

Planning Committee – 1 May 2013

Present: - Councillor Nottrodt (Chairman)
Councillors Mrs Allgrove, Bishop, Bowrah, Brooks, Denington,
C Hill, Mrs Hill, Mrs Smith, Watson and Wren

Officers: - Bryn Kitching (Development Management Lead), Matthew Bale (Area Co-ordinator West), Gareth Clifford (Area Co-ordinator East), Judith Jackson (Legal Services Manager), Maria Casey (Planning and Litigation Solicitor) and Andrew Randell (Corporate Support Officer)

Also present: Mrs A Elder, a Co-opted Member of the Standards Committee.

(The meeting commenced at 6.30 pm)

53. Apologies/Substitution

Apologies : Councillor Coles (Vice-Chairman) and Councillors A Govier, A Wedderkopp and D Wedderkopp.

Substitution : Councillor Brooks for Councillor A Wedderkopp.

54. Minutes

The minutes of the meeting of the Planning Committee held on 10 April 2013 were taken and read and were signed.

55. Declarations of Interest

Councillors Brooks declared a personal interest as a Member of Somerset County Council. Councillor Nottrodt declared a personal interest as a Director of Southwest One. Councillor Mrs Hill declared a personal interest as an employee of Somerset County Council. Councillor Wren declared a personal interest as an employee of Natural England.

56. 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:-

44/13/0002

Variation of Condition 09 (for the private use only of stable/workshop /barn) of application number 44/07/0025 at Burts Farm, Ford Street, Wellington (as amended)

Condition

- (a) The use of the stable/workshop/barn hereby permitted shall be for a single private use only and not used for any business or commercial use whatsoever or subdivided into additional units.

(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 granted planning permission.)

Reasons for granting planning permission:-

The proposal was considered not to have a detrimental impact upon highway safety or residential amenity and the building would continue to be restricted to a private use only. The proposal was therefore considered acceptable and, accordingly, did not conflict with Policies DM1, DM2 and CP6 of the Taunton Deane Core Strategy and Structure Plan Policy 49. The proposals also accorded with the provisions of the National Planning Policy Framework.

30/13/0009

Erection of 2 no. two storey detached dwellings with associated garages on land to the side of Cheriton Close, Curdleigh Lane, Blagdon Hill, as amended

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:-
- (A3) DrNo 1974-4 Access Plan;
 - (A3) DrNo 1974-1 Location Plan;
 - Sun Path Windows Photos;
 - (A3) DrNo 1974-2A Site Plan;
 - (A3) DrNo 1974-3A Block and Roof Plan;
 - (A3) DrNo 1974-5A Indicative Site Sections;
 - (A3) DrNo 1974-6A Unit A Ground and First Floor Plans;
 - (A3) DrNo 1974-7A Unit A Second Floor Plan;
 - (A3) DrNo 1974-8A Unit A Front and Rear Elevations;
 - (A3) DrNo 1974-9A Unit A Side Elevations;
 - (A3) DrNo 1974-10A Unit A Garage and Store;
 - (A3) DrNo 1974-11A Unit B Front and Rear Elevations;
 - (A3) DrNo 1974-12A Unit B Side Elevations;
 - (A3) DrNo 1974-13A Unit B Garage and Store;
 - (A3) DrNo 1974-15 Unit B Ground and First Floor Plans; and
 - (A3) DrNo 1974-16 Unit B Second Floor Plans;
- (c) No development shall take place until samples of the materials to be used

in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;

- (d) No wall construction, excluding site works, shall begin until a panel of the proposed stone/brickwork measuring at least 1m x 1m has been built on the site and both the materials and the colour and type of mortar for pointing used within the panel have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (e) No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the building(s) is/are occupied and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (f) (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority. (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (g) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the first floor windows to be installed in the west elevations of the new dwellings shall be obscured glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so retained. No additional first floor windows shall be installed in these elevations without the need for planning permission;
- (h) The development hereby permitted shall not be commenced until details of a strategy to protect and enhance the development for wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of Country Contract's submitted report, dated January 2013 and include:-
- Details of protective measures to include method statements to avoid impacts on wildlife during all stages of development;
 - Details of the timing of works to avoid periods of work when nesting birds could be harmed by disturbance; and

- Measures for the enhancement of places of rest for bats.

Once approved the works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority. Thereafter the resting places and agreed accesses shall be permanently maintained;

- (i) The accesses, parking and turning areas shall be properly consolidated and surfaced (no loose stones or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority or unless otherwise agreed with the Local Planning Authority and carried out prior to occupation;
- (j) The area allocated for parking/turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking/turning of vehicles in connection with the development hereby permitted;
- (k) The means of tree protection during construction and service provision shall be carried out as specified in the submitted Hellis Tree Consultant's report and there shall be no variation thereto without the approval in writing of the Local Planning Authority;

(Notes to Applicant:- (1) 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 with the applicant and has negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that Wessex Water infrastructure crosses the site. Wessex Water normally require a minimum 3m easement width on either side of their apparatus, for the purpose of maintenance and repair. Diversion or protection works may need to be agreed; (3) Applicant was advised that new water supply and waste water connections will be required from Wessex Water to serve this development. Application forms and guidance information is available from the Developer Services. As from 1 October 2011, all sewer connections serving more than a single dwelling will require a signed adoption agreement with Wessex Water before the connection can be made; (4) Applicant was advised that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation. The condition relating to wildlife requires the submission of information to protect species. The Local Planning Authority will expect to see a detailed method statement clearly stating how wildlife will be protected through the development process and be provided with a mitigation proposal that will maintain favourable status for the bats that are affected by this development proposal; (5) Applicant was advised that any soakaways should be constructed in accordance with Building Research Digest 365 (September 1991)).

57. E/0039/48/13 – Unauthorised erection of new building at Quantock Farm, West Monkton

Resolved that this item be deferred until the June meeting to allow enquiries to be made regarding drainage facilities at Quantock Farm, West Monkton.

58. Appeals

Reported that three new appeals had been lodged since the last meeting of the Committee, details of which were submitted.

(The meeting ended at 6.30 pm.)