

Present:- Councillor Mrs Marcia Hill (Vice-Chairman) (In the Chair)
Councillors Mrs Allgrove, Bowrah, Miss Cavill, Croad, Denington, Floyd, Henley, C Hill, Hindley, House, Lisgo, Phillips, Mrs Smith, Stuart-Thorn and Wedderkopp

Officers:- Mr T Burton (Development Control Manager), Mr J Hamer, (Development Control Area Manager – West), Mr G Clifford (Development Control Area Manager – East), Mrs J Moore (Development Control Principal Officer – East) Mrs J M Jackson (Senior Solicitor) and Mr R Bryant (Review Support Manager)

Also present:- Mrs A Elder (Independent Member of the Standards Committee)

(The meeting commenced at 5.00 pm)

121. Apology

Councillor Mrs Marie Hill (Chairman).

122. Declarations of Interest

Councillor Hindley declared a personal interest in Agenda Item No 10, application No 27/2006/015, and left the meeting during consideration of this item.

Councillor C Hill declared a personal interest in Agenda Item No 16, concerning advertisement signs for Langford Lakes Christmas Tree Farm, and left the meeting during consideration of this item.

123. 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:-

07/2006/017

Demolition of huts and erection of new building for Taunton and District Beekeepers, The Teaching Apiary, Heatherton Park, Bradford-on-Tone

Conditions

- (a) C001A – time limit;

- (b) C101 – materials;
- (c) C201 – landscaping;
- (d) The building shall be used only for the specific uses applied for unless otherwise agreed in writing by the Local Planning Authority.

(Note to applicant:- N024 – development in accordance with approved plans.)

Reason for granting planning permission:-

The proposal was considered not to harm visual or residential amenity, highway safety or harm the setting of the listed building in accordance with Taunton Deane Local Plan Policies S1, S2 and EN16.

09/2006/010

Erection of cattle shed and feed store at land at West Bovey, Waterrow, Wiveliscombe

Conditions

- (a) C001A – time limit;
- (b) Within two months of the building no longer being required solely for agricultural purposes, it shall be dismantled and removed from the land and the land returned to the condition that existed prior to the erection of the building;
- (c) C101 – materials;
- (d) C203 – landscaping;
- (e) C245 – disposal of surface water;
- (f) C917 – services – underground.

Reason for granting planning permission:-

The proposal was considered not to have a detrimental impact upon visual amenity and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1, S2, S7 and EN12 and Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 and Policy 5.

09/2006/011

Erection of 2 no holiday lodges and formation of new access at Pinkhouse Farm, Waterrow

Conditions

- (a) C001A – time limit;
- (b) C010A – drainage;
- (c) C013 – site levels;
- (d) C102 – materials;
- (e) C111 – materials – for drives;
- (f) Within a period of three years from the date of this permission, details of the arrangements to be made for the supply of water

and disposal of foul and 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;

- (g) C201 – landscaping;
- (h) C208B – protection of trees – no service trenches;
- (i) P009 – entrance gates set back;
- (j) C684 – programme of archaeological work;
- (k) In the event of the site ceasing to be used for holiday chalets or structures, roads and hardstandings shall be removed forthwith from the site, unless their retention is agreed in writing by the Local Planning Authority, and the site returned to agricultural use;
- (l) P001A – no extensions;
- (m) P003 – no ancillary buildings;
- (n) C917 – services – underground;
- (o) C413 – restriction of occupation for holiday lets in permanent buildings.

(Note to applicant:- (1) Applicant was advised to submit further details of hardcore for drives. There must be no “spillage” of materials onto the highway; (2) Applicant was advised to place a notice within the site facing the exit to advise holiday makers to take care on the narrow and winding roads and on exiting the site.)

Reason for granting planning permission:-

The site was adequately screened and the proposal was not considered to be harmful to the landscape and therefore was compliant with Taunton Deane Local Plan Policy EC24.

10/2006/021

Erection of two holiday cabins and one timber building for garage and storage at Blackmores Paddock, Stapley

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) C201 – landscaping;
- (d) C413 – restriction of occupation for holiday lets in permanent buildings;
- (e) The holiday cabins shall be removed from the site if not let within a 24 month period;
- (f) The treatment plant to serve the site shall be installed and operational prior to the occupation of any holiday unit;
- (g) Before the development hereby permitted is occupied, unobstructed visibility shall be provided above a height of 900mm from adjoining carriageway level for a minimum distance of 16m on both sides of the point of vehicular access for a depth of 2m measured from the nearside edge of the adjoining

- carriageway. Such visibility shall thereafter be maintained to the satisfaction of the Local Planning Authority;
- (h) Plans showing a parking and turning area providing for four vehicles shall be submitted to, and approved in writing by, the Local Planning Authority before the development is commenced. The area shall be properly consolidated and surfaced before the use commences and shall not be used other than for the parking of vehicles in connection with the development hereby permitted and kept clear of obstruction at all times;
 - (i) The existing access, new drive and turning area shall be hard surfaced in tarmac, or such other material as shall be agreed in writing by the Local Planning Authority, for a distance of 10m back from the edge of the carriageway;
 - (j) Any entrance gates erected shall be hung to open inwards and set back a minimum distance of 4.5m from the edge of the carriageway;

(Notes to Applicant:- (1) N112 – energy conservation; (2) N115 – water conservation; (3) N041 – drainage/water; (4) N070 – manure heaps).

