

Planning Committee – 30 April 2014

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

Officers: - Bryn Kitching (Development Management Lead), Gareth Clifford (Area
Co-ordinator – East), 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.

(The meeting commenced at 5.00 pm)

49. Apology

Councillor Gaines

50. Minutes

The minutes of the meeting of the Planning Committee held on 9 April 2014 were taken and read and were signed.

51. 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 Coles, A Wedderkopp and D Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Coles also declared that he had assisted in the production of documents for application No.38/14/0096 but felt he had not fettered his discretion. Councillor Tooze declared a personal interest as employee of the UK Hydrographic Office. Councillor Wren declared a personal employee as an employee of Natural England. Councillors Mrs Allgrove, Miss James, Tooze and D Wedderkopp declared that item No 38/14/0096 had been discussed at a recent Taunton Unparished Area Advisory Panel meeting. They all felt that they had not fettered their discretions.

52. Applications for Planning Permission

The Committee received the report of the Assistant Director – Planning and Environment 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:-

**Application for the approval of Reserved Matters of application
42/12/0013 for the erection of 30 No. dwellings on Land off Amberd Lane,
Trull (42/13/0072)**

Conditions

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

- (A2) DrNo 13.63.01C - Type A Floor Plans;
- (A2) DrNo 13.63.02C - Type B Floor Plans;
- (A2) DrNo 13.63.03C - Type C Floor Plans;
- (A2) DrNo 13.63.04C - Type D Floor Plans;
- (A2) DrNo 13.63.05C - Type E Floor Plans;
- (A2) DrNo 13.63.06C - Type F Floor Plans;
- (A2) DrNo 13.63.07B - Type G Floor Plans;
- (A2) DrNo 13.63.08B - Type H Floor Plans;
- (A3) DrNo 13.63.9a - Proposed Garages;
- (A3) DrNo 13.63.10 Siteworks Walls;
- (A3) DrNo 13.63.11a Siteworks Fencing and Gates;
- (A3) DrNo 13.63.12 Site Location Plan;
- (A1) DrNo 13.63.13G Proposed Site Layout;
- (A1) DrNo 13.63.14D Proposed Siteworks Layout;
- (A2) DrNo 13.63.15L Site Layout showing Dwelling Types;
- (A3) DrNo 13.63.16a Elevations Plot 16 Type A1;
- (A3) DrNo 13.63.17a Elevations Plot 20 Type A2;
- (A3) DrNo 13.63.18a Elevations Plot 24 Type A3;
- (A3) DrNo 13.63.19a Elevations Plot 6 Type B1;
- (A3) DrNo 13.63.20a Elevations Plot 9 Type B2;
- (A3) DrNo 13.63.21a Elevations Plot 10 Type B3;
- (A3) DrNo 13.63.22a Elevations Plot 19 Type B4;
- (A3) DrNo 13.63.23a Elevations Plot 25 Type B5;
- (A3) DrNo 13.63.24a Elevations Plot 14 Type B6;
- (A3) DrNo 13.63.25a Elevations Plot 30 Type C1;
- (A3) DrNo 13.63.26a Elevations Plot 28 Type C2;
- (A3) DrNo 13.63.27a Elevations Plot 17 Type C3;
- (A3) DrNo 13.63.28a Elevations Plot 23 Type D1;
- (A3) DrNo 13.63.29a Elevations Plot 27 Type D2;
- (A3) DrNo 13.63.30a Elevations Plot 18 Type D3;
- (A3) DrNo 13.63.31a Elevations Plot 21 Type E1;
- (A3) DrNo 13.63.32a Elevations Plot 26 Type E2;
- (A3) DrNo 13.63.33a Elevations Plot 29 Type E3;
- (A3) DrNo 13.63.34a Elevations Plot 15 Type E4;
- (A3) DrNo 13.63.35b Elevations Plots 1-5 Types F & G;
- (A3) DrNo 13.63.36a Elevations Plots 7-8 Type F;
- (A3) DrNo 13.63.37a Elevations Plots 11-13 Type H;
- (A3) DrNo 13.63.38a Elevations Plot 22 Type B7;
- (A4) Garage Types and Materials;

- (A3) House Types and Materials;
 - (A1) DrNo 2029/505C Drainage Strategy Plan;
 - (A1) DrNo 2029/506B Attenuation Pond Details;
 - (A1) DrNo 2029/510A Drainage Attenuation Details;
 - (A1) DrNo SPP.1706.6 Rev G Landscape Planting Plan;
 - (A1) DrNo SPP.1706.7 Hedge Survey and Plan;
- (b) There shall be no obstruction to visibility greater than 300mm 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 on the nearside carriageway 43 m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times;
- (c) There shall be an area of hard standing at least 6 m in length (as measured from the nearside edge of the highway to the face of the garage doors), where the doors are of an up-and-over type.
- (2) That **planning permission be granted** for the under-mentioned developments:-

42/14/0010

Formation of surface water attenuation pond as part of the surface water drainage strategy for adjoining residential development at Amberd Lane, Trull

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 13.63.40 Site Location Plan;
 - (A1) DrNo 13.63.41 Rev A Proposed Site Layout;
 - (A1) DrNo 2029/505 Rev C Drainage Strategy Plan;
 - (A2) DrNo 2029/506 Rev B Attenuation Pond Details;
 - (A1) DrNo SPP.1706.6 Rev G Landscape Planting Plan;
 - (A1) DrNo 2029/510A Drainage Attenuation Details;
- (c) The development hereby permitted shall not be commenced until details of a management plan for the maintenance of the new habitats, including the attenuation pond has been submitted to, and approved in writing by, the Local Planning Authority. Once approved, the works shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

(Note to applicant:- 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.)

38/14/0096

Erection of a timber building for use as a café and community facility at site adjacent to the Old Pavilion, Hamilton Gault Park, Hamilton Road, 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 5017_01 Location Plan;
 - (A4) DrNo 5017_02 Site Plan;
 - (A1) DrNo 5017_03 Proposed Floor Plan and Elevations;
- (c) No service trenches shall be dug within the canopy of any existing tree within the park on the approved drawing without the prior written approval of the Local Planning Authority;
- (d) Details of any percolation tests to be carried out and the siting of any soakaway shall be submitted to, and approved in writing by, the Local Planning Authority prior to work commencing;

(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.)

53. Appeals

Reported that one decision had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 6.43pm)