

Planning Committee – 20 January 2016

Present: - Councillor Bowrah (Chairman)
Councillors M Adkins, Brown, Cavill, Gage, C Hill, Horsley,
Martin-Scott, Morrell, Ryan, Watson and Wren

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

Also present: Councillor Hall in connection with application No.38/15/0390.
Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 5.00 pm)

8. Apologies/Substitutions

Apologies: Councillor Coles (Vice-Chairman) and Councillors Mrs Reed,
Townsend and Wedderkopp

Substitutions: Councillor Horsley for Councillor Coles;
Councillor Ryan for Councillor Mrs Reed; and
Councillor Cavill for Councillor Townsend

9. Declarations of Interest

Councillors Coles and M Adkins declared personal interests as Members of
Somerset County Council. Councillor Martin-Scott declared personal interests
as a trustee to the Home Service Furniture Trust, trustee to Bishop Fox's
Education Foundation and a trustee to Trull Memorial Hall. Councillor Wren
declared a personal interest as he was Clerk to Milverton Parish Council.

10. 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
developments:-

38/15/0390

**Erection of dwelling with associated works in the garden to the rear of
Euston Lodge, 2 Middleway, 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) Location Plan;
- (A3) DrNo 5.1 Survey Plan;
- (A3) DrNo 3 Site Plan;
- (A3) DrNo 1 Ground and First Floor Plan;
- (A3) DrNo 2 Elevations;

(c) No wall construction 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;

(d) The area allocated for the proposed drive and parking on the submitted plan, drawing No. 3, shall be surfaced and made available before the dwelling is occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;

(e) The applicant shall undertake all the recommendations made in J H Ecology's report dated October 2015, and provide mitigation for bats and birds as recommended. The works shall be implemented in accordance with the approved details and timings of the works. The development shall not be occupied until the scheme for the maintenance and provision of the new bat and bird boxes and related accesses have been fully implemented. Thereafter the resting places and agreed accesses shall be permanently maintained;

(f) Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 ('the 1995 Order') (or any Order revoking and re-enacting the 1995 Order) (with or without modification), no first floor window/dormer windows shall be installed in the development hereby permitted without the further grant of planning permission (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 and are fitted with obscure glazing). 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;

(Notes to applicant:- (1) 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; (2) Applicant was advised that new water and waste connections to Wessex Water are required; (3) Applicant was advised that the condition relating to wildlife requires a mitigation proposal that will maintain favourable status for these species that are affected by this development proposal; (4) Applicant was

advised to note 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; Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed.)

05/15/0042

Erection of single storey rear extension and first floor extension over existing lounge at 5 Orchard Drive, Bishop's Hull

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:-
- (A1) DrNo 15/02A Plans and Elevations as Proposed;
 - (A3) DrNo 15/03 Site Layout and Site Location Plans;
- (c) 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 further window/dormer windows or rooflight shall be installed in the north-east elevation of 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 with the applicant and had negotiated amendments to the application to enable the grant of planning permission.)

- (2) That the following application **be deferred** for the reason stated:-

25/15/0034

Erection of a two storey extension to the south elevation and a conservatory to the north elevation of House of St Martin, Langford Lane, Norton Fitzwarren

Reason - The application should be deferred pending clarification of the County Highway Authority's objection and, if necessary, an assessment of the likely traffic generation of the proposal compared to the existing. The Police to also be invited to make a comment on the application.

**Change of finish of window frames from white painted to natural at
Holcombe Farm, Tylers Lane, Fitzhead**

Reported that this application had been **withdrawn**.

12. Appeals

Reported that two new appeals had been lodged and one decision had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 6.50 p.m.)