Reason for granting planning permission:-

The scheme was considered a small scale development not harming the character of the Blackdown Hills Area of Outstanding Natural Beauty and complied with Taunton Deane Local Plan Policies S1, S2, EC24, EN6 and EN10 and material considerations did not indicate otherwise.

18/2006/005

Erection of garage door and internal partition to car port at 9 Halse Manor, Halse, Taunton

Conditions

- (a) C001A – time limit;
- (b) The external surfaces of the works for which consent is hereby granted shall be of materials as detailed in the applicants letter and brochure received 31 August 2006 and no other materials shall be used without the written consent of the Local Planning Authority;

Reason for granting planning permission:-

It was considered that the proposed works would not harm the character or appearance of the listed building and, as such, conformed with the provisions of Taunton Deane Local Plan Policies EN16 and EN17 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 and Guidance within Planning Policy Guidance Note No 15 – Planning and Historic Environment in respect of works within the curtilage of a Listed Building.

24/2006/023

Siting of two extra mobile homes and two extra touring caravans at Longacre, Rockhill, Wrantage

Conditions

- (a) The use hereby permitted shall be carried on by Mrs Sophie Smith (formerly Orchard) and Mr Michael Orchard, their spouses and family dependants only. When the site has ceased to be occupied by Mrs Sophie Smith (formerly Orchard) and Mr Michael Orchard and their dependants, the use hereby permitted shall cease and the site restored to its former condition, within three months from the date the occupants ceased occupation of the site and its use to revert to agricultural land;
- (b) No more than two mobile homes and two touring caravans in total shall be sited on the land edged red and attached to this permission;
- (c) The existing hedges on the west, south and east boundaries of the site shall be retained to a maximum height of 2m. Where part of the hedge has been damaged by fire, details of hedge replacement shall be submitted to, and approved in writing by, the Local Planning Authority within one month of the date of this permission;
- (d) P006 – no fencing;
- (e) Within the applicants land there shall be no obstruction to visibility higher than 900mm above the road surface within the zone taken from a point 2m back along the centre line of the access and extending to a part 120m to the south-west and 90m to the north-east. Such visibility shall be kept permanently clear of obstruction;
- (f) Prior to its erection on site, details of any external lighting shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details;
- (g) The access shall have a minimum width of 3m and incorporate junction radii of 4.5m;
- (h) Any entrance gates shall be hung to open inwards and shall be set back a minimum distance of 10m from the edge of the carriageway;
- (i) Details of the properly consolidated and surfaced (no loose stones or chippings) driveway from the edge of the carriageway to the entrance gates shall be submitted to the Local Planning Authority within one month of the date of this permission. The driveway shall be formed in accordance with the approved details within one month of their approval;
- (j) Within one month of the date of this permission, details showing a parking area for four vehicles and a turning area shall be submitted to the Local Planning Authority for approval. The parking and turning areas shall be formed in accordance with the approved details within one month of their approval and shall

be kept available at all times for the parking and turning of vehicles.

- (k) P013 – no storage of oils, fuels or chemicals.

(Note to Applicant:- Applicant was advised that there should be no more than four mobile homes and four touring caravans on the whole site (including the previous permission for Mr P Orchard and dependant family and Mr Joe Orchard). The mobile homes and caravans should be sited as shown on the attached plan.)

Reason for granting planning permission:-

The proposal was considered to be in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 36 and Taunton Deane Local Plan Policy H14.

