicle and foster growth and the need to travel comprising unsustainable development which is contrary to advice given in Planning Policy Guidance Note No 13, Regional Planning Guidance Note 10, Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR6 and Taunton Deane Local Plan Policy S1. The proposed development does not meet the accessibility criteria for residential development as set out in Annex A of Regional Planning Policy Guidance Note 10;
- (d) The visibility from the proposed site is sub-standard and there is insufficient frontage to the highway to enable an access to be satisfactorily laid incorporating the necessary visibility splay which is essential in the interests of highway safety, contrary to Taunton Deane Local Plan Policy S1 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

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

38/2005/052

Demolition of garage building and erection of block of 13 flats and associated parking at Eastwick Farm Cottage, Eastwick Road, Taunton.

Reason

The proposed development would constitute an over-development of the site out of keeping with the character of the area and would be contrary to Taunton Deane Local Plan Policies S2(A) and (F) and

H1(G). Furthermore, the proposal has insufficient parking and turning provision to adequately serve the development and is considered contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Revised Deposit Policy M3a.

Reason for refusing planning permission contrary to the recommendation of the Development Control Manager:-

The Committee felt the proposal would be an over-development of the site.

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

32/2005/002

Conversion of outbuildings to classrooms and construction of toilet facilities at Marlands, Sampford Arundel, Wellington.

38/2005/086

Redevelopment to provide four commercial/retail units, fronting Staplegrove Road, 24 flats with associated parking and the formation of an access off Wood Street, 7/11B Staplegrove Road, Taunton.

45. Erection of 4 No two-bed houses with associated parking and rear access road on land adjacent to 18 Northfields, Bishops Hull (05/2005/011)

Reported this application.

RESOLVED that subject to the receipt of no new issues being raised on the amended plans by the end of the consultation period, the Development Control Manager 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) C208B – protection of trees – service trenches;
- (f) The proposed estate roads, footways, footpaths, tactile paving, 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 and street furniture 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;

- (g) The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling, before it is occupied, shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway;
- (h) The development, hereby approved, shall not be brought into use until that part of the service road which provides access to it has been constructed in accordance with the approved plans;
- (i) Plans showing a parking area shall be submitted to, and approved in writing by, the Local Planning Authority before the development is commenced. This area shall be properly consolidated (not loose stone or gravel) before the buildings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (j) The gradients of the proposed drives to the dwellings, hereby approved, shall not be steeper than 1:10;
- (k) 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;
- (l) C331 – provision of cycle parking;
- (m) P010 – no further windows;
- (n) This permission shall enure for the benefit of Redland Housing Association only and not the benefit of the land;
- (o) 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 premises/land and identify what measures, if any, may be necessary to ensure that noise from the existing neighbouring premises will not cause nuisance. 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 and the agreed works shall be thereafter implemented.
(Notes to applicant:- (1) N114 – meter boxes; (2) N117 – crime prevention; (3) N045 – encroachment; (4) Applicant was advised of a number of Wessex Water requirements; (5) N061A – Highways Act Section 184 Permit; (6) Applicant was asked to inform all potential occupiers of the dwellings that there is a skittle alley in the building adjacent to the site (The Royal Crown Public House), and that this will give rise to occasions which can be noisy. Residents are advised that such noise could be occurring in the evenings and into the night-time and such noise is to be expected in this location.)

Reason for planning permission, if granted:-

The site was within the settlement limits of the Taunton Deane Local Plan and was in accordance with Taunton Deane Local Plan Policies S1, S2, H1 and H11.

(Councillor Guerrier declared a personal interest in the application covered by Minute No 46 below and left the meeting during its consideration.)

46. Erection of 5 No log cabins for tourism/education at land at Millfield Nursery, Parsonage Lane, Kingston St Mary (20/2005/005)

Reported this application.

