

Planning Committee – 4 September 2013

Present: - Councillor Nottrodt (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs Allgrove, Bishop, Bowrah, Gaines, Mrs Hill, Horsley, Morrell, Mrs Reed, Tooze, Watson, A Wedderkopp, D Wedderkopp and Wren

Officers: - Bryn Kitching (Development Management Lead), John Burton (Major Applications Co-ordinator), Gareth Clifford (East Area Co-ordinator), Matthew Bale (West Area Co-ordinator), Tim Burton (Planning and Development Manager), Maria Casey (Planning and Litigation Solicitor), Roy Pinney (Legal Services Manager) and Tracey Meadows (Corporate Support Officer)

Also present: Councillors Gill Slattery and Stone in connection with application Nos 24/13/0032 and 24/13/0036 and Mrs A Elder, a Co-opted Member of the Standards Committee.

(The meeting commenced at 5.00 pm)

102. Apologies/Substitutions

Apologies: Councillors Mrs Gaden and C Hill

Substitutions: Councillor Horsley for Councillor Mrs Gaden;
Councillor Mrs Reed for Councillor C Hill

103. Minutes

The minutes of the meeting of the Planning Committee held on the 14 August 2013, were taken and read and were signed subject to Councillor Wren's apologies being noted.

104. Declarations of Interest

Councillor Nottrodt declared a personal interest as a Director of Southwest One. He also declared that he had spoken to Mr Windstone on application No 24/13/0036, but felt that he had not fettered his discretion. Councillor Mrs Hill declared a personal interest as an employee of Somerset County Council. Councillors Coles, A Wedderkopp and D Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Wren declared a personal interest as an employee of Natural England. All Councillors declared that they had received correspondence in respect of application Nos 24/13/0032 and 24/13/0036.

105. 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:-

26/13/0004

Variation of condition No. 2 (materials) to application No. 26/10/0001 at Grange Farm, Nynehead

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following plans:-
- (A3) DrNo 13/09/121 Elevations; and the following plans approved pursuant to application 26/10/0001:-
 - (A2) DrNo 13/09/20 Floor plans;
 - (A2) DrNo 13/09/22 Roof and site plan;
 - (A4) Location Plan;
- (b) (i) The landscaping scheme submitted to, and approved by, the Local Planning Authority pursuant to condition (3) of planning permission 26/10/0001 shall be implemented as part of this development. (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;
- (c) The occupation of the dwelling 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;
- (d) The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture or in forestry, or a widow or widower of such a person, and to any resident dependants;
- (e) 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;
- (f) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ('the 1995 Order')

(or any Order revoking and re-enacting the 1995 Order with or without modification), no extensions (including extensions to the roof) or other alterations shall be carried out to the dwelling other than that expressly authorised by this permission without the further grant of planning permission;

- (g) The garage hereby permitted shall be used only for the parking of motor vehicles in association with the development hereby permitted and shall not be used as any habitable living accommodation.

20/13/0024

Erection of timber forest classroom, formation of car park and an astro turf play area at The Grange, Kingston Road, Kingston St Mary

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 1801.001 Rev A Appraisal and Landscape Plan;
 - (A1) DrNo A-02Rev A Scheme Proposals;
 - (A3) DrNo A-03 Block Plan;
 - (A4) DrNo 3434 Location Plan;
- (c) Prior to the parking area hereby permitted being brought into use, the cycle rack facility capable of accommodating up to 14 cycles shall have been repositioned within the site, in accordance with details, which shall have been submitted to, and agreed in writing by, the Local Planning Authority. The cycle shelter shall thereafter remain available and not be used for any purpose, other than for the storage of cycles in connection with the development hereby permitted;
- (d) The area allocated for parking and turning on the submitted plan, drawing No A-02 rev A, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted;
- (e) The proposed protective fencing shall be erected prior to the commencement of any other site operations and at least two working days notice shall be given to the Local Planning Authority that it has been erected. It shall be undertaken in accordance with the notes stipulated on Drawing No 1801.001 Rev A.

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

30/13/0030**Erection of glazed link structure, alterations to lean-to utility room and rear façade at Knights Farm, Blagdon Hill****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 0112_LB_05 Rev A Existing and Proposed Elevations – Glazed Link;
 - (A1) DrNo 0112_LB_06 Rev A Existing and Proposed Plans – Glazed Link;
 - (A3) DrNo 0112_LB_08 Artist Impressions;
 - (A) DrNo 0112_LB_01 Site and Location Plans.