27/2006/015

Erection of a horticultural nursery at land south of Harris's Farm, Hillcommon

Conditions

- (a) C001A – time limit;
- (b) C101 – materials;
- (c) C201A – landscaping;
- (d) C205 – hard landscaping;
- (e) Details of the arrangements to be made for the prevention of surface water being discharged onto the public highway shall be submitted to, and approved in writing by, the Local Planning Authority. Such arrangements shall be provided before the proposed access is brought into use;
- (f) Prior to the commencement of the development hereby approved, details of any entrance gates to be erected shall be submitted to, and approved in writing by, the Local Planning Authority and retained as such thereafter. Any such gates shall be hung to open inwards and shall be set back a minimum of 10m from the carriageway edge;
- (g) C308 – access – existing access to be closed;
- (h) The visibility splays shown on the submitted plan 18274/001/SK01/A shall be constructed prior to the commencement of the use of the premises and unobstructed visibility shall be provided above a height of 300mm from adjoining carriageway level and thereafter be maintained to the satisfaction of the Local Planning Authority;
- (i) Before any work is commenced, details of the levels and construction details of the access and driveway shall be submitted to, and approved in writing by, the Local Planning Authority and no variation from the approved levels shall take place without the express written consent of the Local Planning Authority;

- (j) Prior to the new access and drive being brought into use, it shall be hard surfaced in tarmacadam, or such other material as shall be agreed in writing by the Local Planning Authority, for a distance of 10m back from the edge of the carriageway;
- (k) The recommendations of the wildlife and habitat survey dated 10 May 2006 shall be carried out prior to the completion of the development hereby approved to the satisfaction of the Local Planning Authority. Any variation of the recommendations shall be agreed, and approved in writing, by the Local Planning Authority;
- (l) C215 – walls and fences;
- (m) No external lighting shall be installed on site without the prior written consent of the Local Planning Authority;
- (n) The development hereby approved shall be used for nursery/horticultural purposes only as described in the applicant's e-mail dated 29 September 2006;
- (o) 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 additional floors, including mezzanine floors shall be erected in the development hereby approved without the express grant of planning permission;

(Notes to Applicant:- (1) Applicant was advised that the soakaway should be constructed in accordance with Building Research Digest 365 (September 1991); (2) Applicant was advised that any alteration to the footpath, route or surface, must be authorised by the Somerset County Council. The path must remain open and unobstructed at all times.)

Reason for granting planning permission:-

The proposal was considered to be an appropriate development and did not conflict with Somerset and Exmoor Joint Structure Plan Review Policies STR1 and 49 and Taunton Deane Local Plan Policies S1, S2, S7, EN5 and EN12.

42/2006/031

Conversion of loft at 3 New Road, Trull

Conditions

- (a) C001A – time limit;
- (b) C101 – materials.

Reason for granting planning permission:-

The proposed development would not adversely affect the character of the building or visual amenity or residential amenity and therefore did not conflict with Taunton Deane Local Plan Policies S1, S2 and H17.

51/2006/008

Change of use from a barn to form ancillary accommodation at Hales Farm, Burrowbridge

Conditions

- (a) C001A – time limit;
- (b) C404 – single family unit;
- (c) C927 – remediation investigation/certificate;
- (d) The development hereby approved shall be implemented in complete accordance with the flood mitigation measures outlined in the flood risk assessment received 31 July 2006;
- (e) The finished floor level of the development hereby approved shall be 6.76m AOD;
- (f) Prior to the development hereby approved being commenced, details of any replacement doors or windows (including design, materials, finish and cross sections if necessary) shall be submitted to, and approved in writing by, the Local Planning Authority;

(Notes to Applicant:- (1) Applicant was advised to agree with Wessex Water, prior to the commencement of any works on site, a connection to Wessex Water infrastructure; (2) Applicant was advised that the premises could be subject to flooding if there were to be a breach or overtopping of the defences along the River Parrett; (3) N034A – drainage/water; (4) N126 – ground contamination.)

Reason for granting planning permission-

The proposal by reason of its use, siting and materials respected the character of the area and the character and appearance of the barn. The proposal would cause no demonstrable harm to residential amenity in accordance with Taunton Deane Local Plan Policies S1, S2, S7 and H18.

- (2) That **planning permission be refused** for the under-mentioned development, subject to the standard reasons adopted by Minute 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

38/2006/355

Erection of dwelling on land to the rear of 103 Galmington Road, Taunton

A proposed two storey dwelling on this plot would not be acceptable due to its overbearing and detrimental effect on the amenity of neighbours contrary to Taunton Deane Local Plan Policy H2(E).

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

The Committee was of the view that a two storey dwelling on the proposed site would have a detrimental effect on neighbouring properties.

124. **Change of use of site to form plant nursery and new access at Highfields, Stoke Road, Stoke St Mary (37/2006/006)**

Reported this application.

RESOLVED that subject to the receipt of no further representations raising new issues by the 12 October 2006, the Development Control Manager be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) C001A – time limit;
- (b) C201 – landscaping;
- (c) C308 – access – existing access to be closed;
- (d) At the proposed access there shall be no obstruction to visibility greater than 600mm above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times;
- (e) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 15m from the carriageway edge;
- (f) The proposed access over the first 10m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (g) The proposed access shall be constructed in accordance with the details shown on the submitted plan, drawing No OB/1472:06/01 and shall be available for use before the commencement of the development hereby approved;
- (h) The proposed layout and position of roads and parking areas within the site shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before construction commences. Plans and sections indicating levels, gradients, materials and methods of construction shall be submitted for approval;
- (i) Details of any composting waste storage areas within the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- (j) Details of any external lighting on the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to its installation.

