

Planning Committee – 26 February 2019

Present: - Councillor Mrs Hill (Vice-Chairman)
Councillors J Adkins, M Adkins, Cavill, Coles, Hall, Horsley, Morrell,
Mrs J Reed and Townsend

Officers: - Bryn Kitching (Planning Manager), Gareth Clifford (Planning Officer),
Alex Lawrey (Agency Planner), 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)

15. Apologies/Substitutions

Apologies: Councillors Bowrah, Gage, Nicholls and Wedderkopp;

Substitution: Councillor Cavill for Councillor Bowrah;
Councillor Horsley for Councillor Wedderkopp;

16. Minutes

The minutes of the meeting of the Planning Committee held on 5 December 2018 and 16 January 2019 were taken and read and were signed.

17. Declarations of Interest

Councillor Cavill declared an interest on applicant for application No. 48/18/0055, he declared that he would leave the room whilst the application was debated and voted on.

18. 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 **Outline planning permission be granted** for the under-mentioned development:-

Outline Planning Permission with all matters reserved, except for access and layout, for the erection of 2 No. dwellings on land at Tor House, 48 Ford Road, Wiveliscombe (49/18/0074)

Reported this application.

Resolved that the Assistant Director – Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if outline planning permission was granted, the following conditions be imposed:-

- (a) Approval of the details of the (a) layout (b) scale (c) appearance and (d) landscaping of the site (hereinafter call 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced; Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of two years from the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved;
- (b) Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2012; Such fencing shall be erected prior to commencement of any other site operations and at least two working days' notice shall be given to the Local Planning Authority that it has been erected; It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority;
- (c) Prior to commencement of works for the creation of the access within the canopy spread of the existing Holm Oak and Monkey Puzzle trees all excavating works shall be agreed with the Local Planning Authority. All excavation works should be hand dug and no roots larger than 20mm in diameter should be severed without first notifying the Local Planning Authority. Good quality topsoil should be used to backfill any excavated areas and compacted without using machinery;
- (d) Details of the relative heights of the existing and proposed ground levels and the height of the ground floor of the proposed dwellings shall be submitted as part of the reserved matters application, as required by Condition 1 and the development shall be carried out wholly in accordance with the approved plans;
- (e) No works shall be undertaken on site, other than those required by this condition, unless the access to the site has been provided in accordance with the approved plans. The access shall thereafter be retained in the approved form;

(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 had imposed planning conditions to enable the grant of planning permission.)

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

43/18/0122

Formation of vehicular and pedestrian access with erection of security fencing, gates and barriers a Station Mills, Station Road, Wellington

Conditions

- (a) The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent:-
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- A1) DrNo P01 Site Location Plan;
 - (A1) DrNo P04 Proposed Sub-Station Building Details;
 - (A2) DrNo P06 Existing Site Plan;
 - (A2) DrNo P08 Shelter Details;
 - (A1) Long Section;
 - (A3) DrNo P07 Rev A Proposed Site Tracking;
 - (A1) DrNo P05 Rev B Proposed New Entrance;
 - (A2) DrNo P03 Rev A External Surfaces Plan;
 - (A2) DrNo P02 Rev A Proposed Site Plan;
- (c) There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times;
- (d) The proposed access shall incorporate pedestrian visibility splays on both its sides appropriate for the speed of approaching traffic and these shall be submitted to, and agreed in writing the Local Planning Authority. Such splays shall be fully provided before the access hereby permitted is first brought onto use and shall thereafter be maintained at all times;
- (e) Prior to the access hereby permitted being first brought into use the proposed access over at least the first 12 metres of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times;

(Note to applicant:- 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 and had negotiated amendments to the application to enable the grant of planning permission.)

48/18/0055

Erection of 4 No. detached dwelling with associated works on land to the south of the Coach House, Sidbrook, West Monkton

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 41113/1 Existing Site Plan;
 - (A3) DrNo 41113/19 Proposed Site Plan;
 - (A3) Location Plan;
 - (A3) DrNo 41113/28 Plots 1 & 2 Ground Floor Plan;
 - (A3) DrNo 41113/29 Plots 1 & 2 First Floor Plan;
 - (A3) DrNo 41113/30 Plots 1 & 2 North and West Elevations;
 - (A3) DrNo 41113/31 Plots 1 & 2 South and East Elevations;
 - (A3) DrNo 41113/24 Plot 3 Ground Floor Plan;
 - (A3) DrNo 41113/25 Plot 3 First Floor Plan;
 - (A3) DrNo 41113/26 Plot 3 South and East Elevations;
 - (A3) DrNo 41113/27 Plot 3 North and West Elevations;
 - (A3) DrNo 41113/20 Plot 4 Ground Floor Plan;
 - (A3) DrNo 41113/21 Plot 4 First Floor Plan;
 - (A3) DrNo 41113/22 Plot 4 South and East Elevations;
 - (A3) DrNo 41113/23 Plot 4 North and West Elevations;
 - (A2) DrNo 3064.001 Tree Survey and Constraints Plan;
- (c) Prior to the wall construction of the dwellings, samples of the materials to be used in the construction of the external surfaces of the development 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) 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 prior to the occupation of the dwellings. Such provision shall be installed prior to any occupation of the development hereby permitted and thereafter maintained at all times;

- (e) Prior to construction, a 'lighting design for bats' shall be submitted to, and approved in writing by, the local planning authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent in writing from the local planning authority;
- (f) The applicant shall undertake all the recommendations made in Crossman Associate's ecological appraisal dated January 2014 and Halpin Robbins's ecological dated October 2018 and provide mitigation for birds as recommended. 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. The development shall not be occupied until the scheme for the maintenance and provision of the new bird boxes and related accesses have been fully implemented. Thereafter the resting places and agreed accesses shall be permanently maintained;
- (g) Prior to occupation of the buildings, works for the disposal of sewage and surface water drainage shall be provided on the site to serve the development, hereby permitted, in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority. The works shall thereafter be retained and maintained in that form;
- (h) Prior to the dwellings being occupied visibility splays shall be provided in accordance with details which shall have been submitted to, and approved in writing by, the local planning authority. There shall be no obstruction to visibility greater than 900 mm above the adjoining carriageway level within the visibility splays approved by this condition. The visibility splays shall thereafter be maintained in the approved form;
- (i) The parking space/s in the garage(s) hereby approved shall at all times be kept available for the parking of vehicle/s and shall be kept free of obstruction for such use;
- (j) (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;

- (k) The development shall provide for bin storage facilities, details of which shall be submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided prior to the occupation of any dwelling to which it relates and shall thereafter be retained for those purposes;
- (l) The development shall provide for covered and secure cycle storage facilities, details of which shall be submitted to, and approved in writing by, the Local Planning Authority. Such facilities shall be provided prior to the occupation of any dwelling to which it relates and shall thereafter be retained for those purposes;
- (m) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting the 2015 Order with or without modification), no extensions, alterations, outbuildings, gates, walls, fences or other means of enclosure, shall be erected on the site other than that expressly authorised by this permission shall be carried out without the further grant of planning permission;
- (n) Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2012; Such fencing shall be erected prior to commencement of any other site operations and at least two working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority;

(Note to applicant:- Applicant was advise that in accordance with paragraphs 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way and had imposed planning conditions to enable the grant of planning permission.)

19. Appeals

Reported that one appeal decision and six appeals had been received details of which were submitted.

(The meeting ended at 8:00 pm)