

## **Planning Committee – 25 November 2015**

Present: - Councillor Bowrah (Chairman)  
Councillor Coles (Vice-Chairman)  
Councillors Brown, Cavill, Mrs Floyd, C Hill, Horsley, Martin-Scott,  
Morrell, Mrs Reed, Ryan, Townsend, Mrs Webber and Wedderkopp

Officers: - Matthew Bale (Area Planning Manager), Gareth Clifford (Principal  
Planning Officer), John Burton (Principal Planning Officer),  
Julie Moore (Monkton Heathfield Project Team Leader), Roy Pinney  
(Legal Services Manager) Maria Casey (Planning and Litigation  
Solicitor) and Tracey Meadows (Democratic Services Officer)

Also present: Matthew Hill (Scientific Officer), Councillor Federica Smith in  
connection with application No. 38/15/0374 and Mrs A Elder,  
Chairman of the Standards Advisory Committee

(The meeting commenced at 5.00 pm)

### **112. Apologies/ Substitutions**

Apologies: Councillors M Adkins, Gage, Nicholls and Wren

Substitutions: Councillor Cavill for Councillor Wren;  
Councillor Horsley for Councillor Nicholls;  
Councillor Ryan for Councillor M Adkins; and  
Councillor Mrs Webber for Councillor Watson.

### **113. Minutes**

The minutes of the Planning Committee held on the 4 November 2015 were  
taken read and were signed.

### **114. Declarations of Interest**

Councillors Coles and Wedderkopp declared personal interests as Members  
of Somerset County Council. Councillor Townsend declared personal  
interests as Vice-Chairman of Kingston St Mary Parish Council and Chairman  
of the Kingston St Mary Village Hall Association. Councillor Martin-Scott  
declared personal interests as a trustee to the Home Service Furniture Trust,  
trustee to Bishop Foxes Educational Foundation and a trustee to Trull  
Memorial Hall. All Councillors declared that they had received emails and  
photographs from the residents of Britons Ash in respect of application No.  
48/15/0027. Also declared that they had received emails and correspondence  
for application No. 02/15/0006 and application No. 38/15/0374. Councillor  
Cavill declared that he was a Member of West Monkton Parish Council.  
Councillor Webber declared that she was the Ward Councillor for West  
Monkton.

### **115. 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 **the detailed plans be approved** for the under-mentioned developments:-

**53/15/0009**

**Application for approval of reserved matters following outline approval (53/12/0008) in respect of appearance, landscaping, layout and scale for the redevelopment of site and the erection of 28 No affordable dwellings with associated works at Orchard Lodge, Dene Road, Cotford St Luke**

### **Conditions**

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

- (A1) DrNo 14057/003 Rev E Proposed Site Layout Block Plan;
- (A1) DrNo 14057/005 Rev G Proposed Site Sections/Site Elevations;
- (A1) DrNo 14057/007 Rev D Proposed Block Elevations;
- (A1) DrNo 14057/008 Rev C Proposed Block Elevations;
- (A1) DrNo 14057/015 Rev A Typical House Layouts, Terraced Houses;
- (A1) DrNo 14057/016 Rev A Typical House Layouts, Flats & Semi-detached houses;
- (A3) DrNo 14057/020 Rev A Typical Canopy Details Type A;
- (A3) DrNo 14057/021 Rev A Typical Canopy Details Type B;
- (A3) DrNo 14057/023 Rev A Typical Bin Store Details;
- (A3) DrNo 14057/024 Rev A Typical Bin Store Details Elevations;

- (b) Prior to their installation, full details of the proposed hard surfacing including to the roads, footways, parking areas, demarcation of parking areas, and shared surfaces shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented prior to the occupation of the dwelling to which they relate and shall thereafter be maintained as such;

- (c) (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;

- (d) The proposed estate roads, footways, footpaths, tactile paving, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority;

The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway;

The proposed roads, including footpaths and turning spaces shall be finished in complete accordance with the details approved pursuant to this condition prior to the occupation of the 25th dwelling hereby permitted and shall thereafter be maintained as such;

- (e) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the first floor bathroom window in the south elevation of plot 28 shall be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 m above the floor of the room in which the window is installed). The type of obscure glazing shall be submitted to, and agreed in writing by, the Local Planning Authority prior to its installation and shall thereafter be so retained;
- (f) Prior to the occupation of each of plots 10-28, bin storage facilities shall be provided in accordance with details indicated on drawings 14057/023 rev A and 14057/024 rev A for the plot to which it relates and shall thereafter be maintained as such;
- (g) 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.

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

**02/15/0006**

**Construction of Solar Farm for up to 5MW of generating capacity comprising of installation of solar photovoltaic panels and associated infrastructure including transformer cabins, sub-station buildings, access tracks, fencing and CCTV on land at Pixford Fruit Farm, Raleighs Cross Road, Combe Florey**

**Reason**

The proposed development, by reason of its size and form would introduce an alien feature into a rural landscape. By reason of the location of the site and its open nature, it is considered that no amount of new landscaping could adequately assimilate the development into the rural landscape, contrary to policy CP1 of the Taunton Deane Core Strategy.

**38/15/0374**

**Change of use from office space to car dealership with servicing facility for Vospers Motorhouse at Goodwood House, Blackbrook Park Avenue, Taunton**

**Reason**

Blackbrook Business Park is a highly prestigious business park and Taunton's premier office location. The proposed development would introduce a use that does not complement the existing uses on the business park detracting significantly from the high quality office environment of the park and may set an undesirable precedent that over time would see Somerset's prestigious Business Park being reduced to a trading estate. Such would reduce the high quality of the park and in turn substantially harm the contribution that it makes to the local economy in the future.

