

Planning Committee – 6 April 2016

Present: - Councillor Bowrah (Chairman)
Councillor Coles (Vice-Chairman)
Councillors M Adkins, Brown, Gage, C Hill, Nicholls, Ryan, Sully,
Townsend, Watson, Wedderkopp and Wren

Officers: - Matthew Bale (Area Planning Manager), Tim Burton (Assistant Director
- Planning and Environment), Roy Pinney (Legal Services Manager)
and Tracey Meadows (Democratic Services Officer)

Also present: Councillor Berry and Mrs A Elder, Chairman of the Standards Advisory
Committee.

(The meeting commenced at 5.00 pm)

36. Apologies/Substitutions

Apologies: Councillors Mrs Floyd, Martin-Scott, Morrell and Mrs Reed

Substitutions: Councillor Ryan for Councillor Martin-Scott
Councillor Sully for Councillor Mrs Reed

37. Declarations of Interest

Councillors M Adkins, 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 Nicholls declared personal interests as a Member of Comeytrowe Parish Council and as a Member of the Fire Brigade Union. Councillor Wren declared a personal interest as he was Clerk to Milverton Parish Council.

38. 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 development:-

49/15/0051

Application for approval of Reserved Matters following outline application 49/13/0015 for associated layout, scale and appearance (phase 3) on land to the North of Burges Lane, Wiveliscombe

Conditions

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

- (A3) DrNo 13114/1030 B Location Plan;
- (A1) DrNo 13115/5000 C Planning Layout - received on 17 February, 2016;
- (A1) DrNo 13115/5001 B Materials Layout;
- (A3) DrNo 13115 6001.1 House Type A (Brick);
- (A3) DrNo 13115 6001.2 House Type A (Render);
- (A3) DrNo 13115 6002.1 House Type B (Brick);
- (A3) DrNo 13115 6002.2 House Type B (Render);
- (A3) DrNo 13115 6003.1 House Type C (Brick);
- (A3) DrNo 13115 6003.2 House Type C (Render);
- (A3) DrNo 13115 6004 House Type D (Render);
- (A3) DrNo 13115 6005.1 House Type E (Brick);
- (A3) DrNo 13115 6005.2 House Type E (Render);
- (A3) DrNo 13115 6006.1 House Type F (Brick);
- (A3) DrNo 13115 6006.2 House Type F (Render);
- (A3) DrNo 13115 6007.1 House Type G Plot 44 (Render);
- (A3) DrNo 13115 6007.2 House Type G (Render);
- (A3) DrNo 13115 6008 House Type H (Render);
- (A3) DrNo 13115 6009 House Type J (Brick);
- (A3) DrNo 13115 6010 House Type 1B 2P (Render);
- (A3) DrNo 13115 6011.1 House Type 2B 4P (Plots 5 to 7);
- (A3) DrNo 13115 6011.2 House Type 2B 4P (Plots 62 to 64);
- (A3) DrNo 13115 6011.3 House Type 2B 4P (Plots 65 and 66);
- (A3) DrNo 13115 6012.2 House Type 3B 5P (Brick) - received on 17 February, 2016;

(b) 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;

(c) No development shall be commenced until surface water drainage details, based on Sustainable Drainage Scheme (SuDS) Principles, together with a programme of implementation and maintenance of the SuDS, for the lifetime of the development have been submitted to, and approved by, the Local Planning Authority. Such works shall be carried out in accordance with the approved details.

Those details shall include the following information: -

- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage

facilities, means of access for maintenance (6 m minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

- Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- Flood water exceedance routes, both on and off site. Note: no part of the site must be allowed to flood during any storm unless it has been specifically designed to do so;
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development;

(d) No work shall commence on the development hereby permitted until details of a footway along Heathstock Hill have been submitted to, and approved in writing by, the Local Planning Authority. Such footway shall then be fully constructed in accordance with the approved plan to an agreed specification before the development is first brought into use;

(e) There shall be an area of hard standing at least 6m 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;

(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 with the applicant and had negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that the developer should note that the works on or adjacent to the existing highway will need to be undertaken as part of a formal legal agreement with Somerset County Council. This should be commenced as soon as practicably possible and the developer should contact Somerset County Council for information; (3) Applicant was advised that the developer in delivering the necessary highway works associated with the development hereby permitted was required to consult with all frontagers affected by said highway works as part of the delivery process. This should be undertaken as soon as reasonably practicable after the grant of planning permission and prior to the commencement of said highway works, especially if the design had evolved through the technical approval process. This was not the responsibility of the Highway Authority; (4) Applicant was advised that where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services; (5) Applicant

was advised that the fee for a Section 171 license was £250. This would entitle the developer to have their plans checked and specifications supplied. The works should also be inspected by the Superintendence Team and would be signed off upon satisfactory completion.)

39. Reconstruction of part collapsed outbuilding to be used for Dog Breeding at Beacon Lane Farm, Voxmoor, Wellington (retention of works already undertaken) (44/15/0024)

Reported this application.

Resolved that subject to the applicants entering into a Section 106 Agreement to tie the occupation of the associated dwelling to the business floor space, the Assistant Director for Planning and Environment be authorised to determine the application in consultation with the Chairman / Vice-Chairman and if planning permission was granted, the following conditions be imposed:-

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

- (A3) DrNo 291/L1 Site layout and Location Plan;
- (A3) DrNo 291/G1B Floor Plans as Proposed;
- (A3) DrNo 291/G2 Elevations Sheet 1;
- (A3) DrNo 282/G3 Elevations Sheet 2;

(b) Prior to its installation, a sample of the proposed roofing material shall be submitted to, and approved in writing by, the Local Planning Authority. The building shall be finished in accordance with the approved details and shall thereafter be maintained as such;

(c) The windows and doors 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 and shall thereafter be maintained as such;

40. Appeals

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

Resolved that the report be noted.

(The meeting ended at 6.05pm.)