

Planning Committee – 9 November 2011

Present:- Councillor Bishop (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs Allgrove, Bowrah, Denington, A Govier, Mrs Hill,
Miss James, Nottrodt, Mrs Reed, Tooze, Watson, Ms Webber and
D Wedderkopp

Officers:- Mr B Kitching (Development Management Lead), Mrs J Moore (Major
Applications Co-ordinator), Mr M Bale (West Area Co-ordinator),
Mr R Williams (Planning Officer), Mrs J Jackson (Legal Services Manager),
and Miss M Casey (Planning and Litigation Solicitor)

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

(The meeting commenced at 5.00 pm)

99. Apologies/Substitutions

Apologies: Councillors C Hill, Mrs Messenger, Morrell, Mrs Smith and Wren
Substitutions: Councillor Ms Webber for Councillor C Hill
Councillor Nottrodt for Councillor Morrell

100. Minutes

The minutes of the meeting of the Planning Committee held on 28 September 2011 were taken as read and were signed.

101. 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 Tooze declared a personal interest as an employee of UK Hydrographic Office. Councillor Mrs Reed declared a personal interest as her daughter worked as an administrator in Development Control. Councillor Mrs Hill declared a prejudicial interest in application No 47/11/0008 and left the meeting during the consideration of this item. Councillor Miss James declared a personal interest in application Nos 08/10/0008 and 08/10/0009 as she was a member of both the Somerset Wildlife Trust and the National Trust. Councillor Nottrodt declared a personal interest in application Nos 08/10/0008 and 08/10/0009 as the Ward Councillor. Councillor Ms Webber declared a personal interest in application Nos 08/10/0008, 08/10/0009 and 08/11/0021 as the Chairman of Cheddon Fitzpaine Parish Council. Councillor Bishop declared that he had attended a parish council meeting where Agenda item 11 had been discussed. However, he did not consider that he had fettered his discretion.

102. Applications for Planning Permission

The Committee received the report of the Growth and Development Manager concerning 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:-

08/11/0021

Erection of single storey rear extension at 5 The Shoulders, Cheddon Fitzpaine

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.

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).

47/11/0008

Erection of two storey extension and porch to the west elevation and change of use of part of adjoining field to incorporate within domestic curtilage at Mitchams, Prey Lane, Slough Green, West Hatch (resubmission of 47/11/0006)

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.

Reason for granting planning permission:-

The size, scale, design and positioning of the two storey extension were not incongruous and did not detract from the simple linear form of the west elevation and were in compliance with policies of the Taunton Deane Local Plan.

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

Members felt that the size, scale and design of the proposal did not detract from the rural character of the surrounding landscape.

(Councillor Mrs Hill declared a prejudicial interest in the above application and left the meeting before detailed consideration took place.)

103. Residential development of 27 affordable dwellings with associated parking and site works forming Phase 1 at land to the north of Ladymead Community School, Cheddon Road, Taunton

Reported this application.

Resolved that subject to:-

(1) The satisfactory resolution of the outstanding issue relating to protected species on the site (provision of habitat for Greater Crested Newts); and

(2) The applicants entering into a legal agreement to secure:-

- (i) An appropriate mix of 100% affordable housing as identified in the Committee report;
- (ii) Off-site landscaping and planting as identified in the Hestercombe House Special Area of Conservation (SAC) test of significance;
- (iii) A phasing of works as identified in the Hestercombe House SAC test of significance;
- (iv) Any other outstanding issues that were appropriate and identified in the outstanding consultation responses; and
- (v) Green Travel Vouchers to be provided, in line with Somerset County Council guidance, and with a value of £100-£250 depending on the size of the dwelling,

the Growth and Development Manager be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) Time limits for implementation of the development;
- (b) List of approved plans;
- (c) Submission of materials;
- (d) Landscaping and subsequent maintenance;
- (e) Details of an appropriate surface water drainage system;
- (f) Biodiversity mitigation;
- (g) Travel plan;
- (h) Highways conditions;
- (i) External lighting;
- (j) Finished floor levels; and
- (k) Boundary treatments.

(Note : As detailed consultation responses were outstanding at the time of writing the Committee report, precise wording of planning conditions was still to be agreed.)

Reason for planning permission, if granted:-

Although outside of the defined development limits of Taunton the proposal addressed a specific housing need of affordable housing and low-cost home ownership in a location which had good links to local facilities and would not have any adverse impact on wildlife. The proposal also included a stronger landscape buffer between the existing development and open countryside that acted as a bat foraging area. It was considered that these specific benefits outweighed the normal restrictions on development outside of the defined settlement but in a sustainable location. The proposal accorded with Policies S1 and S2 of the Taunton Deane Local Plan.

104. Outline application for a residential development of 100 affordable dwellings with associated site works on land North of Ladymead Community School, Cheddon Road, Taunton (08/10/0009)

Reported this application.