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

30/13/0029/LB**Erection of glazed link structure, alterations to lean-to utility room and rear façade at Knights Farm, Blagdon Hill****Conditions**

- (a) The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A3) DrNo 0112_LB_01 Site and Location Plans;
 - (A3) DrNo 0112_LB_07 External Joinery Details;
 - (A3) DrNo 0112_LB_08 Artist Impressions;
 - (A1) DrNo 0112_LB_06 Rev A Existing and Proposed Plans – Glazed Link;
 - (A1) DrNo 0112_LB_05 Rev A Existing and Proposed Elevations – Glazed Link;
- (c) Prior to commissioning, specific details of the following shall be submitted to, and approved in writing by, the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the

approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority:- The colour of the aluminium frame.

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

24/13/0032

Outline application with all matters reserved for a residential development for 30 dwellings and associated public open space and allotments at land to the north-west of Overlands, North Curry

Reasons

(i) The application site lies outside of the settlement limits of North Curry as defined in the adopted Core Strategy (proposals map) and is therefore considered to be contrary to Policies SP1 and DM2 of the Taunton Deane Core Strategy.

The Council is approaching publication of the Preferred Option of its Site Allocations and Development Management Plan. A number of sites had been promoted as being available for development and, as the overall rural housing target had been met there is no immediate need to bring sites forward in advance of the Plan led system. Rather, approving this application in advance of the plan process could result in development of a less sustainable site that would otherwise occur thus resulting in adverse impacts significantly outweighing the benefits, contrary to Policy SD1 of the Core Strategy.

(ii) The proposal does not provide a suitable means for securing the appropriate affordable housing and community and leisure facilities, maintenance of on site facilities, including any Sustainable Urban Drainage scheme for the site, Travel Plan or education contributions and therefore would be contrary to Policies CP4, CP5, CP6 and CP7 of the Taunton Deane Core Strategy, and retained Policy C4 of the Taunton Deane Local Plan.

(Note to applicant: - Applicant was advised that although the reasons for refusal includes one relating to the lack of a Planning Obligation under S106 of the Town and Country Planning Act 1990, this had been added in order to safeguard the Council's position in the event of any subsequent appeal. It is expected that this issue could be resolved in the event of any appeal).

- 106. Erection of 2 No. single storey dwellings with demolition of existing structures at South View Court, Monkton Heathfield, West Monkton, as amended (48/13/0018)**

Reported this application.

Resolved that subject to the applicant serving the appropriate notice on the neighbour, the Growth and Development Manager be authorised to determine

the application in consultation with the Chairman or Vice-Chairman and if planning permission was refused the following reason be stated:-

The proposed development results in a contrived and cramped layout which is considered as overdevelopment of the site contrary to Policy DH1(d) of the Taunton Deane Core Strategy.

107. Erection of 5 dwellings with garaging, car parking and vehicular access at Land off White Street, North Curry (24/13/0036)

Reported this application.

Resolved that subject to the receipt of no additional letters raising new issues by 5 September 2013, the Growth and Development Manager be authorised to determine the application in consultation with the Chairman or Vice-Chairman of the Planning Committee and if planning permission was refused the following reasons be stated:-

Reasons for refusal:-

(i) The application site lies outside of the settlement limits of North Curry as defined in the adopted Core Strategy (proposals map) and is therefore considered to be contrary to Policies SP1 and DM2 of the Taunton Deane Core Strategy.

The Council is approaching publication of the Preferred Option of its Site Allocations and Development Management Plan. A number of sites had been promoted as being available for development and, as the overall rural housing target had been met there is no immediate need to bring sites forward in advance of the Plan led system. Rather, approving this application in advance of the plan process could result in development of a less sustainable site than would otherwise occur thus resulting in adverse impacts significantly outweighing the benefits, contrary to Policy SD1 of the Core Strategy.

(ii) The proposed development would be detrimental to the setting of Longs House/Cottage (a Grade II listed building) and the North Curry Conservation Area, in particular, the proposed highway access and urban road frontage, the restricted dwelling and plot sizes, its regimented layout, the loss of the surrounding hedge and tree boundary with White Street, contrary to the requirements of the Taunton Deane Core Strategy Policies CP8, CP1 (h) and DM1(d).

(iii) The proposed development would have a detrimental impact on the semi-rural character of the area which forms the boundary between the built form of the development and open countryside beyond and is considered contrary to Taunton Deane Core Strategy Policies CP1(g), DM1(d) and CP8.

108. Appeals

Reported that three appeal decisions had been received since the last meeting of the Committee, details of which were submitted.

(The meeting ended at 9.00 pm.)