

Planning Committee – 20 April 2011

Present:- Councillor Bishop (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Mrs Allgrove, Bowrah, Brooks, Coles, Denington, Gaines,
Miss James, Morrell, Mrs Stock-Williams, Stuart-Thorn, Watson

Officers:- Mr B Kitching (Development Management Lead), Mr G Clifford (East Area Co-ordinator), Mrs J Jackson (Legal Services Manager) and Mrs G Croucher (Democratic Services Officer)

Also present: Mrs A Elder, Chairman of the Standards Committee

(The meeting commenced at 5.00 pm)

31. Apologies/Substitutions

Apologies: Councillors Mrs Floyd, House, McMahon, Mrs Smith,
A Wedderkopp and D Wedderkopp

Substitutions: Councillor Mrs Stock-Williams for Councillor House
Councillor Stuart-Thorn for Councillor McMahon
Councillor Brooks for Councillor Mrs Smith

32. Minutes

The minutes of the meeting of the Planning Committee held on 23 March 2011 were taken as read and were signed subject to the reason for granting planning permission for application No 18/11/002LB being amended to read "Reason for granting Listed Building Consent".

33. Declarations of Interest

Councillor Brooks declared a personal interest as a Member of Somerset County Council. Councillor Watson declared a personal interest as an alternate Director of Southwest One. Councillor Mrs Hill declared a personal interest as an employee of Somerset County Council. Councillor Miss James declared a personal interest as an employee of Viridor.

34. 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:-

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

36/11/0004

Erection of agricultural building (cubicle house) at Dykes Farm, Stoke St Gregory

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 proposal was not considered to have a detrimental impact upon visual amenity, landscape character or the setting of the listed farmhouse and was therefore considered acceptable and, accordingly, did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and EN12 (Landscape Character), Policy 9 (The Built Historic Environment) of the Somerset and Exmoor National Park Joint Structure Plan Review and Planning Policy Statement 5 (Planning for the Historic Environment).

38/11/0092

Erection of single storey extension to the rear, erection of porch to the front and erection of detached garage at 26 Freemantle Road, Taunton (retention of works already undertaken in relation to garage)

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the use of the garage hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other purpose whatsoever.

Reason for granting planning permission:-

The proposed extensions were designed to reflect the style of the existing property and did not appear excessively dominating to it. The garage, although large, was not clearly visible in the street scene. The extensions and garage were therefore not deemed to result in detriment to the character of the property or to that of the street scene and would not result in material harm to the residential amenities of the occupiers of the adjacent properties. As such, the proposal was in accordance with Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

48/10/0046

Siting of a temporary agricultural workers mobile home for a period of three years at The Willows, Noahs Hill, West Monkton (retention of works already undertaken)

Conditions

- (a) The occupation of the mobile home shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants;
- (b) The permission hereby granted shall be for a limited period expiring on 26 April 2014, on or before which date the mobile home shall be removed from the site and the land restored to its former condition in accordance with a scheme of work submitted to, and approved in writing by, the Local Planning Authority beforehand.

Reason for granting planning permission:-

The Committee considered that it had been demonstrated that there was an agricultural need for a dwelling to be positioned on site while the enterprise developed. The enterprise had been planned on a sound financial basis and the tests outlined in Planning Policy Statement 7, Annex A had been complied with. The proposal was, therefore, considered to be acceptable for a temporary period of three years and would not impact unreasonably upon the amenities of neighbouring residents, highway safety or the landscape character of the area, in accordance with Policies S1, EN12 and M4 of the Taunton Deane Local Plan.

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

Members considered that it had been demonstrated that there was a need for an agricultural workers dwelling on the site.

- (2) That **planning permission be refused** for the under-mentioned development:-

24/10/0023

Formation of hardstanding for the siting of a caravan in connection with the maintenance of the orchard, erection of storage building and creation of an access track at Daisy Alice Orchard, West Sedgemoor Road, Helland, North Curry

Reason

The proposal would be located within an open, low lying and sensitive landscape identified as the Levels Landscape Character Area in the Development Plan. In the opinion of the Local Planning Authority the creation of the extended access track, the hardstanding and tool store would be out of keeping with, and detrimental to, that open character and contrary to Taunton

Deane Local Plan Policy EN12. The Committee considered that there was insufficient functional need which would overcome this landscape objection.

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

Members were of the opinion that the development would have a detrimental visual impact on the open character of the site.

35. Various unauthorised signs at Courtlands Farm, Minehead Road, Norton Fitzwarren

Reported that it had come to the Council's attention that various signs had been displayed at Courtlands Farm, Minehead Road, Norton Fitzwarren without the necessary advertisement consent being granted.

A meeting with the owner of the site had taken place and he had been informed that, if an application for a corporate sign was submitted, it was likely that permission would be granted. An application for the necessary advertisement consent had been made and permission was granted in June 2010, together with a note advising that the unauthorised signs should be removed within three months.

The owner had been contacted again in September 2010 and January 2011 and requested to remove the unauthorised signs but, to date, the unauthorised signs remain in place.

Resolved that, subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings to remove the unauthorised signs.

36. Tree Replacement Notice MC/R59/PD/22/833 issued 27 March 2009 in relation to land at Beauford Park, Norton Fitzwarren

Reported that this item was withdrawn from the agenda.

37. Appeals

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

(The meeting ended at 6.25 pm)

