

**MINUTES OF THE MEETING OF STAPLEGROVE PARISH COUNCIL
PLANNING SUB-COMMITTEE HELD ON MONDAY 14TH AUGUST 2017 AT 5PM,
AT STAPLEGROVE VILLAGE HALL**

PRESENT:

Parish Councillors: Joan Bird, Michael Clark (in the chair), Ian Talbot
Clerk: Helen McInnes

Three members of the public were also in attendance.

1. Apologies

Apologies were received from Ros Went.

2. Code of Conduct - Declaration of interests

There were no interests declared.

3. 34/17/0016 - Construction of stone access track on land off Silk Mills Lane, Staplegrove

A Parishioner noted that he hoped that this development did not impinge on the site of the former Grand Western Canal. It was noted that the canal line is protected under TDBC's Development Management Policy. There were no objections, so it was noted that the Parish Council would support this application.

[Post meeting note: the Parish Council were alerted to the proposed installation of an emergency power station. It was agreed that the Parish Council would object to such a further application on the grounds that no regular employment would be forthcoming from such a change of development, coupled with the associated, very undesirable, emissions from the many diesel generators needed.]

4. 34/17/0018 - Replacement of bungalow with the erection of 1 No. dwelling with garage and associated works at Shepley, Staplegrove

It was agreed that the Parish Council objected to the application on the grounds that the proposed building is too large. With an overall width of 28.35m and a maximum height of 10.3m, which is taller than the Nuffield main building, it is out of scale with surrounding properties. The proposed floor area is almost 2 ½ times that of the existing four bedroomed bungalow.

The upper storeys of the house would be able to overlook the neighbouring properties and it is considered that more car parking for this six bedroomed house should be provided, than the four spaces planned. A smaller building would be much more acceptable.

5. 34/17/0023 - Relocation of boundary fence 4m to the north of existing boundary at 23 Mallory Close, Staplegrove

The Parishioners in attendance all had strong views about this development, and objected to it for a number of reasons. The grass area runs along the rear of several properties on Mallory Close, and was felt to provide an attractive amenity area on Hudson Way, particularly for children walking to and from the adjacent school. It was felt that if this application is approved it might lead to the other residents seeking approval for similar schemes, and the whole area being enclosed. Concerns were also raised about the potential for a hedge and/or fence to obstruct line of sight when manoeuvring out of drives on Hudson Way.

It was noted that the grass area was currently maintained by DLO, and that rubbish left there had been cleared by Taunton Deane Borough Council (TDBC). It was proposed that ownership of the land may have been taken on by TDBC when the original developer went into receivership. The Clerk was asked to find out about the ownership of this land.

It also came to light that the area was subject to a Covenant put in place by the original developers. As a result the Parish Council agreed to object to the application on the grounds that

if the land is covered by a Covenant which prevents walls, fences and hedges being put up, this would preclude planning permission being given.

It was also recommended that the Parishioners present, write with their own concerns to the Planning and Environment office at TDBC.

6. 34/17/0024 - Erection of single storey extension to south west elevation and balcony at first floor level at Lower Stonehouse Farm, Staplegrove, Taunton

It was felt that the location of this property meant that the proposed development would not impact on others within the Parish, therefore the Parish Council raised no objection.

7. 34/17/0025T - Application to carry out management works to one Poplar tree included in Taunton Deane Borough (Staplegrove No.4) Tree Preservation Order 1992 at Apple Business Centre, Frobisher Way, Taunton (TD562)

No objections were raised.

8. 34/17/0027T – Application to fell one Lime tree and to carry out management works to one Lime tree, one Oak and a group of 4 Sycamore trees included in Taunton Deane Borough (Staplegrove No.4) Tree Preservation Order 1997 at Woodlands, Staplegrove Road, Taunton (TD739)

No objections were raised.

9. 34/17/0028 - Erection of a 2 storey building for a ground floor physiotherapy clinic and first floor offices on land adjacent to Ash House, Cook Way, Taunton

It was felt that the proposed development was in keeping with the surrounding buildings, and access and car parking issues appear to have been appropriately considered. No objections were raised.

10. Any other business

There was no other business.

The meeting closed at 5.45pm