

Planning Committee – 15 August 2018

Present: - Councillor Bowrah (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Mrs J Adkins, M Adkins, Brown, C Hill, S Martin-Scott,
Mrs Reed, Townsend, Watson and Wedderkopp

Officers: - Tim Burton (Assistant Director Planning and Environment), Gareth Clifford (Planning Officer), Nick Hill (Solicitor, Shape Partnership Services) and Tracey Meadows (Democratic Services Officer)

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

(The meeting commenced at 6.15 pm)

55. Apologies/substitutions

Apologies: Councillors Coles, Morrell and Nicholls

Substitution: Councillor Booth for Councillor Coles

56. Minutes

The minutes of the meeting of the Planning Committee held on 20 June 2018 were taken as read and were signed.

57. Declarations of Interest

All Councillors declared that they had received correspondences from Churchill Homes and Town and Country Planning Ltd.

58. 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:-

07/18/0009

Erection of extension to commercial property, erection of detached storage unit, change of use of land from agricultural to yard (Use Class B1/B2) and change of use of yard (Use Class B1/B2) to agricultural at Hele Manor Farm, Hele Road, Bradford on Tone

- (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 18-16.04 Proposed Store unit Plan and Elevations;
 - (A1) DrNo 18-16.03 Proposed Extension Plan and Elevations;
 - (A2) DrNo 18-16.01B Location and Block Plan;
- (c) Prior to the construction of the building/extension samples of the materials to be used in the construction of the external surfaces of the development plus details of the height of the proposed bund, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such;
- (d) The development hereby permitted shall not be commenced until details of a strategy to protect wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of Harcombe Environmental services Ltd.'s Ecological survey and assessment report, dated April 2018 and include:
- Details of protective measures to avoid impacts on habitats during all stages of development;
- Details of the timing of works to avoid periods of work when nesting birds could be harmed by disturbance
- Measures for the retention and replacement and enhancement of places of rest for bats and birds;
- Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority and thereafter the resting places and agreed accesses for bats and birds shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bird and bat boxes and related accesses have been fully implemented;
- (e) The units hereby permitted shall not be occupied until the agreed number of parking spaces for the units have been provided the position as shown on the submitted drawing. No. 18-16.01B. The agreed spaces and access shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purpose of access;
- (f) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such provision shall be installed before works commence on site and thereafter maintained at all times;

- (g) The use shall be as workshops, storage for agricultural machinery/ vehicle repairs, plus construction and delivery/storage of shepherds huts, B1, B2 and B8 only and for no other purpose without the prior written consent of the Local Planning Authority;
- (h) No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holidays or other than between the hours of 0730 and 1900 hours on weekdays;
- (i) No refuse or waste materials shall be disposed of by burning on any part of the site;
- (j) Noise emissions from the workshops and from any part of the land or premises to which this permission relates shall not exceed background levels at any time by more than 3 decibels, expressed in terms of an A-Weighted, 2 Mina Leq, between the hours of 0800 to 1800 Monday to Friday and 0800 and 1300 on Saturdays when measured at any point 1.5 metres from any residential or other noise sensitive boundary. Noise emissions having tonal characteristics, e.g. hum, drone, whine, etc., shall not exceed background levels at any time, when measured as above. At all other times including Sundays and Bank Holidays, noise emissions shall not exceed background levels when measured as above. For the purposes of this permission, 'background levels' shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A-Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes;
- (k) The height of any external storage shall not exceed the maximum of 3m as shown on the area of Block Plan drawing 18-16.01B hereby approved;
- (l) (i) A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted; (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development; (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;
- (m) Prior to the commencement of development the applicant shall investigate the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses. The applicant shall: (i) provide a written report to the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the

site; (ii) If the report indicates that contamination maybe present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment shall be carried out in accordance with DEFRA and Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11' and other authoritative guidance (or guidance/procedures which may have superseded or replaced this). A report detailing the site investigation and risk assessment shall be submitted to, and approved in writing by, the Local Planning Authority; (iii) If the report indicates that remedial works are required, full details shall be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or at some other time that has been agreed in writing by the Local Planning Authority. On completion of any required remedial works the applicant shall provide written confirmation that the works have been completed in accordance with the agreed remediation strategy;

- (n) The development hereby approved shall not be occupied or the use commenced until space has been laid out, drained and surfaced within the site for the turning of HGV vehicles using the site, in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority, and such turning area shall thereafter be kept clear of obstruction;

(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 has imposed planning conditions 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 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.)

11/18/0007

Change of use from mixed C3 and Holiday let to Sui Generis (Holiday lets) at The Stables, The Byre and Sunset, Penbridge Court, Trebles Holford Road, Combe Florey (retention of works already undertaken)

- (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 Location Plan;
 - (A4) DrNo Site and Floor Plan;

(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 entered into pre-application discussions to enable the grant of planning permission.)

46/18/0007

Erection of agricultural building for lambing, storage of machinery and fodder, erection of hay barn and siting of caravan at Moonview, Manleys Farm, Calways Lane, West Buckland (part retention of works already undertaken)

- (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 AC23/1A Location Plan;
 - (A3) DrNo AC23/2B Site Plan;
 - (A4) DrNo AC23/4 Proposed Floor Plans;
 - (A3) DrNo AC23/2D Plan of Proposals;
 - (A3) DrNo AC23/3A Proposed Elevations;
- (c) (i) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority within six months of the date of this approval. The scheme shall include details of the species, siting and numbers to be planted; (ii) The scheme shall be completely carried out within the first available planting season following the granting of the approval; (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;
- (d) The caravan shall not be used for overnight occupation except during the lambing season; The caravan shall not be used for a permanent residential dwelling without further consideration and approval by the Council;

(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 entered into pre-application discussions to enable the grant of planning permission.)

(2) That **planning permission be refused** for the under-mentioned development:-

Erection of 72 No. apartments for the elderly, guest apartment, communal facilities, access , car parking and landscaping at former Lidl site, Wood Street, Taunton

Reason

The proposed development by reason of its design and mass will detract from the character of the area in terms of the river frontage and the road frontage and the latter will be dominated by car parking provision detracting from the setting of the building. The scheme is not considered of a sufficiently high quality for such a predominant site in Taunton's townscape, is not supported by the Design Review Panel and would be contrary to advice in the NPPF (para 129), the Taunton Town Centre Design Code SPD and policies DM1d of the Core Strategy and D7 of the Site Allocations and Development Management Plan

59. Erection of single storey extension to the rear of The Shippen, Burnworthy Mews, Churchstanton (10/18/0020)

Reported this application.

Resolved that subject to no representations raising new issues by the 20 August 2018 the matter be delegated to the Assistant Director Planning & Environment to determine.

- (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 17-91-08 Location Plans;
- (A2) DrNo 17-91-11 Building as Proposed;
- (A2) DrNo 17-91-12 Block Plan & Site Plan;

Reason for granting permission contrary to the recommendation of the Planning Manager :- The Committee considered that the proposed extension be reason of its size, position and design would not have a detrimental impact on the architectural integrity and traditional character of the existing dwelling and its rural setting within the Area of Outstanding Natural Beauty and would not detract from the visual amenity of the locality and therefore would not be contrary to policies DM1d and CP8 of the Core Strategy, policy D5A of the

Site Allocations and Development Management Plan and policy PD1/B of the Blackdown Hills AONB Management Plan 2014-2019.

60. Erection of 1 No. bungalow in the garden and formation of parking to serve both houses at 50 Northgate, Wiveliscombe (49/18/0010)

Resolved that the application be withdrawn from the committee for further consultation.

61. Appeals

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

(The meeting ended at 8:50 pm)