

Planning Committee – 7 September 2011

- Present:- Councillor Bishop (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs Allgrove, Bowrah, Denington, Govier, Hill, Mrs Hill, Horsley, Miss James, Morrell, Mrs Reed, Watson, A Wedderkopp, D Wedderkopp and Wren
- Officers:- Mr B Kitching (Development Management Lead), Mr M Bale (West Area Co-ordinator), Mrs J Jackson (Legal Services Manager), Miss M Casey (Planning and Litigation Solicitor) and Mrs G Croucher (Democratic Services Officer)

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

(The meeting commenced at 5.00 pm)

79. Apologies/Substitution

Apologies: Councillors Mrs Messenger and Tooze

Substitution: Councillor Horsley for Councillor Tooze

80. Declarations of Interest

Councillors Govier and D Wedderkopp declared personal interests as Members of Somerset County Council. 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. Councillor Mrs Reed declared a personal interest as her daughter worked as an administrator in Development Control. Councillor Wren declared a personal interest as an employee of Natural England.

81. 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 **full planning permission be granted** for the under-mentioned development:-

37/11/0010

Erection of 3 no polytunnels and clarification of vehicular movements at Taunton Deane Nursery, Stoke Road, Stoke St Mary (retention of works already undertaken)

Note to applicant:- Applicant was advised that vegetation has grown throughout the summer months and now affects the visibility splay to the left when exiting the site (Stoke St Mary direction). Visibility splays should be maintained at all times, and it is recommended that this vegetation is removed.

Reason for granting planning permission:-

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

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

44/11/0006

Conversion of part of garages and erection of two storey link to dwelling to form disabled dependent's accommodation at Old Barn Court, Wrangway, Wellington (amended scheme to application 44/09/0002)

Reason

The proposed two storey and first floor extension, by virtue of size, scale, design and positioning, appeared as an incongruous addition, detracting from its simple linear form, to the detriment of the traditional character of the existing dwelling. Attaching the large two-storey extension to the front of the proposed annexe further exacerbated harm to the main dwelling. As such, the proposal was contrary to Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

44/11/0011

Conversion of redundant agricultural buildings to form work and office space with ancillary residential accommodation at Beacon Lane Farm, Wellington

Reasons

(a) The proposed live/work unit was not considered to provide sufficient employment or business space to support the operation of a successful business; the site was within a remote location with poor accessibility via an unclassified road network and a long private track and was therefore considered to be an unsuitable location for new business development. As a result, the proposed conversion scheme was considered to be tantamount to a new residential development with ancillary work space. The site was located outside of the defined settlement limits, as set out in the Taunton Deane Local Plan, where Development Plan policy provided that development should be strictly controlled and provided for were consistent with the policies and proposals set out in the Plan. The proposed conversion as a permanent residential dwelling remote from adequate services, employment and education would be likely to generate the need for additional travel by private motor vehicles due to its location and lack of accessibility to alternative means of travel. The proposal was therefore considered to be an unsustainable form of development contrary to Local Plan Policies STR1 and STR6 of the 2000 Somerset and Exmoor National Park Joint Structure Plan Review and Taunton Deane Local Plan Policies S1 (B), H7 (A) and EC6, together with guidance contained within Planning Policy Statements 1, 3, 4 and 7;

- (b) The site was located within the designated area of the Blackdown Hills Area of Outstanding Natural Beauty where it was the policy of the Local Planning Authority to safeguard the exceptional landscape and wildlife quality of the countryside through the strict control of development. In the opinion of the Local Planning Authority the proposal would constitute a change to the character and appearance of the site and surroundings through the formation of a residential curtilage and domestic appearance to the traditional agricultural buildings whilst also generating additional traffic movements along the public right of way. Such would be clearly visible from public vantage points and therefore detrimental to the visual amenities, character and appearance of the Area of Outstanding Natural Beauty. The proposed development was therefore considered to conflict with Taunton Deane Local Plan Policies S1 (D), S2 (A) and EN10;
- (c) The proposed development would result in an increase in traffic over the existing substandard access and junction of the private access track and the unclassified highway to the north, known locally as Foxmoor Road, which failed to provide the necessary visibility splays and was therefore considered to be prejudicial to road safety. The proposed access was located on a bend which provided for poor sight lines in a westerly direction. As a result of the proposed development, the increased use of the private track and existing substandard access would result in an actual and perceived harm to the safety of pedestrians using the public right of way and highway users where vehicles exiting the site would not be able to see or be seen from the west. The proposed development would therefore be contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, Adopted Policies 2000 and Policy S1 of the Taunton Deane Local Plan.

82. Non-compliance with Section 215 Notice at Moor House, Stathe Road, Burrowbridge

Reference Minute No 78/2010, reported that legal proceedings had been instituted against the owner of Moor House, Stathe Road, Burrowbridge for not complying with the requirements of a Section 215 Notice.

Reported that the owner of the site had been in contact and that, despite suffering from illness, he was making efforts to clear up the site.

Further inspections of the site had taken place on 2 August and 30 August 2011 and the condition of the site was now in a satisfactory state.

Resolved that the Solicitor to the Council be authorised to apply to the Magistrates Court to withdraw the current legal proceedings against the owner of Moor House, Stathe Road, Burrowbridge as it was not in the public interest to continue with the prosecution.

83. Appeals

Reported that one new appeal had been lodged, details of which were submitted. Also reported that two appeal decisions had been received, details of which were also submitted.

(The meeting ended at 6.53 pm)