

Planning Committee – 9 April 2014

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

Officers: - Bryn Kitching (Development Management Lead), Gareth Clifford (Area
Co-ordinator – East), Matthew Bale (Area Co-ordinator – West), Roy
Pinney (Legal Services Manager), and Tracey Meadows (Corporate
Support Officer)

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

(The meeting commenced at 5.00 pm)

43. Apologies

Apologies: Councillors Coles, Morrell and Tooze.

44. Minutes

The minutes of the meeting of the Planning Committee held on 19 March 2014 were taken and read and were signed.

45. Declarations of Interest

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. Councillors A Wedderkopp and D Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Bishop declared that application No.27/14/0002 had been discussed at the Parish Council meeting when he was present. He felt that he had not “fettered his discretion”. Councillor Miss James declared that she was no longer an employee of Somerset College. Councillor Watson declared that he was the Ward Councillor for application No.13/13/0004/LB, but felt he had not “fettered his discretion”. Councillor Wren declared a personal interest as an employee of Natural England.

46. 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 development:-

13/13/0004/LB

Installation of an 18 tube solar thermal hot water system on the south facing left hand side roof of The Lodge, Cothelstone

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:-
- (A4) Site Plan;
 - (A4) Location Plan;
 - (A3) Dr No A149/7474/1 South Elevation and Basic Roof Plan;
- (c) Only those materials specified on the application shall be used in carrying out the works hereby approved unless otherwise agreed in writing with the Local Planning Authority.

15/14/0001

Replacement of single storey side lean to with two storey extension and erection of single storey lean to to rear at New England, Curland

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 J60/02C Proposed Floor Plans, Site Plan and Location Plan;
 - (A3) DrNo J60/03C Proposed Elevations;

(Notes to applicant:- (i) 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 had negotiated amendments to the application to enable the grant of planning permission; (ii) If the local population of European Protected species are affected in a development, applicant was advised that a license must be obtained from Natural England in accordance with the above regulations. Natural England requires that the Habitats Directive is justified prior to issuing such a licence; Most resident nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended); It should be noted 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.)

27/14/0002

Formation of vehicular access to serve dwelling and boarding cattery and blocking up of original access a Higher Knapp Farm, Hillfarrance

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:-
- (A4) Location Plan;
 - (A4) Block Plan;
 - (A4) Visibility Splay;
 - (A3) Proposed New Access (Elevations);
 - (A3) Proposed New Access (Plan);
- (c) (i) Prior to the implementation of a landscaping scheme the scheme shall be submitted to, and approved in writing by, the Local Planning Authority. This scheme shall include details of the species, siting and numbers to be planted; (ii) The scheme shall be completely carried out within the first available planting season from the date of closure of the access in accordance with Condition (e) below, 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;
- (d) There shall be no obstruction to visibility greater than 900 mm above adjoining road level in advance of lines drawn 2.4 m back from the carriageway edge on the centre line of the access and extending to points in the nearside carriageway edge 43 m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced into use and shall thereafter be maintained at all times;
- (e) The existing access shall be stopped up and its use permanently abandoned within one month of the new access hereby permitted being first brought into use;
- (f) Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5 m from the carriageway edge and shall thereafter be maintained in that condition at all times;
- (g) Prior to the access hereby permitted being first brought into use, the proposed access over the first 10 m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated an

surfaced in accordance with the details shown on the 'Proposed New Access Plan' Scale 1:200. Once constructed the access shall thereafter be maintained in that condition at all times;

- (h) Prior to the access hereby permitted being first brought into use, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (i) The removal of the hedgerow shall be carried out in accordance with the details submitted in the Wildlife and Ecology Plan received 2 April 2014 unless otherwise agreed in writing by the Local Planning Authority; 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.

(Notes to applicant:- (i) 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; (ii) Having regard to the powers of the Highway Authority under the Highways Act 1980, applicant was advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager. Application for such a permit should be made at least four weeks before access works are intended to commence; (iii) The condition relating to wildlife requires the submission of information to protect species. Applicant was advised that the Local Planning Authority will expect to see a detailed method statement clearly stating how nesting birds and great crested newts will be protected through the development process and to be provided with a mitigation proposal that will maintain favourable status for the species that are affected by this development proposal; It should be noted 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.)

38/14/0040

Erection of 3 No. single storey one bedroom flats on land to the rear of 17 and 18 Alma Street, 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:-
 - (A4) DrNo 6922.5 Location Plan;
 - (A4) DrNo 6922.7 Site Plan;

- (A3) DrNo 6922.11 Block Plan as Existing;
- (A3) DrNo 6922.4 Block Plan as Proposed;
- (A3) DrNo 6922.1 Floor Plan;
- (A3) DrNo 6922.2 Elevations;
- (A3) DrNo 6922.3 Roof Plan and Section;
- (A4) DrNo 6922.6 Photographs;

(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) Lockable cycle and bin storage shall be provided on site prior to occupation of the dwellings hereby permitted, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority;

(e) The rooflight window in Unit 1 shall be glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall thereafter be so retained. There shall be no alteration or additional rooflight windows within this roof without the further grant of planning permission.

(Notes to applicant:- (i) 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; (ii) Applicant was advised new water supply and waste water connections will be required from Wessex Water to serve this development. Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these regulations will require a signed adoption agreement with Wessex Water before connection can be made.)

