

Planning Committee – 7 November 2018

Present: - Councillor Bowrah (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Brown, Coles, C Hill, Morrell, Mrs J Reed, Mrs F Smith,
Townsend, Watson and Wren

Officers: - Bryn Kitching (Planning Manager), Gareth Clifford (Planning Officer),
Martin Evans (Solicitor, Shape Partnership Services) and Tracey
Meadows (Democracy and Governance Case Manager)

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

(The meeting commenced at 6.15 pm)

79. Apologies/substitutions

Apologies: Councillors Mrs J Adkins, M Adkins, Martin-Scott, Nicholls,
Wedderkopp

Substitutions: Councillor Wren for Councillor Mrs J Adkins
Councillor Mrs F Smith for Councillor Wedderkopp

80. Declarations of Interest

Councillor Wren declared that he was the Parish Clerk for Milverton.
Councillor Watson declared that he was the Parish Councillor for Bishops
Lydeard and Cotford St Luke. He declared that he had not 'fettered his
discretion'

81. 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:-

53/18/0003

**Reserved matters application to outline 53/14/0008 considering Layout,
Scale, Appearance, Access and Landscaping for residential
development of up to 30 No. dwellings with 3 live/works units, public
open space, allotments, and associated infrastructure on land to the
east of West Villas, Cotford St Luke**

Conditions

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

- (A3) DrNo LOC01 Rev A Location Plan;
- (A1) DrNo PL01 Rev D Planning Layout
- (A3) DrNo HTA/01 Rev C House Type A (Plans and Elevations);
- (A3) DrNo HTA/01 Rev C House Type A(c) (Plans and Elevations);
- (A3) DrNo HTA/01 Rev C House Type A(c)c (Plans and Elevations);
- (A3) DrNo HTAFF1/01 Rev B House Type AFF1&2 (Plans and Elevations);
- (A3) DrNo HTAFF3/01 Rev B House Type AF3 (Plans and Elevations);
- (A3) Dr No HT3B/01 Rev B House Type AF4 (Plans and Elevations);
- (A3) DrNo HTB/01 Rev C House Type B (Plans and Elevations);
- (A3) DrNo HTC/01 Rev D House Type C (Plans and Elevations);
- (A3) DrNo HTD/01 Rev D House Type D (Plans and Elevations);
- (A3) DrNo HTE/01 Rev D House Type E (Plans);
- (A3) DrNo HTE/02 Rev C House Type E (Elevations);
- (A3) DrNo HTEc/01 Rev C House Type E (Plans);
- (A3) DrNo HTEc/02 Rev B House Type E (Elevations);
- (A3) DrNo LWG01 Live/Work Garages (Plans and Elevations);
- (A3) DrNo LWG02 Rev A Live/Work (Plans and Elevations);
- (A3) DrNo G01 Rev A Garages (Plans and Elevations);
- (A1) DrNo LAN01 Rev B Landscaping Layout Sheet 1 of 3 ;
- (A1) DrNo LAN02 Rev B Landscaping Layout Sheet 2 of 3 ;
- (A1) DrNo LAN03 Rev B Landscaping Layout Sheet 3 of 3 ;
- (A3) DrNo SC03 Rail Fence Screening Detail;
- (A3) DrNo SC02 Wall Screening Detail;
- (A3) DrNo SC01 Fence Screening Detail;
- (A3) Wicksteed Playscapes Play Area Proposal;

(b) Before any part of the development hereby permitted is commenced, the hedges to be retained on the site shall be protected by a Heras panel fence 1.8 m high, placed at a minimum distance of 2.0 m from the edge of the hedge and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soil levels around the base of the hedges so retained shall not be altered;

- (c) (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development; (ii) For a period of five years after the completion of the development, 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 other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (d) The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times;

(Notes to applicant:- (1) Applicant was advised that in accordance with paragraphs 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant had negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that for the avoidance of doubt, this reserved matters consent does not approve the layout or equipment to be installed in the children's play area as required by condition 4 of the outline planning consent. At the time of this decision, this condition remains to be fully complied with, including the submission of layout and equipment to be installed.)

(2) That **planning permission be granted** for the under-mentioned developments:-

47/18/0013

Demolition of single storey extension and conservatory to be replaced by erection of two storey extension and single storey extension with balcony at Stockton Cottage, to form single dwelling with Ivy Cottage, Bickenhall Lane, West Hatch

- (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) Location Plan ;
 - (A4) Proposed Site Plan;
 - (A2) DrNo 0809 003 Proposed Ground Floor Plan;
 - (A2) DrNo 0809 004 Proposed First Floor Plan;
 - (A2) DrNo 0809 006 Rev A Proposed Elevations;
- (c) The external finishes of the works hereby permitted shall match in material, colour, style, pointing, coursing, jointing, profile and texture those of the existing building;

(Note to applicant:- Applicant was advised that in accordance with paragraph 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way and has granted planning permission.)

(3) That the following application **be deferred** for the reason stated:

The Vice-Chairman took the chair for this item

48/18/0035

Variation of Condition No. 02 (approved plans) of application 48/17/0043 on land adjacent to the A38 off Hardys Road, Monkton Heathfield

Reason

Planning Officers to go back to the developer to ask for more landscaping mitigation for adequate screening in the blue area. This would then be brought back to committee for consideration.

82. Appeals

Reported that one appeal and five decisions had been received details of which were submitted.

(The meeting ended at 8:06 pm)