

Planning Committee – 15 July 2015

Present: - Councillor Bowrah (Chairman)
Councillor Coles (Vice-Chairman)
Councillors M Adkins, Brown, Cavill, Gage, Hall, Martin-Scott, Morrell,
Nicholls, Mrs Reed, Townsend, Watson, and Wedderkopp

Officers: - Matthew Bale (Area Planning Manager), Gareth Clifford (Principal
Planning Officer), John Burton (Major Applications Co-ordinator), Maria
Casey (Planning and Litigation Solicitor) and Tracey Meadows
(Democratic Services Officer)

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

(The meeting commenced at 5.00 pm)

70. Apologies/Substitutions

Apologies: Councillors C Hill, Mrs Floyd and Wren

Substitutions : Councillor Cavill for Councillor C Hill;
Councillor Hall for Councillor Wren

71. Minutes

The minutes of the meeting of the Planning Committee held on 3 June 2015
were taken and read and were signed.

72. Declarations of Interest

Councillors M Adkins, Coles and Wedderkopp declared personal interests as
Members of Somerset County Council. Councillor Townsend declared
personal interests as he was Vice-Chairman to Kingston St Mary Parish
Council and Chairman to the Kingston St Mary Village Hall Association.
Councillor Martin-Scott declared personal interests as he was trustee to the
Home Service Furniture Trust and a trustee to Trull Memorial Hall. Councillor
Nicholls declared a personal interest as a Member of the Fire Brigade Union.
Councillor Watson declared that he had 'fettered his interest' regarding
application No. 06/15/0012. He left the room whilst the item was being
discussed. The Chairman, Councillor Bowrah declared that application No.
43/15/0001 was in his Ward. He left the room whilst the item was being
discussed and the Vice-Chairman, Councillor Coles, took the Chair for this
item.

73. Applications for Planning Permission

The Committee received the report of the Area Planning 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:-

06/15/0012

Conversion of first floor shop (use Class A1) to residential for first floor (use Class C3) at Church House Interiors, West Street, Bishops Lydeard

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 plans:-
- (A1) DrNo 1 of 2 Existing Plans, Elevations and Block Plan;
 - (A1) DrNo 2 of 2 Proposed Plans and Elevations;
 - (A4) DrNo Site Location Plan;
- (c) The new windows hereby permitted shall be timber and thereafter maintained as such unless agreed in writing by the Local Planning Authority;

(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 had negotiated amendments to the application to enable the grant of planning permission.)

07/15/0011

Change of use of agricultural barn to form 4 No. business units (Class B1) and 1 No. work live unit (Sui Generis) and external alterations to building at Heatherton Park Studios, Bradford on Tone

- (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 plans:-
- (A4) DrNo 1_D4 Rev A – July 2015 Location Plan;
 - (A4) DrNo 1_D5 rev A – July 2015 Block Plan;
 - (A1) DrNo 19D_13 REV A Existing & Proposed S and N Elevations;

- (A1) DrNo 19D_12 REV B Existing and Proposed E and W Elevations;
- (A1) DrNo 19D_11 Rev A Proposed Plans and Sections;
- (A1) DrNo 1_D10 Existing Ground Floor Plan;

- (c) The residential floor space hereby permitted shall not be occupied until the associated business floor space in Unit 1 is fully fitted and capable of use; The occupation of the residential floor space shall be limited to a person solely or mainly working within the business floor space within Unit 1, their spouse (or partner) and to any resident dependants or relatives living together as a single family unit; The occupation of the business floor space of Unit 1 shall be limited to a person who resides in the residential floor space;
- (d) Prior to their installation, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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;
- (e) (i) Prior to its implementation, 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;
- (f) The business units hereby permitted shall be used only for those purposes defined within Class B1 of The Town and Country Planning (Use Classes) Order 1987 (as amended);
- (g) Between the hours of 08.00 - 18.00 Monday to Friday and 08.00 - 13.00 hours Saturday, noise emissions from any part of the premises or land to which this permission refers shall not exceed background levels by more than 3 decibels expressed in terms of an A-Weighted, 2 Min Leq, at any time when measured at the façade of any residential premises. Noise emissions having tonal characteristics, e.g. hum, drone, whine etc, shall not exceed background levels at any time, when measured as above. For the purposes of this permission background levels shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable

period of not less than 10 minutes. At all other times, including Bank Holidays, noise emissions shall not be audible when so measured;

- (h) Prior to the commencement of any other works, the vehicular access onto/from the access road to the south of the site shall be permanently stopped up in accordance with details that shall first be submitted to, and approved in writing by, the Local Planning Authority and shall thereafter be maintained as such;
- (i) No external lighting shall be provided on site without the prior approval of the Local Planning Authority;
- (j) The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall thereafter not be used other than for the parking of vehicles in connection with the development hereby permitted.