RESOLVED that subject to the receipt of:-

- (1) Confirmation that no archaeological structures would be disturbed; and
- (2) No adverse comments from the County Archaeologist,

the Development Control Manager 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) C201A – landscaping;
- (d) C207 – existing trees to be retained;
- (e) C413 – restriction of occupation for holiday lets in permanent buildings;
- (f) The development hereby approved shall not be occupied until sufficient parking space has been provided within the curtilage of the site, details of which shall be submitted to, and approved in writing by, the Local Planning Authority;
- (g) C917 – services – underground;
- (h) Soakaways shall be constructed in accordance with Building Research Digest 365 (September 1991);
- (i) P002 – no extensions;
- (j) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent Order amending or revoking and re-enacting that Order) no gate, fence, wall or other means of enclosure shall be erected on the site unless an application for planning permission in that the half is first submitted to, and approved in writing by, the Local Planning Authority;
- (k) P003 – no ancillary buildings.
(Notes to applicant:- (1) N111 – disabled access; (2) N112 – energy conservation; (3) N115 – water conservation; (4) N051B – health and safety; (5) Applicant was recommended to agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.)

Reason for planning permission, if granted:-

The site was adequately screened and the proposal was not considered to be harmful to the landscape and had good access to the highway network, the visual and residential amenity of the area would not be detrimentally affected and the character and appearance of the adjacent Conservation Area would be maintained/enhanced and was therefore compliant with Taunton Deane Local Plan Policies S1, S2, S8, EC19 and EN15.

47. Demolition of Play Zone building and redevelopment of former petrol station to provide 24 flats, three retail units (one with alternative A3 use) and parking at 43 Station Road, Taunton (38/2005/038)

Reported this application.

RESOLVED that subject to:-

- (1) The applicants entering into a Section 106 Agreement for the provision of off-site contributions for recreation/sport and play provision and improved play areas; and
- (2) The receipt of no further representations raising new issues on the amended plans,

the Development Control Manager 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) C201 – landscaping;
- (d) Prior to the commencement of demolition works on site, the applicant shall give seven days notice in writing, to the Local Planning Authority to enable a tree root assessment to take place when demolition is complete. Prior to the commencement of building works on site, full details of the type and location of the foundations of the building shall be submitted to, and approved in writing by, the Local Planning Authority;
- (e) Prior to the commencement of works on site, the tree management works, listed in the 'schedule of recommended tree works' dated 22 March 2005, shall be completed to the satisfaction of the Local Planning Authority's Heritage and Landscape Officer;
- (f) Prior to the commencement of works on site, full details of the proposed foundations shall be submitted to, and approved in writing by, the Local Planning Authority. Construction must be in compliance with the agreed details unless an alternative is agreed in writing by the Local Planning Authority;
- (g) C331 – provision of cycle parking;
- (h) C329 – loading/unloading area;

- (i) Prior to the commencement of occupation of the units, the provision of bin storage, shown on the submitted plans for the commercial and residential units, shall be made on the site prior to occupation/commencement of the use and shall thereafter be maintained;
- (j) The parking space provided to the north of the building shall be marked and used for disabled person parking/dropping-off in association with the residential uses on the site only and shall not be used for general parking;
- (k) C910B – archaeological investigation;
- (k) No development approved by this permission shall be occupied until a clear method statement and schedule of responsibility for erection of the flood defence system has been submitted and approved to the satisfaction of the Local Planning Authority;
- (l) Prior to the commencement of works on site, full details for the disposal of surface water from the site shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be provided/constructed on site and thereafter maintained;
- (m) Odours arising from cooking should not be significant at the façade of any residential or other odour-sensitive premises. (This potential problem could be overcome by the fitting of a suitably filtered air extraction system.) Noise from any air extraction system should not exceed background noise levels by more than 3dB(A) for a two-minute Leq at any time when measured at the façade of residential or other noise sensitive premises. Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved in writing by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use;
- (o) C926B – remediation investigation/certificate;
- (p) No works shall commence on the development site until the applicant submits a copy of a signed Section 278 Agreement for the proposed highway works to be approved in writing by the Local Planning Authority and fully implemented to the satisfaction of the County Highway Authority;
- (q) The proposed access shall be constructed in accordance with a scheme approved under condition (p) above and shall be available for use before the occupation of the development hereby approved;
- (r) The existing vehicular accesses from Station Road shall be stopped up, their use permanently abandoned and the verge/footway crossing reinstated in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such works shall be completed within one month of the new vehicular access hereby approved being first brought into use;
- (s) The area allocated for parking, on the submitted plan, shall be kept clear of obstruction and shall not be used other than for the parking of

