

Planning Committee – 10 August 2016

Present: - Councillor Bowrah (Chairman)
Councillor Mrs M Hill (Vice-Chairman)
Councillor M Adkins, Booth, C Hill, Martin-Scott, Mrs Reed, Sully,
Townsend, Watson, Wedderkopp and Wren

Officers: - Matthew Bale (Area Planning Manager), Gareth Clifford (Principal
Planning Officer), Martin Evans (Solicitor) 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)

73. Apologies/Substitution

Apologies: Councillors Brown, Gage and Morrell

Substitution: Councillor Sully for Councillor Gage

74. Minutes

The minutes of the meeting of the Planning Committee held on the 13 July
2016 were taken read and were signed.

75. Declarations of Interest

Councillors M Adkins declared a personal interest as a Member of Somerset
County Council. Councillor Martin-Scott declared personal interests as a
trustee to the Home Service Furniture Trust, trustee to Bishop Fox's
Educational Foundation and a trustee to Trull Memorial Hall. He also
declared a disposable pecuniary interest in application No. 42/16/0019
and left the room whilst the item was being discussed. 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 Wren declared a personal interest as he was Clerk to Milverton
Parish Council.

76. 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:-

05/16/0031

Erection of single storey side and rear extension at 15 Waterfield Close, 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:-

- (A3) A.01 Site location and Block Plan;
- (A3) A.03 As Proposed;

(c) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

(Notes to applicant:- (1) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Framework the Council had worked in a positive and pro-active way and had granted planning permission; (2) Applicant was advised that whilst it would appear from the application that the proposed development was to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang would encroach on, under or over the adjoining property.)

38/16/0248

Erection of single storey extension to side of 9 Westleigh Road, Taunton (amended scheme to 38/16/0151)

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 WCO 2007 Site and Location Plans;
- (A3) DrNo WCO 2007A Existing and Proposed Floor Plans;
- (A3) DrNo WCO 2007A Proposed Elevations;
- (A3) DrNo WCO 2007A Existing Elevations;

(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.)

42/16/0019

Variation of Condition No. 02 (approved plans) of planning permission 42/15/0020 for alterations to the approved design, including the provision of an internal garage on land to the side of The Old Rectory, Wild Oak Lane, Trull

- (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:-
- SO_186_2016-201 rEV 04 – WIP;
 - and the following drawing permitted pursuant to planning permission 42/16/0019:
 - (A1) DrNo P03 Rev A Proposed Site Plan - except that the garage shown on the drawing is not permitted by this permission;
- (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) (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;
- (e) Prior to the occupation of the dwelling hereby permitted, full details of the boundary treatment to Wild Oak Lane shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall be fully implemented prior to the occupation of the dwelling and shall thereafter be maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (f) Prior to the occupation of the dwelling hereby permitted, full details of the proposed hard landscaping shall be submitted to, and approved in writing

by, the Local Planning Authority. The details shall be fully implemented prior to the occupation of the dwelling and shall thereafter be maintained as such, unless otherwise agreed in writing by the Local Planning Authority;

- (g) There shall be no obstruction to visibility above 900mm from the adjoining carriageway level within the splays indicated on drawing no. P03 Rev A. Such visibility splays shall be provided prior to the occupation of the dwelling hereby permitted and shall thereafter be maintained as such;

77. Appeals

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

Resolved that the report be noted.

(The meeting ended at 5.11pm)