

Present:- Councillor Mrs Hill (Chairman)  
Councillor Mrs Allgrove (Vice-Chairman)  
Councillors Bishop, Bowrah, Mrs Copley, Critchard, Denington,  
Mrs Floyd, Horsley, House, Miss James, McMahon, Watson and  
D Wedderkopp

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

Also Present: Councillors Coles, Morrell and Stuart-Thorn.

(The meeting commenced at 5.00 pm)

#### 78. Apologies/Substitution

Apologies: Councillors Brooks and Mrs Smith  
Substitution: Councillor Horsley for Councillor Brooks

#### 79. Declaration of Interest

Councillor Horsley declared a personal interest in application no 38/09/0184. Although he had spoken on this item he felt he had not “fettered his discretion”. He also declared a personal interest in Minute No 81. Councillor Stuart-Thorn declared a personal interest in application no 48/09/0025.

#### 80. Applications for Planning Permission

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

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

**05/09/0015**

**Erection of a two storey extension at Three Bridges, Bradford on Tone**

##### **Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

**Reason for granting planning permission:-**

The extension was compatible with, and was not detrimental to the character of the building. The extension did not dominate the existing building but was ancillary to it.

**Reason for granting planning permission contrary to the recommendation of the Development Manager:-**

The Committee felt that the proposed extension was compatible with the character of the existing building and would not dominate it.

**38/09/0184**

**Conversion of house into two self-contained flats at 19 William Street, Taunton**

**Conditions**

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby approved shall not be brought into use until the cycle facilities and bin storage have been made available within the site in accordance with the details received on 8th July 2009 by the Local Planning Authority. This storage shall thereafter remain available and not be used for any purpose, other than for the storage of bins and cycles in connection with the development hereby permitted.

(Note to applicant:- Applicant was advised that the development was located within a foul and surface water sewer area and there were water mains within the vicinity of the proposal. It would be necessary, if required, for the applicant to agree a point of connection onto the system for water supply and for the satisfactory disposal of foul flows generated).

**Reason for granting planning permission:-**

The proposed flats were considered an appropriate use in this location, which was acceptable as a car free development due to its close proximity to the town centre facilities. Cycle storage would be provided to encourage sustainable transport methods. The proposal would have no adverse impact on the street scene or surrounding area and would not result in harm to the amenities of the occupiers of neighbouring properties. As such, the proposal was in accordance with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and M4 (Residential Parking Provision).

**48/09/0025**

**Erection of single storey and two storey extensions following demolition of single storey extensions to the rear of Nos 2 and 3 The Street, West Monkton**

**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 shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority;
- (c) No development shall take place until samples of the slate 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 and a sample panel 1m x 1m minimum has been erected on site to show the colour and type of render. The panel shall be agreed in writing and shall be retained on site until the completion of the works. Development shall be carried out in accordance with the approved details;
- (d) There shall be no bell casts formed in the render over window or door heads;
- (e) The windows hereby permitted shall be recessed in the wall to match the existing window recesses.

(Note to applicant:- Applicant was advised that the staircase to No 2 The Street did not comply with current Building Regulations as it was unguarded on the living room side and therefore represented a health and safety issue).

**Reason for granting planning permission:-**

The proposed extensions had been designed to appear subordinate to, and in keeping with, the properties and were not considered to result in detriment to the appearance of the listed buildings or that of the adjoining terrace of six properties or to the surrounding Conservation Area. The extensions were positioned a sufficient distance from neighbouring dwellings to avoid material harm to their amenities. As such, the proposal was in accordance with the relevant sections of PPG15, Policy P9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**81. Planning application and enforcement issues at Taunton Vale Hockey Club, Gipsy Lane, Taunton**

Reported that since the Taunton Vale Hockey Club had been erected local residents had made a number of complaints regarding the flood lighting provided.

At its meeting on 25 February 2009 the Committee resolved to take enforcement action against the Hockey Club for failure to comply with a Breach of Condition Notice requiring a set of floodlights at the site to be shielded.

An application to vary the condition to allow a scheme that would not provide shielding and would not have a detrimental impact on local residents was considered on 15 April 2009 and deferred for further specialist advice to be sought.

It had now been confirmed that the only acceptable solution was for the lights to be shielded and the Hockey Club had been requested to submit its views.

The Hockey Club had suggested taking light readings in the gardens of nearby residents. However, the residents did not consider that readings taken at this time of year would give a true representation of the problems being experienced.

**Resolved** that the light readings should be taken within four months of the date of the meeting.

**82. Occupation of mobile home as a separate unit of accommodation at Hawthorn House, Bishopswood, Chard**

Reported that it had come to the Council's attention that a mobile home sited within the garden curtilage at Hawthorn House, Bishopswood, Chard was being occupied as a separate unit of accommodation without the necessary consent being granted.

The owner had been contacted and advised to submit an application for planning permission but, to date, no such application had been received.

**Resolved** that:-

1. Enforcement action be taken to remove the unauthorised mobile home sited within the garden curtilage at Hawthorn House, Bishopswood, Chard; 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.

**83. Appeals**

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

Also reported that one new appeal had been lodged, details of which were submitted.

**Resolved** that the report be noted.

(The meeting ended at 6.56 pm)

