



To: Members of Planning Committee

Councillors S J Pugsley (Chair), B Maitland-Walker (Vice Chair), I Aldridge, D Archer, G S Dowding, S Y Goss, A P Hadley, B Heywood, I Jones, C Morgan, P H Murphy, J Parbrook, K H Turner, T Venner, R Woods

Our Ref TB/TM

Your Ref

Contact Tracey Meadows t.meadows@tauntondeane.gov.uk

Extension 01823 356573

Date 25 October 2016

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Dear Councillor

I hereby give you notice to attend the following meeting:

PLANNING COMMITTEE

Date: Thursday 3 November 2016

Time: 4.30 pm

Venue: Council Chamber, Council Offices, Williton

Please note that this meeting may be recorded. At the start of the meeting the Chairman will confirm if all or part of the meeting is being recorded.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you advise otherwise, by entering the Council Chamber and speaking during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact Democratic Services on 01823 356573.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Bruce Lang".

BRUCE LANG
Proper Officer

PLANNING COMMITTEE

THURSDAY 3 November 2016 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 29 September 2016 - **SEE ATTACHED**

3. Declarations of Interest or Lobbying

To receive and record any declarations of interest or lobbying in respect of any matters included on the agenda for consideration at this meeting.

4. Public Participation

The Chairman/Administrator to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three minute time limit applies to each speaker and you will be asked to speak after the Officer has presented the report but before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Where an application is involved it has been agreed that the applicant will be the last member of the public to be invited to speak. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. Town and Country Planning Act 1990 and Other Matters (Enforcement)

To consider the reports of the Planning Team on the plans deposited in accordance with the Town and Country Planning Act 1990 and other matters - **COPY ATTACHED** (separate report). All recommendations take account of existing legislation (including the Human Rights Act) Government Circulars, Somerset and Exmoor National Park Joint Structure Review, The West Somerset Local Plan, all current planning policy documents and Sustainability and Crime and Disorder issues.

Report No: five

Date: 25 October 2016

<u>Ref No.</u>	<u>Application/Report</u>
3/09/16/005	Application for outline planning permission with all matters reserved for the erection of 2No. dwellings at Land between no's 6 and 8 Battleton (near Battleton House) Battleton, Dulverton, TA22 9HT
3/05/16/008	Erection of replacement garage with alterations to previously approved application (3/05/16/001) to provide first floor accommodation with 2No. dormers at Elm Cottage, 1 High Street, Carhampton, Minehead, TA24 6ND
3/37/16/022	Extensions to existing bungalow at The Westerlies, West Street, Watchet, TA23 0BJ
3/21/16/055	Erection of detached dwelling with associated vehicle parking and garden. 62 King George Road, Minehead, TA24 5JE

6. **Exmoor National Park Matters** - Councillor to report

7. **Delegated Decision List** - Please see attached

8. **Appeals Lodged**

Appeal against the refusal of the reopening of one blocked historic door at ground floor level and three blocked historic windows at first floor plus creation of one new slot window at first floor at Gauth House, Tanners Hill, Huish Champflower, TA4 2EY (Listed Building Consent application 3/17/15/004).

9. **Appeals Decided**

None

10. Reserve date for site visits – Monday 31st October 2016

11. Next Committee date – Thursday 1st December 2016

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

Likelihood (Probability)	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
			Impact (Consequences)				

Mitigating actions for high ('High' or above) scoring risks are to be reflected in Service Plans, managed by the Group Manager and implemented by Service Lead Officers;

Lower scoring risks will either be accepted with no mitigating actions or included in work plans with appropriate mitigating actions that are managed by Service Lead Officers.

PLANNING COMMITTEE

Minutes of the Meeting held on 29 September 2016 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor S Dowding
Councillor S Goss
Councillor A Hadley
Councillor B Heywood
Councillor I Jones

Councillor C Morgan
Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor T Venner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer (Conservation – Elizabeth Peeks
Legal Advisor Martin Evans - Mendip DC
Democratic Services Officer – Tracey Meadows

P34 Apologies for Absence

No apologies were received for absence.

P35 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 28 July 2016 circulated at the meeting be confirmed as a correct record with amendments to the declarations of interest or lobbying for Cllr C Morgan.

Proposed by Councillor S Goss and seconded by Councillor K Turner

The motion was carried.

P36 Declarations of Interest or Lobbying

Councillor Hadley declared a personal interest on application Nos. 3/21/15/113 and 3/21/15/114 he stated that he was part of a group that was considering renting space in the old hospital at one point. He stated that this was no longer the case. He also declared that he was one of many people who also signed a pledge of £20 towards supporting the hospital. Councillor Parbrook declared a personal interest on application Nos. 3/21/15/113 and 3/21/15/114. She declared that as the Mayor of Minehead she had meetings with the owner of the old hospital, not on planning issues but more to do with how the project has been progressing. Councillor Maitland-Walker declared a personal interest on application Nos. 3/21/15/113 and 3/21/15/114 she declared that she had been involved when the Minehead Development Trust that were looking at the building. She stated that she had not been involved with the building since it was purchased.

