

Present:- Councillor Mrs Hill (Chairman)  
Councillor Mrs Allgrove (Vice-Chairman)  
Councillors Bishop, Brooks, Mrs Copley, Critchard, Denington,  
Ms Durdan, Mrs Floyd, C Hill, House, Miss James, Stuart-Thorn,  
Watson and Wedderkopp

Officers:- Mr J Hamer (Development Control Area Manager West), Mr G Clifford  
(Area Planning Manager South), Ms M Casey (Planning and Litigation  
Solicitor) and Mrs G Croucher (Democratic Services Officer)

Also Present: Councillor Coles

(The meeting commenced at 5.00 pm)

**71. Apologies/Substitution**

Apologies: Councillors Bowrah and Mrs Smith  
Substitution: Councillor Stuart-Thorn for Councillor Bowrah.

**72. Minutes**

The minutes of the meeting held on 10 June 2009 were taken as read and were signed.

**73. Application for Planning Permission**

The Committee received the report of the Development Manager on the following application for planning permission and it was **resolved** that it be dealt with as follows:-

That **planning permission be granted** for the under-mentioned development:-

**22/09/0008**

**Erection of ground and first floor extensions at Coate Cottage, Lydeard St Lawrence**

**Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) Only those materials specified in the application and indicated on the submitted drawings shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

**Reason for granting planning permission:-**

The proposed development would not harm either visual or residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

**74. Erection of nine dwellings following demolition of the Denmark Inn, Denmark Terrace, Cheddon Road, Taunton (38/09/0152)**

Reported this application.

**Resolved** that subject to the applicant entering into a Section 106 Agreement to secure leisure and recreation contributions, the Development Manager in consultation with the Chairman be authorised to determine the application and, if planning permission was granted, the following conditions be imposed:

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (c) (i) Before any part of the permitted development was commenced a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority; (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority; (iii) For a period of five years after the completion of each landscaping scheme the trees and shrubs shall be protected and maintained in a healthy, weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (d) No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the dwellings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (e) Details of the means of disposal of surface water shall be submitted to, and approved in writing by, the Local Planning Authority prior to new construction work commencing, unless otherwise agreed in writing by the Local Planning Authority. Surface water shall not be discharged to the foul sewer or public highway surface. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the details hereby permitted unless otherwise agreed in writing by the Local Planning Authority;

- (f) There shall be no obstruction to visibility greater than 600mm in height above adjoining road level within the splays to Cheddon Road and such visibility shall be provided before works commence on the erection of the dwellings hereby approved and shall thereafter be maintained at all times;
- (g) No demolition shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the Local Planning Authority to be carried out by a specialist acceptable to the Local Planning Authority and such work shall be carried out in accordance with the written brief;
- (h) The existing hanging pub sign shall be preserved and donated to the County Museum Service prior to the demolition of the building;
- (i) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any Order revoking and re-enacting the 1995 Order with or without modification), no development of the types described in Schedule 2 Part 1 Classes A and B of the 1995 Order other than that expressly authorised by this permission shall be carried out without the further grant of planning permission;
- (j) The windows hereby permitted shall be recessed in the wall to match the existing window recesses in the public house to be demolished, unless otherwise agreed in writing by the Local Planning Authority;
- (k) The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the buildings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (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 modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 5m behind the highway boundary and hung so as to open inwards only;
- (m) Before work commences, a layout plan shall be submitted making adequate provision for a temporary car park on site to accommodate operatives and construction vehicles during the contract period and shall indicate the eventual use of the area;
- (n) The access hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access;
- (o) Before any dwelling is occupied a 1.8m wide footway shall be constructed over the entire frontage of Cheddon Road in accordance with details to be submitted to, and agreed in writing by, the Local Planning Authority;
- (p) No site clearance works or development (or specified operations) shall take place between 1st March and 31st August without the prior written approval of the Local Planning Authority.

(Notes to applicant:- (1) Applicant was advised of the need to protect the integrity of Wessex Water systems and agree prior to the commencement of works on site any arrangements for the protection of infrastructure crossing the site with Wessex Water; (2) Applicant was advised to be aware of the importance of checking with Wessex Water to ascertain whether there may be

any uncharted sewers or water mains within, or very near to, the site. If any such apparatus exists, applicants should plot the exact position on the design layout to assess the implications. The grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of any such development proposals that may affect its apparatus; (3) Applicant was advised that as it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property; (4) Applicant was advised to consider the adoption of water conservation measures to reduce wastage of water in any systems or appliances installed and to consider the use of water butts if at all possible; (5) Applicant was advised that the proposal involves the construction of a footway widening which should be dedicated to form part of the public highway and the Highways Authority should be consulted regarding the specification and supervision of these works before they commence on site. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority).

**Reason for planning permission, if granted:-**

The proposal for residential development was located within defined settlement limits where the principle of new housing was considered acceptable. The proposed access would be satisfactory and the development would not have a detrimental impact on the amenity of surrounding residential properties in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR4 and 49 and Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), C4 (Leisure Provision) and M4 (Residential Parking Provision).

**75. Retention of fence and structures at Forde Barn, Dairy House Lane, Bickenhall, Taunton**

Reported that complaints had been received that a fence and structures had been retained at Forde Barn, Dairy House Lane, Bickenhall without the necessary permission being granted.

The Development Manager considered that it would not be expedient to take further action as the fence would be completely concealed once the plants had established and the structures within the agricultural field were ancillary to the use of the land.

**Resolved** that no further action be taken.

**76. Building at Heatherton Park Farm, Bradford on Tone not built in accordance with approved plans**

Reported that it had come to the Council's attention that the show window and door configuration and position of roof lights at Heatherton Park Farmhouse, Bradford on Tone differed from the plans approved in February 2008.

The owner of the property had been contacted and he had informed the Council that changes had been made to the openings due to new Building Regulation legislation.

The Development Manager considered that the changes were minor and did not compromise the overall design.

**Resolved** that no further action be taken.

## **77. Appeals**

Reported that two appeal decisions had recently been received, details of which were submitted. One of the appeals had been allowed and one had been dismissed.

Also reported that two new appeals had been lodged, details of which were submitted.

**Resolved** that the report be noted.

(The meeting ended at 5.53 pm)