Resolved that subject to:-

(3) The satisfactory resolution of the outstanding issue relating to protected species on the site (provision of habitat for Greater Crested Newts); and

(4) The applicants entering into a legal agreement to secure:-

- (i) An appropriate mix of 100% affordable housing as identified in the Committee report;
- (ii) Off-site landscaping and planting as identified in the Hestercombe House Special Area of Conservation (SAC) test of significance;
- (iii) A phasing of works as identified in the Hestercombe House SAC test of significance;
- (iv) Any other outstanding issues that were appropriate and identified in the outstanding consultation responses; and
- (v) Green Travel Vouchers to be provided, in line with Somerset County Council guidance, and with a value of £100-£250 depending on the size of the dwelling,

the Growth and Development Manager be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) Time limits for implementation of the development;
- (b) List of approved plans;
- (c) Submission of materials;
- (d) Landscaping and subsequent maintenance;
- (e) Details of an appropriate surface water drainage system;
- (f) Biodiversity mitigation;
- (g) Travel plan;
- (h) Highways conditions;
- (i) External lighting;
- (j) Finished floor levels; and
- (k) Boundary treatments.

(Note : As detailed consultation responses were outstanding at the time of writing the Committee report, precise wording of planning conditions was still to be agreed.)

Reason for planning permission, if granted:-

Although outside of the defined development limits of Taunton the proposal addressed a specific housing need of affordable housing and low-cost home ownership in a location which had good links to local facilities and would not have any adverse impact on wildlife. The proposal also included a stronger landscape buffer between the existing development and open countryside that acted as a bat foraging area. It was considered that these specific benefits outweighed the normal restrictions on development outside of the defined settlement but in a sustainable location. The proposal accorded with Policies S1 and S2 of the Taunton Deane Local Plan.

105. Erection of 18 affordable apartments together with associated access works, parking and landscaping on land at 49 Wordsworth Drive, Taunton

The above application was granted planning permission on 16 August 2010. Condition 6 of the approval stated that “The existing trees and hedge along the southern boundary of the site shall be retained and shall not be lopped, topped or removed without the agreement in writing of the Local Planning Authority.”

An application had subsequently been submitted to address the requirements of the condition. This had followed a tree survey of the trees on the southern boundary which had concluded that the trees were in poor structural condition and had a limited remaining life expectancy of less than 10 years.

The applicant’s intention was therefore to remove the trees/hedge concerned and replace them with semi mature trees so as to provide a more instant effect which would be visually attractive, enhance the development and surrounding buildings and provide all year round visual interest.

A revised plan had been sought following neighbour consultations and the lack of evergreen species as part of the replacement planting. The Landscape Officer had advised on the revised planting scheme and was satisfied with the proposals which included Holly, Hornbeam and Scots Pine.

As the existing boundary was totally evergreen, objections from local residents had been received on the basis that the replacement trees were not of the same evergreen species and could give rise to overlooking issues in the winter time.

Members felt that the Landscape Officer should be requested to reconsider the suitability of the species of trees/hedge to replace the existing southern boundary. The extension of the length of screening beyond what was there at the moment was also supported.

Resolved that subject to the Landscape Officer and the applicants agreeing an amended scheme for the replacement of trees along the southern boundary of the

site at 49 Wordsworth Drive, Taunton, the Growth and Development Manager in consultation with the Chairman be authorised to agree the application.

106. Large container sited to the front of garages on Rydon Lane, Taunton

Reported that it had come to the Council's attention that a large container had been sited against the south-west boundary of the hardstandings to the front of the garages in Rydon Lane, Taunton.

The owner of the container had been informed that planning permission was required to retain it on the site but, to date, no application to regularise the situation had been received.

Resolved that:-

- (i) An enforcement notice be served to seek the removal from the land of the unauthorised container which had been sited on the hardstandings to the front of the garages in Rydon Lane, Taunton ;
- (ii) The Solicitor to the Council be authorised to take prosecution proceedings in the event that the enforcement notice was not complied with; and
- (iii) The time period for compliance with the notice be six weeks.

107. Appeals

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

108. Exclusion of the Press and Public

Resolved that the Press and Public be excluded from the meeting for the following item because the likelihood that exempt information would otherwise be disclosed relating to Clause 2 of Schedule 12(A) to the Local Government Act 1972 and the public interest in withholding the information outweighed the public interest in disclosing the information to the public.

109. Schedule of Alleged Contraventions up to 30 September 2011

Reported details of the Schedule of Alleged Contraventions for the second quarter of 2011 (July, August and September 2011). The Schedule provided details of the following information:-

1. Cases that were under investigation at the end of Quarter 2;
2. Cases that were closed during Quarter 2; and
3. Cases where formal enforcement action had been authorised with an update on the current situation as at end of Quarter 2.

Resolved that the report be noted.

(The meeting ended at 7.15 pm)