

Planning Committee – 1 March 2017

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

Officers: - Matthew Bale (Area Planning Manager), Gareth Clifford (Principal Planning Officer), Martin Evans (Solicitor, Shape Partnership Services), Tracey Meadows (Democratic Services Officer) and Rosie Walsh (Development Officer)

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

(The meeting commenced at 5 pm)

12. Apologies/Substitutions

Apologies: Councillors Brown, Martin-Scott and Morrell

Substitutions: Councillor Gage for Councillor Brown
Councillor Sully for Councillor Martin-Scott

13. Declarations of Interest

Councillors M Adkins, Coles and Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Booth declared that he was the Ward Member for application No. 38/16/0472. He declared that he had spoken to residents but had not 'fettered his discretion'. Councillor Mrs Hill declared personal interests as a trustee to Hestercombe House and Gardens, a trustee to the Somerset Building Preservation Trust and as a Director of Apple FM. 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.

14. 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:-

47/16/0015

Erection of a two storey extensions, re-location of garage and re-positioning of access at Walnut Tree Cottage, Meare Green, Wrantage

- (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 WDS1700 Rev A1 Proposed;
 - (A3) DrNo WDS1703 Location Plan;
 - (A3) DrNo WDS1702 Site Plan;
 - (A3) DrNo WDS1701 Location Plan;
- (c) The mitigation measures as detailed in the updated Report from Patrick West STM Environmental Consultants Ltd dated 6 February 2017 shall be fully implemented before the two storey extensions are brought into use;
- (d) The development hereby permitted shall not be commenced (including any demolition) until a bat survey report has been submitted to, and approved in writing by, the Local Planning Authority. The survey(s) shall ascertain the usage of the site by bats. They shall be undertaken by an appropriately qualified person at an appropriate time of year (May to July) and use techniques and equipment appropriate to the circumstances. The survey and report shall include an identification of species present, an impact assessment and mitigation/avoidance measures in order to safeguard protected species in accordance with the law;

(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 it should be noted that the protection afforded to species under UK and EU legislation was irrespective of the planning system and the developer should ensure that any activity they undertook on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.)

38/16/0472

Demolition of garage blocks and erection of 2 No. blocks of flats (forming 8 No. 1 bedroom flats) on corner of Laxton Road and Blackbrook Road, 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 S-02 Location Plan;
- (A2) DrNo A-05 Rev A Proposed Floor Plan;
- (A2) DrNo A-07 Rev A Proposed Elevations Block A;
- (A2) DrNo A-08 Rev A Proposed Elevation Block B;
- (A2) DrNo A-09 Proposed Sections;
- (A3) DrNo A-11 Block Plan;

- (c) The upper floors windows on the north elevations of Blocks A and B shall be glazed with obscure glass and fixed shut and shall thereafter be so retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission;
- (d) 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;
- (e) (i) Before any part of the permitted development is occupied, 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 as may be approved in writing by the Local Planning Authority;

(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 entered into pre-application discussions to enable the grant of planning permission; (2) Applicant was advised that it should be noted that the protection afforded to species under UK and EU legislation was 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. All British birds (with exceptions) were protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). No work should proceed while birds were building a nest, on a nest, or until the young became fully independent. Generally this would be from April until September.

15. Appeals

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

Resolved that the report be noted.

(The meeting ended at 6.05 pm)