Councillor Venner declared a personal interest in application Nos. 3/21/15/113 and 3/21/15/114. He declared that he had written numerous letters in support of The Hub Project at the site, and had organised an on-site meeting with the Leader of Somerset County Council on two occasions and had written letters to all Local Authorities indicating his support for the Project. He declared that he would leave the room when the applications were debated and voted on. He also declared a Personal Interest on application No. 3/21/16/054 as he had personal dealings with the opticians. He also declared a Personal Interest on application No. 3/21/16/066 he stated that he had been in correspondence with the owners regarding the windows and the café below and the ventilation shaft and a few other things. He had also been in contact with the County and District Council and the Environment Agency regarding this application. Councillor Heywood declared a Personal Interest on application No. 3/21/16/054 as he had personal dealings with the opticians. Councillor Morgan declared that application No 3/32/16/008 was in his ward, he declared that he knew the application but not the applicant. Councillor Goss declared a prejudicial Interest on application No. 3/32/16/008 as she had been lobbied for and against this application. She declared that she would be speaking for the application to the Committee and would leave the room when the application was debated and voted on.

P37 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P37	3/32/16/008	Bona Vista, Knighton Lane, Stogursey, Bridgwater	Mrs Shaw	Applicant	In favour

P38 Town and Country Planning Act 1990 and Other Matters

Report four of the Planning Team dated 20 September 2016 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/21/15/113 – The Old Hospital, The Avenue, Minehead. Chang of use from community hospital (Class C2) to community hub (Class D1), Assembly Room (Class D2), Café (Class A3) four apartments (Class C3), associated parking and public open space.

The member’s debate centred on the following issues:

- This was a bold plan with improvements not only to the street scene but the whole plot;

- This application would bring closure for a long running problem in Minehead;
- This was an exciting project that would enhance the high street of Minehead;
- This application would preserve the character of the listed building and would be an added improvement to the whole area;

Councillor Morgan proposed and Councillor Hadley seconded a motion that the application be **APPROVED**.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/15/114 – The Old Hospital, the Avenue, Minehead. Internal and external alterations in order to convert the existing hospital to a community hub with our residential apartments

The member's debate centred on the following issues:

- Concerns with the history of the building, and how the developers were going to tackle keeping the noise and heat in;
- Any repairs to the building were essential to be in keeping with the character and appearance of the historic usage of the building;

Councillor Morgan proposed and Councillor Dowding seconded a motion that the application be **APPROVED**.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/32/16/008 – Bona Vista, Knighton Lane, Stogursey. First floor extension to existing garage to provide annexe/ancillary accommodation to the main dwelling

Comments raised by the speaker included;

- As carers for an elderly couple, one with Dementia, there was not enough space in the existing bungalow for our family and friends to visit;
- The elderly couple still needed to keep their independence and privacy, the proposed first floor extension would provide them with that;
- The footprint of the garage had not changed only the height of the building;

The member's debate centred on the following issues:

- This was tantamount to a new dwelling in the countryside. The large extension detaches from the main dwelling. If planning permission was given what would stop the applicant developing the downstairs into a residential dwelling;
- The garage could be converted to a dwelling so that it would not have an impact on the surrounding buildings regarding overbearing;
- This was not the right solution for this location. Raising the garage to a two storey building was unacceptable;
- The proposed application needs to be subservient to the existing building;

- There was a need for ancillary accommodation at Bona Vista due to the ongoing care needs for the owners;

Councillor C Morgan proposed and Councillor K Turner seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/16/054 – Cranmers, 12 Park Street, Minehead. Conversion of second floor and third floor loft rooms into 3 No. self-contained apartments

The member's debate centred on the following issues:

- Parking issues in Minehead;
- The application was in a conservation area;
- Concerns that there was not a fire escape for the top floor flat;

Councillor S Pugsley proposed and Councillor B Maitland-Walker seconded a motion that the application be **APPROVED**.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/16/066 – Friday Cottage, Friday Street, Minehead. Replace the existing single glazed painted timber windows on the street elevation with white double glazed UPVC

The member's debate centred on the following issues:

- The Historic character of the area needed to be preserved;
- The UPVC windows would be detrimental to the character of the area;

Councillor P Murphy proposed and Councillor R Woods seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/16/081 – Fox Cottage, 21 The Hopcott, Hopcott Road, Minehead. Erection of balcony on the west elevation

