

## **Planning Committee – 13 September 2017**

Present: - Councillor Bowrah (Chairman)  
Councillor Mrs Hill (Vice-Chairman)  
Councillors M Adkins, Brown, Coles, Gage, Morrell, Mrs Reed, Sully,  
Townsend, Watson, Wren and Wedderkopp

Officers: - Matthew Bale (Area Planning Manager), Tim Burton (Assistant  
Director- Planning and Environment) Martin Evans (Solicitor, Shape  
Partnership Services) and Tracey Meadows (Democratic Services  
Officer)

Also present: Helen Vittery (Somerset County Council Highways), Councillors Berry,  
Hall, Ms Lisgo, Nicholls, Prior-Sanke and Mrs A Elder, Chairman of  
the Standards Advisory Committee.

(The meeting commenced at 7.15 pm)

### **51. Apologies/Substitutions**

Apologies: Councillors Mrs J Adkins, Booth, Martin-Scott and Nicholls

Substitutions: Councillor Wren for Councillor Mrs J Adkins  
Councillor Coles for Councillor Booth  
Councillor Sully for Councillor Martin-Scott

### **52. Minutes**

The minutes of the meeting of the Planning Committee held on the 16 August  
2017 were taken read and were signed.

### **53. Declarations of Interest**

Councillor Coles declared a personal interest as a Member of Devon and  
Somerset Fire and Rescue Service.

Councillors Coles declared a personal interest as a Member of Somerset  
County Council. Councillors Bowrah, Brown, Nicholls, Townsend and Watson  
all declared personal interests as Members of Town or Parish Councils.

### **54. Applications for Planning Permission**

The Committee received the report of the Area Planning Manager on an  
application for planning permission and it was **resolved** that it be dealt with  
as follows:-

That **planning permission be granted** for the under-mentioned development:-

**25/17/0002**

**Demolition of buildings and redevelopment of petrol filling station to include the erection of a sales building, replacement of underground tanks, installation of 4 No. pump islands, erection of canopy with 2 No. jet wash bays, alterations to the forecourt, car parking, soft landscaping and boundary treatments at Cross Keys Car Sales, Norton Fitzwarren**

- (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 16-01047\_SLP01 Site Location Plan;
  - (A1) DrNo 30070-20 Rev C Existing Site Layout;
  - (A1) DrNo 30070-21 Rev B Existing Elevations;
  - (A1) DrNo 30070-22 Rev F Proposed Site Layout;
  - (A1) DrNo 30070-23 Rev E Proposed Planning Elevations;
  - (A1) DrNo 30070-24 Rev B Proposed Shop Elevations;
  - (A1) DrNo 30070-25 Rev B Internal Shop Layout;
  - (A3) DrN0 16119-01-100A Large Car Tracking and Visibility Splays;
  - (A3) DrN0 16119-01-102A Oil Tanker Swept Path Analysis;
  - (A3) DrN0 16119-01-103A 10m Rigid Swept Path Analysis;
  - (A3) DrN0 16119-01-104 Large Car Tracking Northern Area;
  - (A1) DrNo 30070 - 46 Forecourt Finishes;
  - Proposed Lighting Layout;
- (c) The premises shall not be open for business, nor shall supplies of fuel be delivered thereto, outside the hours of 06.00hrs – 23.00hrs;
- (d) The proposed lighting layout hereby approved shall be installed before the use hereby permitted commences and the building is occupied. Development shall be carried out in accordance with the approved details and thereafter maintained as such;
- (e) No development, with the exception of the demolition of the existing buildings on site, 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;

- (f) (i) Before any part of the permitted development is commenced, with the exception of the demolition of the existing buildings, 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;
- (g) No use of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved;
- (h) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:-
- Finished floor levels to be set no lower than 23.75m above Ordnance Datum (AOD);
  - The updated emergency and evacuation plan providing two escape routes shall be complied with;

The mitigation measures shall be fully implemented prior to occupation and subsequently as may be agreed, in writing, by the Local Planning Authority;

- (i) Prior to commencement of the development hereby approved, plans and specifications for the highway works to include a right hand turn lane shall have been submitted to, and approved in writing by, the Local Planning Authority. Such works as approved shall then be fully implemented prior to the development hereby permitted first being brought into use. Such works to be the subject of a suitable Legal Agreement (for example a Section 278 Agreement).

## **55. Appeals**

Reported that three decisions had been received details of which were submitted.