- 116. Application for approval of reserved matters following outline application 48/05/0072 for the erection of a 420 place primary school, incorporating a nursery facility with associated landscaping, access and parking and community facilities on land east of Bridgwater Road, Monkton Heathfield (48/15/0027)**

Reported this application.

**Resolved** that subject to the alteration in the hours of operation in proposed Condition (n) from 21:00 to 18:00 and the receipt of no further representations raising new issues by 4 December 2015, the Assistant Director for

Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if the detailed plan were approved, the following conditions be imposed:-

### Conditions

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

- (A3) DrNo AP(00)01 Site Location Plans;
  - (A1) DrNo AP(00)02 Rev D Site Location Plan;
  - (A1) DrNo AP(00)03 Ground Floor Plan;
  - (A1) DrNo AP(00)04 Elevations Sheet 1/2;
  - (A1) DrNo AP(00)05 Elevations Sheet 2/2;
  - (A1) DrNo AP(00)06 Perspectives;
  - (A1) DrNo AP(00)07 Sections;
  - (A1) DrNo AP(00)20 Rev A Site Sections;
  - (A1) DrNo 30814\_LP(00)02 Rev L Proposed Landscape Plan;
  - (A1) DrNo 30814\_LP(90)003 Rev F Boundary Treatment Plan;
  - (A1) DrNo 30814\_LP(00)06 Rev C Landscape Materials Plan
  - (A1) DrNo 30814\_LP(00)07 Rev C Landscape Materials Plan 2/2;
- Planting Schedule 30814\_Y(90)\_01\_P2;
- (A1) DrNo C-02 Rev P6 Drainage Strategy 2/2;
  - (A1) DrNo C-01 Rev P6 Drainage Strategy 1/2;
  - (A1) DrNo 30814\_LP(00)008 Rev A Sprinkler Tank and Bin Store Enclosure;

(b) No commencement of use of the primary school hereby permitted shall take place until full details of traffic calming measures along the A38, to the west of the school frontage are submitted to, and approved in writing by, the Local Planning Authority and fully constructed on site in strict accordance with the approved details;

(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) (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development; (ii) For a period of five years after the completion of the 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 other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;

- (e) Within two months of the date of this permission full details of the proposed footpath cycle link lying at the north of the site shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include proposed route and construction of the path, lighting, landscaping and boundary treatments (In particular the wall boundary treatment adjacent to 154A Bridgwater Road). Prior to the commencement in the use of the primary school the approved footpath/cycleway, including all boundary treatments, shall be provided in strict accordance with the approved details and shall thereafter be maintained as such;
- (f) There shall be no obstruction to visibility greater than 600mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times;
- (g) The area allocated for turning on the submitted plan 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;
- (h) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 5m behind the highway boundary and hung so as to open inwards only;
- (i) Prior to the commencement of use, a School Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. Such Travel Plan shall include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There shall be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures shall continue to be implemented as long as any part of the development is occupied;
- (j) Notwithstanding the provisions of the Use Classes Order 19987 (as amended) the community facilities shall be available for use by the general public and at no time shall be used solely for education purposes in connection with the adjacent primary school;
- (k) Prior to the commencement of the use of the building hereby permitted the agreed drainage strategy shall be fully implemented and operational and shall thereafter be maintained as such;
- (l) Prior to the commencement of the use of the primary school hereby permitted the details of the proposed boundary fencing around the site (in

particular the acoustic fencing proposed along the boundary with Brittons Ash and the mechanism for restricting access to the land between the new fence and the existing boundary fences of the rear gardens of Brittons Ash) shall be submitted to, approved in writing by, the Local Planning Authority and erected on site in strict accordance with the approved details and shall thereafter be maintained as such;

(m) No external lighting shall be provided on the site until full details of all such external lighting has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the location and type of lighting and its hours of illumination. No other lighting shall be installed without the prior approval of the Local Planning Authority;

(n) The land to the rear of the primary school, including the playing field and sports pitches, shall not be used between the hours of 18:00 and 08:00 at any time.

(Note to applicant:- Applicant was advised that the developer in delivering the necessary highway works associated with the development hereby permitted is required to consult with all frontage's affected by said highway works as part of the delivery process. This should be undertaken as soon as reasonably practicable after the granting of planning consent and prior to the commencement of said highway works, especially if the design has evolved through the technical process. This is not the responsibility of the Highway Authority.)

**117. E/0035/14/15 – Alleged unauthorised B2 (wood chipping) business use of former B1/B8 industrial unit at Langdon Industries, Walford Cross, Taunton**

Reported that complaints had been received regarding noise, dust and smoke from a former B1/B2 industrial Unit at Walford Cross, Taunton. Initial investigations had revealed that the owner proposed to use the site for wood chipping, packaging and distribution. As a result the owner was advised that he needed to apply for planning permission as the intended use was a change of the authorised use of the premises.

A subsequent site visit in June 2015 had identified that the site was being used for the drying, packing and distribution of wood chip. It was also noted that, a new flue had been erected on the roof and large dryers had been installed in the yard all without planning consent.

Reported that a planning application had been received relating to the change of use of the premises, but this had been refused by the Planning Committee at its meeting on 12 November 2015.

**Resolved** that:-

- (1) An enforcement notice be served requiring (a) the cessation of use of the site for wood processing and associated storage; and (b) the removal of all equipment and materials associated with the unauthorised use from the site at Langdon Industries, Walford Cross, Taunton;
- (2) Any enforcement notice served should have a one month compliance period for (a) above and a two month compliance period for (b);
- (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.

#### **118. Appeals**

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

**Resolved** that the report be noted.

(The meeting ended at 10.05pm)