The member's debate centred on the following issues:

- The addition of a balcony would enhance the street scene;
- Overlooking would be harmful to the residential amenity of neighbouring properties;

Councillor P Murphy proposed and Councillor T Venner seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

P39 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting in May of the Exmoor National Park Planning Committee. This included:

- Reserve matters application in respect of the erection of an agricultural worker's dwelling (Reserve Matters) – Site at Higher Ford Farm, Withiel Florey, Wheddon Cross, Minehead. – Approved
- Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed change of use of common room to residential unit of accommodation for staff (Full) – Pinkery Centre, Simonsbath, Minehead, Somerset. Approved
- 3 Appeal decisions –

Lynton Hospital, Lee Road, Lynton, Devon. Dismissed
Highercombe Farm, Dulverton. Dismissed
Hazery, Luxborough, Watchet. Allowed

P40 Delegated Decision List (replies from Officers are in italic)

9B King Edward Road, Minehead, Erection of single storey extension – why was this application refused? *This application was refused due to the size of the extension and over development of the site and loss of amenities. This was a large single storey extension.*

62 Hillview Road, Minehead, Application to carry out management works (crown-reduce by one third) to one oak tree included in West Somerset District Tree Preservation Order T/3/97 - why was this refused? *Officers felt that this was excessive works with no reason to support as the tree was healthy.*

P41 Appeals Lodged

Appeal against the refusal of the demolition of existing dwelling and erection of a replacement 3 bedroom dwelling to the rear of Woodhey at Grooms Cottage, Old Cleeve, TA24 6HQ (planning application 3/26/16/012).

Appeal against the erection of a detached two bedroom bungalow with associated parking within the garden area of North Hill View, Warren Road, Minehead, TA24 5SL (planning application 3/21/15/071).

Appeal against the refusal of the proposed residential development of 13 properties including associated landscaping, parking and a new vehicular and pedestrian access from Ellersdown Lane on land to the north of Ellersdown Lane, Brushford (planning application 3/04/15/004)

P42 Appeals Decided

3/26/15/013 – Erection of three bed house on land at Merry Oaks, Old Cleeve, Watchet – Appeal Dismissed.

3/26/16/007 – Erection of fence (retention of works already undertaken) at 9 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead – Appeal Allowed.

3/04/15/007 – Retention of mobile home for a temporary period as a rural workers dwelling in connection with the breeding and fibre production of alpacas and the breaking and training of heavy horses at Little Allshire, East Anstey, Tiverton, EX16 9JG – Appeal does not succeed and the enforcement notice is upheld.

3/02/15/002 – Construction of timber loading bay, new forestry tracks and the upgrading of existing forestry tracks on land at Cordings Cleeve, Brompton Ralph – Appeal Allowed and a full award of costs.

P43 Reserve date for site visit – Monday 31 October

P44 Date of next meeting – Thursday 3 November

The meeting closed at 6.40pm

Application No:	3/09/16/005
Parish	Dulverton
Application Type	Outline Planning Permission
Case Officer:	Matthew Bale
Grid Ref	Easting: 291301 Northing: 127449
Applicant	Mr & Mrs Rogers
Proposal	Application for outline planning permission with all matters reserved for the erection of 2No. dwellings
Location	Land between no's 6 and 8 Battleton (near Battleton House) Battleton, Dulverton, TA22 9HT
Reason for referral to Committee	The chairman of the planning committee considers the application to be significant and should be determined by the committee.

Recommendation

Recommended decision: Refuse

Reasons for refusal:

- 1 The proposal is contrary to Policy SP/5 of the West Somerset Local Plan 2006 as it is located outside any defined settlement limit and does not benefit economic or social activity. The site is located close to Dulverton, however, there is no safe and easy pedestrian access to the essential services and social facilities within that adjoining settlement. It is, therefore, contrary to Policy SC1 of the emerging West Somerset Local Plan to 2032.
- 2 By reason of the site levels, insufficient information has been provided to demonstrate that the site can be developed without significant detriment to the character and visual amenity of the area and the setting of the National Park. It is, therefore, contrary to Policy BD/1 of the West Somerset Local Plan 2006 Policies SC1 and NH11 of the emerging West Somerset Local Plan to 2032 and principles outlined in the National Planning Policy Framework.

Informative notes to applicant

1 STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Despite the Local Planning Authority's approach

to actively encourage pre-application dialogue, the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority. The proposal was considered to be unacceptable in principle because it was contrary to the strategic policies within the emerging development plan.

The application was considered not to represent sustainable development. For the reasons given above and expanded upon in the planning officer's report, the application was considered to be unacceptable and planning permission was refused.