**Resolved** that the report be noted.

(The meeting ended at 8.30pm)

## **Planning Committee – 20 September 2017**

Present: - Councillor Bowrah (Chairman)  
Councillor Mrs Hill (Vice-Chairman)  
Councillors Mrs J Adkins, M Adkins, Brown, Coles, Gage, C Hill, Horsley, Morrell, Nicholls, Mrs Reed, Sully, Townsend and Watson

Officers: - Tim Burton (Assistant Director- Planning and Environment), John Burton (Principal Planning Officer), Bryn Kitching (Area Planning Manager), Nick Bryant (Planning Policy Manager), Martin Evans (Solicitor, Shape Partnership Services) and Tracey Meadows (Democratic Services Officer)

Also present: Helen Vittery (Somerset County Council Highways), Lisa McCaffrey (Somerset County Council Transport Planner) and Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 6.30 pm)

### **56. Welcome**

The Chairman welcomed everyone to the meeting – the second time the Planning Committee had met at The Castle School, Wellington Road, Taunton to consider a major planning application.

### **57. Apologies/Substitutions**

Apologies: Councillors Booth, Martin-Scott and Wedderkopp

Substitutions: Councillor Coles for Councillor Booth  
Councillor Horsley for Councillor Wedderkopp  
Councillor Sully for Councillor Martin-Scott

### **58. Declarations of Interest**

Councillor Coles declared a personal interest as a Member of Somerset County Council and a Member of Devon and Somerset Fire and Rescue Service. Councillor Townsend declared that he was the Ward Councillor for Staplegrove and a Parish Councillor for Kingston St Mary Parish Council. He declared that he had attended most of the Staplegrove Parish Council meetings in the last two years and attended nearly all of the resident group meetings regarding this application as well as meetings with the developers. He declared that he had not 'fettered his discretion'. Councillor Brown declared that that he had received written and verbal communications regarding the application, he declared that he had not 'fettered his discretion' Councillor Bowrah declared that he had received correspondence from the

public and various action groups, he declared that he had not 'fettered his discretion'. Councillor Horsley declared that he had attended ROSAG meetings and at no time did he 'fetter his discretion' he also declared that he had not been present for member briefing sessions regarding the application. All members declared that they had received correspondences from action groups and members of the public.

59. **Outline permission (with all matters reserved except for access) for the erection of up to 915 residential units, a primary school, 1 ha of employment land, local centre, open space including allotments and sports pitches, green infrastructure, landscaping, woodland planting, sustainable drainage systems and associated works; including provision of an internal spine road to connect A358 Staplegrove Road to Kingston Road on land at Staplegrove (East), Taunton (34/16/0014)**
60. **Outline permission (with all matters reserved except for access) for a residential-led mixed use urban extension to include up to 713 dwellings, 1 ha of employment land comprising use classes B1 (a) (up to a maximum of 2500sqm), B1(b), B1 (c), B2, B8 together with green infrastructure, landscaping, play areas, sustainable drainage systems (SUDS) and associated works. An internal spine road is proposed to connect the A358 Staplegrove Road and Taunton Road at land at Staplegrove (West), Taunton (34/16/0007)**

**Reported** these applications.

Following the receipt of many representations from local Parish Councils, Action Groups and members of the public, a lengthy discussion by the Planning Committee ensued.

It was proposed and seconded that application 34/16/0014 be approved in accordance with the Officer Recommendation. On being put to the vote, the proposal was **lost**.

A proposal to defer application 34/16/0014 was proposed and duly seconded.

**Resolved** that application 34/16/0014 be **deferred** to allow for further consideration of the following issues:-

- The signalised cross roads junction of the proposed spine road with Kingston Road and the possibility of moving this junction further north to avoid the loss of the Oak trees;
- The offer of 15% affordable housing;
- The effect of both schemes on traffic flows within Taunton Town Centre.

A proposal to defer application 34/16/0007 was proposed and duly seconded.

**Resolved** that application 34/16/0007 be **deferred** to allow for further consideration of the following issues:-

- The proposed dropdown road to Corkscrew Lane / Manor Road to facilitate the first phase of housing development on the western application and the possibility of alternative access arrangements onto Corkscrew Lane;
- The signalised cross roads junction of the proposed spine road with Kingston Road and the possibility of moving this junction further north to avoid the loss of the Oak trees;
- The offer of 15% affordable housing;
- The effect of both schemes on traffic flows within Taunton Town Centre.

(The meeting ended at 10.30pm)