47. Reserve Matters Application in respect of the residential development of 35 No. dwelling houses and recreational open space and drainage works at land south of Hyde Lane, Creech St Michael (outline 14/12/0036)

Reported this application.

Resolved that subject to no objection from the Environment Agency, the Assistant Director - Planning and Environment be authorised to determine the application in consultation with the Chairman/Vice Chairman and if the detailed plans were approved the following conditions be imposed:-

Conditions

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

- (A0) DrNo 4901:P01 Rev E Preliminary Drainage Strategy;
- (A1) DrNo AHL01 Rev C Affordable Housing Layout 01;
- (A1) DrNo BP01 Rev D Boundary Plan 01;
- (A1) DrNo EL01 Existing Site Layout;
- (A1) DrNo LP01 Location Plan 01;
- (A1) DrNo ML01 Rev E Materials Layout 01;
- (A1) DrNo SE01 Rev B Street Elevations 01;
- (A1) DrNo SL01 Rev E Site Layout 01;
- (A1) DrNo TD699_01H Landscape Plan 1 of 2;
- (A1) DrNo TD699_02H Landscape Plan 2 of 2;
- (A2) DrNo SK01 Proposed Site Access Arrangement and Footway Links;
- (A3) DrNo HT.1281A.e House Rev A Type 1281 Elevations Variation A;
- (A3) DrNo HT.1281A.p Rev A House Type 1281 Floor Plans Variation A;
- (A3) DrNo HT.1281AR.e Rev A House Type 1281 Elevations Variation A – Render;
- (A3) DrNo HT.1332.e House Type 1332 Elevations;
- (A3) DrNo HT.1332.p House Type 1332 Floor Plans;
- (A3) DrNo HT.1332A.e House Type 1332 Elevations Variation A;
- (A3) DrNo HT.1332A.p House Type 1332 Floor Plans Variation A;
- (A3) DrNo HT.1332B.e House Type 1332 Elevations Variation B;
- (A3) DrNo HT.1332B.p House Type 1332 Floor Plans Variation B;
- (A3) DrNo HT.1332R.e House Type 1332 Elevations Render;
- (A3) DrNo HT.1526.e Rev A House Type 1526 Elevations;
- (A3) DrNo HT.1526.p Rev A House Type 1526 Floor Plans;
- (A3) DrNo HT.1845.e Rev A House Type 1845 Elevations;
- (A3) DrNo HT.1845.p Rev A House Type 1845 Floor Plans;
- (A3) DrNo HT.1845R.e Rev A House Type 1845 Render Elevations;
- (A3) DrNo HT.910.e House Type 90 Elevations;
- (A3) DrNo HT.910.p House Type 90 Floor Plans;
- (A3) DrNo HT.910A.e House Type 90 Elevations Variation A;
- (A3) DrNo HT.910A.p House Type 90 Floor Plans Variation A;
- (A3) DrNo P.7-10.e1 Rev B Plots 7-10 Elevations Sheet 1 Affordable (Shared Ownership);
- (A3) DrNo P.7-10.e2 Rev B Plots 7-10 Elevations Sheet 2 Affordable (Shared Ownership);
- (A3) DrNo P.7-10.p Rev B Plots 7-10 Floor Plans Affordable (Shared Ownership);
- (A3) DrNo PL.11-15.e1 Rev B Plots 11-15 Elevations Sheet 1 Affordable (Social Rent);
- (A3) DrNo PL.11-15.e2 Rev B Plots 11-15 Elevations Sheet 2 Affordable (Social Rent);
- (A3) DrNo PL.11-15.p Rev B Plots 11-15 Floor Plans Affordable (Social Rent);
- (A1) DrNo 4901:20 Pond & Pump Station Details;

- (A3) DrNo GAR.01pe Rev A Garage Type 1 Floor Plans and Elevations;
- (A3) DrNo GAR.04pe Rev A Garage Type 4 Floor Plans & Elevations;
- (A3) DrNo GAR.03pe Rev A Garage Type 1 Floor Plans and Elevations;
- (A3) DrNo GAR.05pe Rev A Garage Type 1 Floor Plans and Elevations;
- (A3) DrNo GAR.06pe Rev A Garage Type 1 Floor Plans and Elevations;
- (A3) DrNo GAR.07pe Rev A Garage Type 1 Floor Plans and Elevations;
- (A3) DrNo GAR.08pe Rev A Garage Type 1 Floor Plans and Elevations;
- Communal Areas Landscape Plan;

(b) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, or at such other time as may be agreed by the Local Planning Authority in writing, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

(Notes to applicant:- (i) Applicant was advised that the application provides acceptable details for the layout, scale, appearance and landscaping of the site that will not impact unacceptably upon the character and appearance of the area or the amenities of other nearby property. It would, therefore, be acceptable in accordance with Policies DM1 (General Requirements), CP5 (Inclusive Communities), CP6 (Transport and Accessibility), CP8 (the Environment) of the Taunton Deane Core Strategy and guidance contained in the National Planning Policy Framework; (ii) 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; (iii) Applicant was advised of the following - BREEDING BIRDS Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins; BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) BREEDING BIRDS; Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for

nesting birds before work begins; BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment).

48. Appeals

Reported that two decisions were received details of which were submitted.

Resolved that the reports be noted.

(The meeting ended at 6.25pm)