38/15/0104

Conversion of garage to single dwelling to the rear of 16 Victoria Street, Taunton

- (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 5028_03 Location Plan;
 - (A4) DrNo 5028_04 Site Plan;
 - (A3) DrNo 5028_05 Existing and Proposed Plan;
 - (A3) DrNo 5028_06 Existing and Proposed Elevations;
- (c) Prior to the new wall construction commencing, details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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 within the courtyard of the dwelling, as indicated on drawing No 5028_05, shall be provided on site prior to occupation of the dwelling hereby permitted, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority;
- (e) Lockable cycle and bin storage for flats 2-5, 16 Victoria Street, as indicated on drawing number 5028_05, shall be provided on site prior to any works

commencing, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority;

- (f) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) Order 2015 (or any Order revoking and re-enacting the 2015 Order) (with or without modification), no window/dormer windows shall be installed in the development hereby permitted without the further grant of planning permission.

(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.)

38/15/0127/LB

Conversion of 2 No. Flats into 1 No. dwelling with internal and external alterations at 52 Wood Street, Taunton (Retention of part works already undertaken)

- (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 J102/01 Survey Drawing;
 - (A3) DrNo J102/02C Proposed Floor Plan;
 - (A3) DrNo J102/03B Proposed Elevations and Section AA;
 - (A4) Block Plan;
- (c) The windows to the front elevation hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include sections, mouldings, profiles, working arrangements and finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

49/15/0022

Change of use and conversion of outbuilding to self-contained annex at Culverhead Lodge, Wiveliscombe

- (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 5050_02 Location Plan;

- (A4) DrNo 5050_03 Site Plan;
- (A1) DrNo 5050_01 Plans and Elevations (Existing and Proposed);

(c) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Culverhead Lodge.

(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 granted planning permission.)

74. Erection of 5 No. three bedroom terrace houses and 1 No. two bedroom Maisonette with associated access to rear parking and turning areas on garden land to the south of Foxdown Lodge, Foxdown Hill, Wellington (43/15/0001)

Reported this application

Resolved that subject to a revised layout plan based on a topographical survey correctly showing the boundaries, the Assistant Director for Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted the following conditions be imposed:-

(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 1429/10/4 Location Plan;
- (A2) DrNo 1429/10/2 Elevations;
- (A1) DrNo 1429/10/3A Plans and Elevations;
- (A1) DrNo 1429/10/1A Site Layout Plan (Revised 01 May 2015);

(c) Prior to their installation samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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) Prior to the commencement of the development hereby permitted full details of the proposed means for the disposal of surface water shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed details shall have regard to the drainage information submitted with

the application and shall be implemented prior to the occupation of the dwelling to which it relates and shall thereafter be retained as such;

- (e) The area allocated for parking on the submitted plan drawing No. 1429/10/1A shall be provided prior to the occupation of the dwelling to which it relates and shall thereafter be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (f) Lockable cycle and bin storage shall be provided on site prior to the dwellings hereby approved being occupied in accordance with details to be agreed, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority;
- (g) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting the 2015 Order with or without modification), no addition or extension to the dwelling shall be carried out without the further grant of planning permission;
- (h) The windows to the staircase at first and second floor level to the southern side elevation shall be obscure glazed with a limited opening in accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority. The approved details shall be installed before the dwelling is used or occupied and shall remain in place at all times thereafter;
- (i) No development shall commence until details of the construction of the new section of highway have been submitted to, and agreed in writing by, the Local Planning Authority. The approved section of highway shall be constructed in accordance with the agreed details prior to the commencement of any other works on site and then after retained as such;

(Notes to applicant:- (1) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worded in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that agreement must be made with the Highway Authority regarding the enlargement of the highway.)

75. E/0085/27/15 – Unauthorised residential caravan allegedly at Knapp Farm, Hillfarrance

Reported that it had come to the attention of the Council that a mobile home located adjacent to the dwelling at Knapp Farm, Hillfarrance and previously the subject of an enforcement notice served in December 2013, had now been relocated to a position behind a newly constructed agricultural storage building on the land.

A site inspection had been undertaken and it was apparent that the mobile home continued to be used for residential accommodation. In the circumstances, further enforcement action was recommended.

Resolved that:-

- (1) An enforcement notice be served seeking the cessation of the residential use of the land at Knapp Farm, Hillfarrance and the removal from the land of the mobile home; and
- (2) Any enforcement notice served should have a two month compliance period; and
- (3) Subject to being satisfied with the evidence, the Solicitor to the Council be authorised to take prosecution action should the notice not be complied with.

76. Appeals

Reported that two new appeals and two decisions had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 6.17 p.m.)