

Planning Committee – 12 December 2012

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

Officers: - Bryn Kitching (Development Management Lead), Gareth Clifford (East Area Co-ordinator), Anthony Pick (Major Applications Co-ordinator), Judith Jackson (Legal Services Manager), Maria Casey (Planning and Litigation Solicitor), and Tracey Meadows (Corporate Support Officer)

(The meeting commenced at 5.00 pm)

139. Apologies/Substitution

Apologies: Councillors A Govier, Mrs Messenger and Morrell

Substitution: Councillor Ms Webber for Councillor Morrell

140. Declarations of Interest

Councillor D Wedderkopp declared a personal interest as a Member of Somerset County Council. Councillor Nottrodt declared a personal interest as a Director of Southwest One. Councillors Mrs Hill and Mrs Smith declared personal interests as employees of Somerset County Council. Councillor Tooze declared a personal interest as an employee of UK Hydrographic Office and Councillor Wren declared a personal interest as an employee of Natural England. He also declared a prejudicial interest as the Clerk of Milverton Parish Council in respect of application No 21/12/0018 and he said that he would leave the room before this application was considered. Councillor Coles declared that he had a discussion with the applicant for application No 24/12/0044LB, however he did not feel that he had fettered his discretion.

141. 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 the **detailed plans be approved** for the under-mentioned development:-

21/12/0018

Reserved Matters application for 'Appearance' and 'Scale' with regard to the development of the site for a garden centre pursuant to outline application 21/09/0019 at land east of Milverton Road, Wellington.

Conditions

(a) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A1) DrNo 12109(L)002 A Existing Site Plan
- (A1) DrNo 12109(L)010 A Proposed Site Plan
- (A1) DrNo 12109(L)012 A Proposed Roof Plan
- (A1) DrNo 12109(L)013 A Proposed Elevations and Section

(Notes to Applicant:-

- (i) Applicant's was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.
- (ii) Applicant attention is drawn to the conditions of the outline planning permission which are required to be discharged prior to the commencement of any works.
- (iii) Applicant was advised that any construction on the site shall adhere to the GS6 Health & Safety Guidelines on Avoidance of Danger from Overhead Lines. Advised to contact Western Power prior to the commencement of any works on the site).

Reason for approving the detailed plans:-

The reserved matters of 'scale' and 'appearance' were considered to be acceptable in terms of the building dimensions and design and would accord with Policy DM2 General Requirements and DM4 Design of the adopted Taunton Deane Core Strategy.

- (2) That **planning permission be granted** for the under-mentioned Development:-

38/12/0405

Conversion of garage to provide ancillary accommodation at 6 Compton Close, 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 following approved plans:-
 - (A1) DrNo 2212_01 Existing and Proposed Plan and Elevations
 - (A4) DrNo 2212_02 Location Plan
 - (A4) DrNo 2212_03 Site Plan
- (c) The area allocated for parking on the submitted plan, drawing number 2212_03, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

(d) The accommodation to be provided within the development hereby permitted shall remain as permanent ancillary accommodation to the principal dwelling No 6 Compton Close and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit.

(Note to applicant:- Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission).

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 Policy DM1 (General Requirements) of the Taunton Deane Core Strategy.

(3) That **planning permission be refused** for the under-mentioned Development:-

24/12/0044/LB

Erection of timber framed conservatory at Manor Farm Court Farm, Huntham Lane, North Curry

Reasons

The proposed extension, by reason of its design and location, would disrupt the appearance and harm the significance of the listed building and is contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review, CP8 of Taunton Deane Core Strategy, and guidance in Section 12 of the National Planning Policy Framework in respect of proposals relating to listed buildings. It therefore fails to preserve the listed building and conflicts with the duty outlined at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

142. Appeals

Reported that two appeals had been lodged and three decisions had been received details of which were submitted.

(The meeting ended at 6.15 pm)