Proposal

This application seeks outline planning permission for the erection of two dwellings. All matters are reserved, but the application is accompanied by an indicative plan and section showing that the site could be developed for two detached dwellings with a central shared point of access. The dwellings could be cut into the bank.

Site Description

The site lies at the northern end of Battleton, between the B3222 and Andrews Hill. It is a steeply sloping site – approximately 4 in 10 – that rises up steeply to west, up from the road. Electric lines run along the site, with a pole positioned centrally in the site frontage. Opposite the site is a strong tree line along the edge of the River Barle. There is a short length of footway on the opposite side of the road that terminates adjacent to the parking area for 'Moor Motors' garage and opposite Battleton House to the north.

Relevant Planning History

Planning permission was refused in 1983 and 1991 for the residential development of this land.

Consultation Responses

Dulverton Parish Council – No comments received.

Biodiversity and Landscaping Officer –

Landscape

This is a very steep site, which is probably why it has remained undeveloped.

It is also quite a prominent site, being easily seen as the B3222 road bends whilst leaving

Dulverton in a southerly direction.

Any development here should be in keeping with surrounding development. The access should be more sensitively designed. At the moment to achieve what is shown on plan would result in a lot of excavation.

Biodiversity

A survey was carried out by David Boyce, Ecologist in December 2015. The site mainly consists of ruderal vegetation with hazel and willow scrub and I agree is of little ecological value.

Highways Development Control – Refer to standing advice. Standing advice requires the provision of turning, visibility splays of 2.4 x 43m and an access not to be steeper than 1 in 10.

Planning at Exmoor National Park - If the Council is satisfied that as a matter of principle the site is suitable for housing then the NPA would wish to see every effort made to deliver affordable housing on this site.

The site is steeply sloping and very visible from the road. This is a difficult site to develop in a sympathetic manner and it is important to ensure that any scheme will not appear as an incongruous addition to the street scene. There are listed buildings to the south-east and north.

The initial plans appear to show a large amount of excavation and in the draft plans show a high retaining wall. This retaining wall will be very apparent and very visible between the proposed properties.

If the Council are minded to support development on this site then great care is required to ensure that the siting, levels, massing, scale, materials, landscaping and boundary treatments are of the highest quality to ensure, on this difficult site, the development fits with the street scene, is sympathetic to the setting and boundary of the National Park and preserves the setting of the listed buildings.

South West Water – No objection – it appears that a private drainage system will be required.

Representations Received

Two letters of **objection/concern** raising the following points:

- The application will have a considerable impact upon The Coach House to the north.
- The proposed development is totally out of keeping with the surrounding properties, all of which are either listed or over 200 years old.

- The impact on the adjacent homeowners will be massive based on the quantity of excavation proposed.
- The stability of the hillside may well be impacted upon given the steepness of the site and the surface water problems that exist.
- There is no benefit to the local population.
- The access to Andrews Hill would be at a blind corner on a steep hill. The road at the bottom has restricted/absent pedestrian facilities.
- The roads are already busy, more local traffic could make already hazardous roads more so.

One letter of **comment** raising the following points:

- Part of the local character of Battleton is its linear form with buildings directly fronting and on or close to the B3222.
- Any outline planning permission should be conditioned to ensure that the proposed housing would be low on the site, as close to the road as possible.
- Would oppose any housing higher up the slope than the indicative drawings show. Such would be extremely visible and overlook neighbours.
- Housing should not front Andrews Hill.
- The site is very close to the National Park and listed buildings.

One letter of **support** raising the following points:

- The baron land in question could benefit from a couple of new properties to infill a gap, especially if designed to blend in with the existing period properties.
- It does not appear that the new houses will overlook or impair the view of neighbouring properties.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

West Somerset Local Plan

SP/5	Development Outside Defined Settlements
SC1	Hierarchy of settlements
BD/1	Local Distinctiveness

Emerging West Somerset Local Plan

SP/5	Development Outside Defined Settlements
SC1	Hierarchy of settlements
BD/1	Local Distinctiveness

Determining issues and considerations

The main issues in the consideration of this application are the principle of the development, the impact on visual amenity, the National Park and heritage assets.

Principle of development

Battleton is not an identified settlement in the adopted West Somerset Local Plan. The proposal does not benefit economic or social activity as required by Policy SP/5 and it is, therefore, considered to be contrary to the development plan.

The Emerging West Somerset Local Plan is at an advanced stage, having been considered sound by the examining Inspector. It is, therefore, considered to carry considerable weight in the decision making process. Policy SC1 identifies Battleton as a secondary village and criterion 4 indicates that development within or in close proximity to the contiguous built up area of the village will be considered where it is well related to existing essential services and social facilities within the settlement, there is safe and easy pedestrian access to those services, it respects the historic environment, does not generate significant additional traffic and does not harm the amenity of the area or the adjoining land uses.

