

Planning Committee – 9 June 2010

Present:- Councillor Denington (Vice-Chairman) (In the Chair)
Councillors Mrs Allgrove, Bishop, Coles, Ms Court, Denington,
Mrs Floyd, C Hill, House, Miss James, McMahon, Stuart-Thorn,
Swaine, Watson, A Wedderkopp and D Wedderkopp

Officers:- Mr B Kitching (Area Planning Manager), Mrs J Jackson (Legal Services
Manager) and Mrs G Croucher (Democratic Services Officer)

Also present: Councillor Morrell

(The meeting commenced at 5.00 pm)

62. Apologies/Substitution

Apologies: The Chairman (Councillor Mrs Hill) and Councillors Bowrah
and Ms Webber

Substitution: Councillor Stuart-Thorn for Councillor Bowrah

63. Minutes

The minutes of the meeting of the Planning Committee held on 21 May 2010
were taken as read and were signed.

64. Apology

Reference Minute No 54/2010 regarding the proposed development on land
west of Bishop's Hull Road, Bishop's Hull, Councillor Morrell had previously
raised the point that incorrect information had been presented to the
Committee with regard to the application.

At the time, the Legal Services Manager (Judith Jackson), had stated that this
was not the case. However, it had since come to light that some of the
information provided to Members relating to a highways issue had been
inaccurate. Mrs Jackson was sorry the Committee had been misinformed.

65. Declarations of Interest

Councillors McMahon and D Wedderkopp declared personal interests as
Members of Somerset County Council. Councillor Miss James declared a
personal interest as an employee of Viridor. Councillor Coles declared a
personal interest as a Director of Southwest One.

66. Applications for Planning Permission

The Committee received the report of the Growth and 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:-

38/10/0089

Erection of extension to the rear of the garage at 36 Parkfield Drive, Taunton

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
 - (b) The development hereby permitted shall be carried out in accordance with the approved plans;
 - (c) 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.
- (Note to applicant:- Applicant was advised that the proposed extension falls within a flood zone and therefore floor levels within the proposed development should be set no lower than existing levels and appropriate flood proofing should be incorporated).

Reason for granting planning permission:-

The resulting garage, although large, would not have a dominating impact upon the existing property, nor had an adverse impact on the street scene. There would be no material impact upon the living conditions of the occupiers of the adjacent property, and no harm to highway safety. As such, the proposal was in accordance with policies S1 (General Requirements) and S2 (Design) of the Taunton Deane Local Plan.

38/10/0094

Erection of single storey rear and side extension at 83 Greenway Avenue, Taunton

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the approved plans;
- (c) 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.

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).

38/10/0133

Installation of Upvc window at 6 Northfield Gardens, Taunton

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.

Reason for granting planning permission:-

The proposal was considered not to have a detrimental impact upon visual or residential amenity and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

67. Residential Development at Area A, Firepool Lock, Taunton

Reference Minute No 72/2008, reported that planning permission had been granted for the residential development at Area A, Firepool Lock, subject to appropriate variations to the existing Section 106 Agreement regarding affordable housing, the alignment of the highway, delivery and providing for implementation of a Public Art Strategy, a contribution towards drainage attenuation maintenance (if necessary) and consideration of outstanding consultee responses with the addition of any conditions which might arise from them.

The Section 106 Agreement had since been amended in order for the Knightstone development of affordable housing (Area E) to take place. However, this did not provide for the delivery and provision of a Public Art Strategy. It was felt that the provision of Public Art could be secured through planning conditions.

Resolved that a Public Art Strategy for Area E be secured through an appropriate planning condition.

68. Appeals

Reported that two appeal decisions had recently been received, details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 5.40 pm.)