- vehicles in connection with the development hereby permitted;
- (t) The development, hereby permitted, shall not be occupied until the parking and turning space shown on the submitted plan and dated the 30 March 2005, has been properly consolidated and surfaced (not loose stone or gravel) to the satisfaction of the Local Planning Authority;
 - (u) Before the development, hereby approved, is occupied, a fully sheltered lockable cycle parking facility (for 36 bicycles) shall be provided within the site in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority;
 - (v) In the event of Unit 3 being used as a takeaway (A3), four car parking spaces (14-17 on the submitted plan) in the retail car park, shall be allocated solely for the use of customers to Unit 3 and shall not be used by staff or customers of Units 1 or 2 when Unit 3 is open. (Notes to applicant:- (1) N048A – remediation strategy; (2) With regard to condition (k), applicant was advised that the County Archaeologist would be happy to provide a specification for the work and a list of suitable archaeologists; (3) N111 – disabled access; (4) N117 – crime prevention; (5) N112 – energy conservation; (6) Applicant was advised that good quality materials are considered important due to the prominent position in the street scene and the proximity to the Staplegrove Road Conservation Area; (7) N061A – Highways Act Section 184 Permit; (8) Applicant was advised that the Highway Services Manager, Taunton Deane area must be consulted with regard to the required reinstatement of the verge/footway crossing at the access, which is to be closed; (9) The proposal involves the construction of a footway which should be dedicated to form part of the public highway. The applicant is therefore advised to contact the Transport Development Group, Somerset County Council for details of the dedication procedure. The Highways Services Manager, Taunton Deane area, must also be consulted regarding the specification and supervision of these works before they commence on site.)

Reason for planning permission, if granted:-

The proposal provided for a brownfield development of a good design, acceptable access situated in a suitable location, in keeping with the street scene. The proposal therefore met the requirements of Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Policies S1, S2 and H1. In addition, the proposal would maintain the character of the adjacent Conservation Area in compliance with Taunton Deane Local Plan Policy EN15.

Also RESOLVED that in the event that the Section 106 Agreement was not completed by the 4 May 2005, the Development Control Manager, in consultation with the Chairman, be authorised to refuse planning permission due to inadequate recreation/open space and play area provision contrary to the requirements of the Taunton Deane Local Plan Policy C4.

48. Erection of single storey rear extension at 3 The Maltings, Ham (resubmission of 46/2004/034) (46/2005/013)

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 21 April 2005, the Development Control Manager 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;

Reason for planning permission, if granted:-

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

49. Planning (Listed Buildings and Conservation Areas) Act 1990 – Building Preservation Notice: The Linhay, White's Farm, Lowton, West Buckland

Reported that a recent inspection of The Linhay at White's Farm, Lowton, West Buckland had revealed a property of historic importance and listable quality.

The Vice-Chairman had authorised service of a Building Preservation Notice which had taken immediate effect on the 24 February 2005. Noted that for a period of six months from the service of the Notice, The Linhay at White's Farm, Lowton, West Buckland would be subject to listed building control whilst the Secretary of State for Culture, Media and Sport determined whether the property should be added to the Statutory List of Buildings of Special Architectural or Historic Interest.

Noted that the owners of the property were progressing plans for the conversion of the building to residential use in anticipation of The Linhay being formally listed.

RESOLVED that the action taken by the Development Control Manager, in consultation with the Vice-Chairman, with regard to the service of the Building Preservation Notice in respect of The Linhay, White's Farm, Lowton, West Buckland, be endorsed.

50. Possible non-compliance with approved plans, The Manse, Ford Road, Wiveliscombe

Noted that this item had been withdrawn from the agenda.

(Councillors Henley and Mrs Smith left the meeting at 5.50 pm and 7.07 pm)

respectively.)

(The meeting ended at 7.31 pm.)