Battleton does not, itself, have any services to speak of, save for the very low key Moor Motors opposite the site. Instead the services are located within adjoining Dulverton to the north. This site is at the northern end of Battleton, so it is fair to say that the site is fairly well related (geographically) to those existing services and social infrastructure.

However, Criterion 4B of Policy SC1 requires there to be safe and easy pedestrian access to those essential services and social facilities. There is a 'virtual footway' (of varying width) running from just south of the site for the length of Battleton, however, this does not provide any access to the essential services in Dulverton to the North. A length of formal footway on the opposite side of the road gives access to the north but this stops opposite Battleton House a short distance from the site. There is no footway from this point until one reaches the 'Riverside Walk' alongside the recreation ground to the north of the junction of the B3222 with Andrews Hill. This length of the B3222 is narrow, the junction alignment is poor and driver visibility to the south on emerging from Andrews Hill is severely restricted. This is not considered to be a safe route for pedestrians to access the facilities in Dulverton. In this regard, the proposal is considered to be contrary to Policy SC1.

Visual amenity and the National Park

The site is a steeply sloping and prominent site. Given that this is an outline application, it is not clear how the proposal would actually be developed. The indicative plans show that the dwellings could be raised up above the road by around 2.5-3m. It may be possible to design dwellings that reflect the linear pattern of development, close to the road, although it is not clear how those properties would be given any satisfactory amenity space, given the levels involved.

The provision of access, however, is of greater concern. Whilst the necessary visibility splays can probably be achieved, highway requirements are such that the gradient should not exceed 1 in 10. The provision of an access and parking area will clearly require some very significant ground works and the possibility of a retaining wall of approximately 7-8m in height at the rear of the access/parking area. Indeed, the development of the dwellings themselves are likely to require the provision of significant retaining structures. This has the potential to be severely detrimental to the visual amenity of the area. The Exmoor National Park boundary wraps around the site to the east and west. Policy NH11 of the emerging plan states that “small-scale development may be permitted ... in locations which will impact on national designated landscape areas. Particular attention will be paid to the design, location and orientation of development in order to ensure that the impact on the national designated landscape area is minimised. It is considered that there is insufficient information with this outline application to demonstrate that the development of the site would not harm the visual amenities of the area, including the National Park. It is, therefore contrary to Policy BD1 of the adopted plan, Policies SC1, NH11 of the emerging plan and the principles set out in the NPPF.

Heritage assets

There are listed buildings close to the site to the north and south, although they do not directly adjoining the site. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is paid to the desirability of preserving the listed buildings, their settings and any features of historic or architectural interest when deciding whether to grant planning permission.

