

## Planning Committee – 12 February 2014

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

Officers: - Bryn Kitching (Development Management Lead), Gareth Clifford (Area  
Co-ordinator East), Tim Burton (Assistant Director Planning and  
Environment), Roy Pinney (Legal Services Manager), Maria Casey  
(Planning and Litigation Solicitor) and Tracey Meadows (Corporate  
Support Officer)

Also present: Mrs A Elder, a Co-opted Member of the Standards Committee.  
Councillor Edwards in connection with application No. 42/13/0018

(The meeting commenced at 5.00 pm)

### 20. Declarations of Interest

Councillor Nottrodt declared a personal interest as a Director of Southwest One. He also declared that he had been in discussions with the County Councillor for the area for application No. 42/13/0018. He 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 Coles also declared that he had had discussions with the Chairman of Eastgate Gardens for application No. 38/13/0487. He declared that he would not be taking part in the vote. Councillor Miss James declared a personal interest as an employee of Somerset College. Councillor Tooze declared a personal interest as an employee of UK Hydrographic Office. All Councillors declared that they had received correspondence regarding application No. 42/13/0018. They felt that they had not “fettered their discretion”. Councillor Wren declared a personal interest as an employee of Natural England.

### 21. 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 **outline planning permission be granted** for the under-mentioned developments:-

**38/13/0487**

**Change of use from class A1 (shops) to A3/A4/A5 (Restaurants and Cafes/Drinking Establishment/Hotfood Takeaways) at 39 East Street, Taunton**

## Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The hereby development permitted shall be carried out in accordance with the following approved plan:-
  - (A4) Site Location Plan;

Prior to any use hereby permitted is commencing, details of any flue/extraction system, including specifications of noise, must first be submitted to, and approved in writing by, the Local Planning Authority. Equipment shall be installed that will effectively suppress and disperse fumes and/or smell produced by cooking and food preparation as impacting upon neighbouring premises. The equipment shall be regularly maintained to ensure its continued satisfactory operation. The external ducting shall be so designed that the flue discharges not less than one metre above the roof eaves level;

- (d) There shall be no external seating or use of an outside area within the curtilage of 39 East Street Taunton without the granting of planning permission;
- (e) Bin storage must be provided within 39 East Street Taunton prior to any use being implemented and must thereafter be retained.

(Note to Applicant:- Applicant was advised to take the following matters into account:-

(1) 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; A separate Listed Building Consent is required for any proposed internal or external alterations involved with the implementation of this proposal and should be submitted before any works commence. The granting of planning permission does not imply that a subsequent listed building proposal would be agreed).

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

**42/13/0018**

**Outline planning application for a residential development of up to 170 No. houses including highway access of Honiton Road and associated community facilities including Doctor's surgery with ancillary sports and recreation facilities on land North of Sweethay Lane know as Broadlands, Honiton Road, Staplehay (as amended)**

## Reasons

(a)The proposed development lies outside the settlement limits of Taunton in an unsustainable location remote from the town centre and local services, poorly served by public transport and would foster the growth in the need to travel by private car. The Travel Plan provisions are not considered to make the proposal sustainable and the development is considered to be contrary to Policies SP1, CP1a, CP6 and DM2 of the Taunton Deane Core Strategy 2011-2028;

(b)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 the second refusal reason would be overcome through the provision of a signed Section 106 Agreement).

(The meeting ended at 7.25pm)