(Note to Applicant:- Applicant was advised that any future building on this site will require planning permission. A wildlife survey will be required with any application.)

Reason for Planning Permission, if granted:-

The proposal was considered to be an acceptable use in this location and not to harm the amenities of the area and complied with Taunton Deane Local Plan Policies S1, S2, EC2 and EC7.

125. **Erection of 2 No detached dwellings and alteration to existing access between 5 and 6 Barton Green at land adjoining Barton Green, Trull (42/2006/028)**

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the Nature Conservation and Reserves Officer by 17 October 2006, the Development Control Officer be authorised to determine the application in consultation with the Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) C001A – time limit;
- (b) C102 – materials;
- (c) (i) Prior to the commencement of works on site, full details of a Landscape Management Plan for the existing hedges on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The Management Plan shall include details for the replacement or reinforcement of the hedges. (ii) The Management Plan, once agreed, shall be fully implemented on site prior to the completion of the dwellings hereby permitted and future maintenance carried out fully in compliance with the details contained therein;
- (d) The existing hedges on the northern, southern, western and eastern 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 to be retained;
- (f) P006 – no fencing;
- (g) The garages 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 and shall remain ancillary to the relevant plot at all times;
- (h) A condition survey of the existing public highway shall be carried out before, and agreed with the County Highway Authority, prior to works commencing on site and any damage to the existing highway made as a result of this development shall be remedied by the developer before occupation of the development;
- (i) The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking or turning of vehicles in connection with the development hereby permitted;
- (j) The driveway between the edge of the carriageway and the entrance gate(s) shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this planning permission) shall be constructed above ground floor level on the south and east elevations of Plot 1 and east elevation of Plot 2;
- (m) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this planning permission) shall be constructed within the garage/studio of Plot 2;
- (n) The studio accommodation at first floor level over the garage shall be used for ancillary domestic purposes in association with the residential accommodation of Plot 2. It shall at no time be used as a separate unit of accommodation.

(Notes to Applicant:- (1) Applicant was advised about various requirements relating to the sub-surface drainage trench; (2) N117 – Crime Prevention; (3) N112 – Energy Conservation; (4) N115 – Water Conservation; (5) N061A – Highways – Section 184 Permit.)

Reason for Planning Permission, if granted:-

The proposed residential development was within the settlement limits of Trull and was considered to be in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR4 and 49 and Taunton Deane Local Plan Policies S1, S2 and H2.

126. Display of Christmas Tree advertisements and directional signs for Langford Lakes Christmas Tree Farm, Langford Budville, Wellington

Reference Minute No 161/2005, reported that discussions had taken place with the owner of Langford Lakes Christmas Tree Farm concerning an appropriate level of signage. The owner had indicated that it was his intention to display only four trailer base advertisements at the following locations in the run up to Christmas 2006:-

- North side of A38 at Whitehall;
- North side of A38 at Rumwell;
- North side of A358 east of Cross Keys Roundabout; and
- North side of A358 immediately to the east of Junction 25 of the M25.

Whilst this type of roadside advertisement was generally resisted by the Council, it had been accepted that the nature of the business was very unusual having such a short season. The product therefore needed to be advertised intensively in the run up to Christmas if the business was to remain successful.

Although the level of advertising in recent years had been excessive and a number of the sites inappropriate, it was felt that advertisements at the four locations mentioned above could be tolerated if they were restricted to the period 25 November 2006 to 1 January 2007 only. Noted that the owner of the Christmas Tree Farm was currently discussing directional signage with the County Highway Authority.

RESOLVED that no enforcement action be taken in relation to trailer based advertisements for the Langford Lakes Christmas Tree Farm at the agreed four locations identified provided that they were displayed only between the 25 November 2006 and 1 January 2007.

127. Travellers camp within the Children's Wood, Bathpool, Taunton

Reported that a complaint had recently been received in respect of travellers who had positioned a caravan and a number of tents on land comprising part of the Children's Wood at Bathpool, Taunton.

Although the site was managed by the Council, it was owned by the Environment Agency.

Noted that as legal owners of the land, any action taken by the Council had to be against the Environment Agency.

RESOLVED that:-

- (1) enforcement action be taken to secure the removal of the unauthorised travellers caravan and tents from land comprising part of the Children's Wood, Bathpool, Taunton; and
- (2) Subject to being satisfied with the evidence, the solicitor to the Council institute legal proceedings should the enforcement notice not be complied with.

(The meeting ended at 7.59 pm)