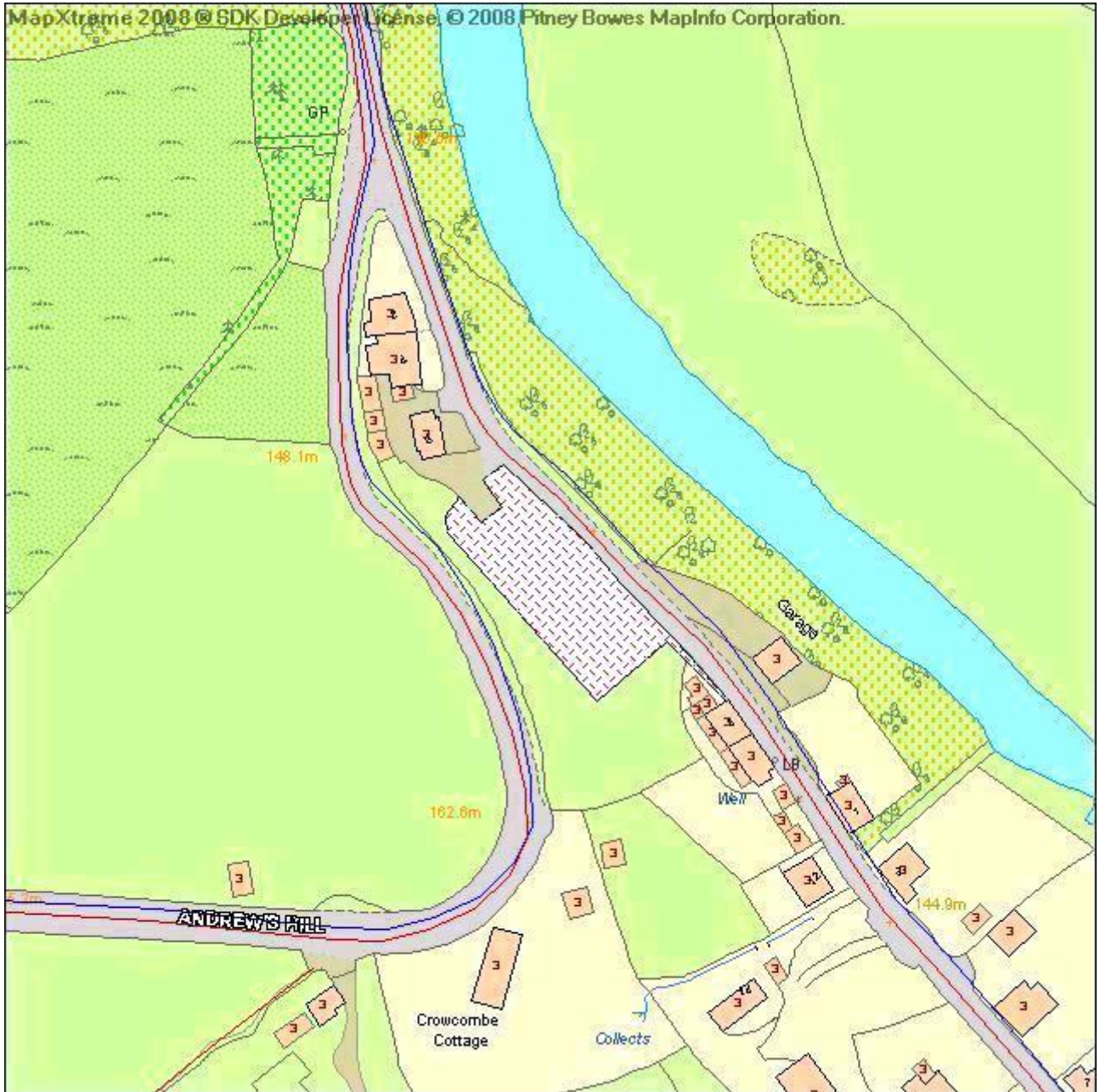
The lack of information as to the proposed design and site layout makes an assessment of the impact on setting difficult. However, the listed buildings are considered to be sufficiently separate from the site for their settings to not be directly affected by the proposal – the impact will more greatly affect the character of the area and visual amenity than to the specific very localised settings of those nearby heritage assets.

Conclusion

Whilst the proposal is in reasonable geographical proximity to services and social infrastructure in Dulverton, there is no safe pedestrian routes into the Town. Furthermore, there is insufficient information to indicate that the site can be

developed without significant detriment to the character and visual amenity of the area or the National Park. The proposal is, therefore, contrary to Policies SC1 and NH11 of the emerging Local Plan and the principles set out in the NPPF.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.



Application No 3/09/16/005
 Application for outline planning permission with all matters reserved for the erection of 2No. dwellings at Land between No's 6 and 8 Battleton (near Battleton House) Battleton, Dulverton, TA22 9HT
 Planning Manager
 West Somerset Council,
 West Somerset House
 Killick Way
 Williton TA4 4QA
 West Somerset Council
 Licence Number: 100023932



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Application No:	3/05/16/008
Parish	Carhampton
Application Type	Full Planning Permission
Case Officer:	Briony Waterman
Grid Ref	Easting: 300692 Northing: 142542
Applicant	Mr B O'Connor
Proposal	Erection of replacement garage with alterations to previously approved application (3/05/16/001) to provide first floor accommodation with 2No. dormers
Location	Elm Cottage, 1 High Street, Carhampton, Minehead, TA24 6ND
Reason for referral to Committee	The views of the Parish Council conflict with the recommendation

Recommendation

Recommended decision: Grant

Recommended Conditions (if applicable)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved drawings: Drawing Numbers:

(A4) DrNo 001 Site Plan Rev A
(A3) DrNo 002 Proposed Plans & Elevations
(A3) DrNo 003 Comparative Plans & Elevations Rev A
(A4) DrNo 004 Proposed Cross Section
(A4) DrNo 005 Proposed Foul Drainage Rev A
(A4) DrNo 006 Site Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Elm Cottage, 1 High Street and shall not be occupied as a separate dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers having regard to the provisions of Saved Policies SP/2, BD/1 and BD/2, of the West Somerset District Local Plan (2006).

- 4 The parking space in the garage 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.

Reason: To retain adequate off-street parking provision having regard to the provisions of Policies T/3 and T/8 of the West Somerset District Local Plan (2006).

Informative notes to applicant

1 STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Although the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority in advance of submitting the application, for the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.

Proposal

Permission is sought for the erection of a replacement garage with alterations to previously approved scheme (3/05/16/001) to provide first floor accommodation.

Site Description

Elm Cottage is an end of terrace rendered property with a tiled roof. The proposed garage is to replace the existing garage to the west of the site.

Relevant Planning History

Permission was granted in 2016, application 3/05/16/001, for the demolition and replacement of existing garage.

Consultation Responses

Carhampton Parish Council - The proposal is for a loft space to be made into a room, with windows overlooking 2 neighbouring houses from an already raised plot. The size and nature of the rooms above this garage could create the potential for it to become an additional dwelling in the future which would be an over-development of the site.

Highways Development Control - Standing advice

Tree Officer - No adverse effect on existing trees so no objection, no problem with pruning the neighbouring hawthorn

Representations Received

One letter of objection making the following comments (summarised):

- Imposing size being around 5.3m
- Ground level already higher than the surrounding
- Building would dominate the surrounding area, especially the High Street Cottages and Laurel Cottage and The Old Smithy in Park Lane which are at a lower level.
- Large structure being added to an already extended small end terrace cottage.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

West Somerset Local Plan

SP/1	Settlement Hierarchy
BD/3	Conversions, Alterations and, Extensions
T/8	Residential Car Parking
SC1	Hierarchy of settlements
SV1	Development at primary and secondary villages

Emerging West Somerset Local Plan

SP/1	Settlement Hierarchy
BD/3	Conversions, Alterations and, Extensions
T/8	Residential Car Parking
SC1	Hierarchy of settlements
SV1	Development at primary and secondary villages

Determining issues and considerations

The erection of a garage would normally be classed as permitted development under the General Permitted Development Order 2015, Schedule 2, Part 1, Class E, however as the height of the garage is to be over 4 metres and within 2 metres of the boundary, planning permission is required.

A privet hedge partially screens the existing garage from the neighbours to the north and south. The neighbour to the west is approximately 20 metres away and is separated from the site by hedging and a private access road. Whilst the proposed garage is 1.2m higher than the original and 0.6m than the garage previously approved it is not considered to have a significant impact on the neighbouring properties. It is considered that there will be no loss of residential amenity in terms of overlooking, loss of light or overbearing impact by reason of its scale and location. In forming this decision, account has been taken of outline planning permission for a dwelling on land to the east of the site.

There are no near neighbours directly behind the proposed site of the garage and the area is laid to parking.

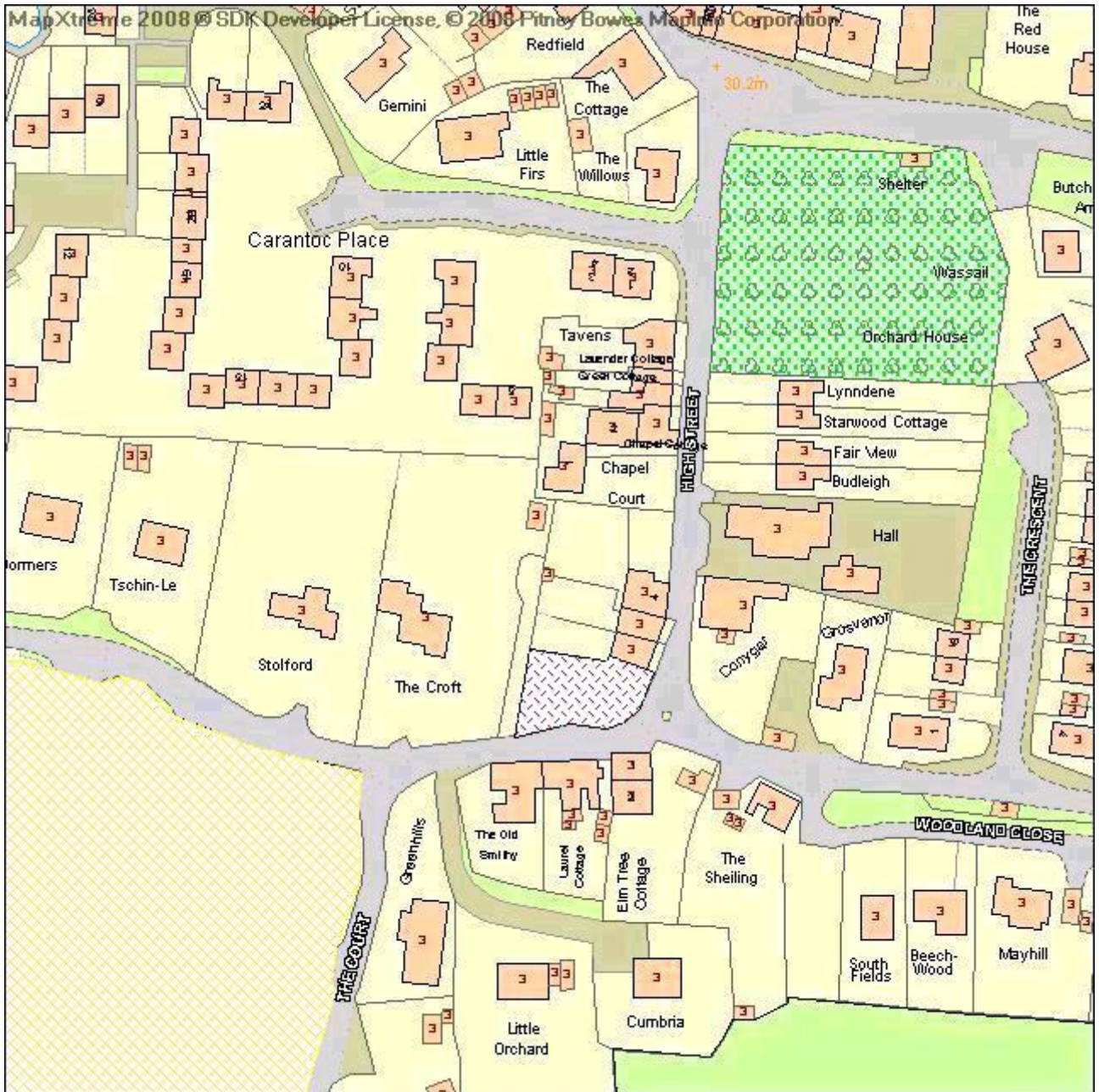
A condition is proposed to retain the ground floor of the garage for residential parking and the first floor for ancillary use to Elm Cottage. This is to protect the residential amenity of the neighbouring properties and the parking provision at Elm Cottage.

It is considered that the proposed use of materials would not have a detrimental impact upon the streetscene.

The garage is accessed from a private road and no alterations to the access have been proposed. The proposed garage is to be located in the same position as the existing to the west of the main dwelling. There is no impact on parking provision for the property and the dimensions of the proposal comply with Highways Standing Advice.

The proposal is therefore considered acceptable by policy BD/2 and policy T/8 of the West Somerset Local Plan and policy SV1 of the Emerging West Somerset Local Plan.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.



Application No 3/05/16/008
 Erection of replacement garage
 with alterations to previously
 approved application
 (3/05/16/001) to provide first floor
 accommodation with 2No.
 dormers
 Elm Cottage, 1 High Street,
 Carhampton, TA24 6ND
 19/08/2016
 Planning Manager
 West Somerset Council,
 West Somerset House
 Killick Way
 Williton TA4 4QA



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Easting: 300700
Northing: 142508

Scale: 1:1250

Application No:	3/37/16/022
Parish	Watchet
Application Type	Full Planning Permission
Case Officer:	Briony Waterman
Grid Ref	Easting: 306706 Northing: 143442
Applicant	Mr Martin Kent
Proposal	Extensions to existing bungalow
Location	The Westerlies, West Street, Watchet, TA23 0BJ
Reason for referral to Committee	The views of the Town Council conflict with the recommendation

Recommendation

Recommended decision: Grant

Recommended Conditions (if applicable)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved drawings: Drawing Numbers:

(A4) Site Location plan
(A3) Proposed Garage / Store
(A3) Proposed Plan and Elevations
(A3) Planning Drawings
(A3) Proposed Ancillary Building Planning Drawings

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policy BD/3 of the West Somerset District Local Plan (2006).

- 4 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.

Reason: To retain adequate off-street parking provision having regard to the provisions of Policies T/3 and T/8 of the West Somerset District Local Plan (2006).

- 5 The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Westerlies and shall not be occupied as a separate dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers having regard to the provisions of Saved Policies SP/2, BD/2 and T/8 of the West Somerset District Local Plan (2006).

Informative notes to applicant

1 STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Pre-application discussion and correspondence took place between the applicant and the Local Planning Authority, which positively informed the design/nature of the submitted scheme. No substantive issues were raised by consultees through the application process. For the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.

Proposal

Permission is sought for extensions to the existing bungalow to include a rear extension, raising of the roof to include a first floor. Replacement of the caravan to the rear with an ancillary accommodation unit and replacement of the caravan to the front with a single garage and the erection of a fence to the southern boundary.

Site Description

The Westerlies is a detached rendered bungalow with a tiled roof in a state of disrepair. It is set back and above the main highway between West Bay Caravan Park and a car park, it backs on to the coast.

Relevant Planning History

No relevant planning history

Consultation Responses

Watchet Town Council - Committee is concerned about the destruction of a period 1930's bungalow, and that the extension to the seaward side of the property will cause extensive foundation works to be carried out on a naturally weak, unsafe, geological area.

Highways Development Control - No comments received.

Representations Received

No comments received.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

West Somerset Local Plan

SC1	Hierarchy of settlements
SP/1	Settlement Hierarchy
SP/2	Development in Minehead and Rural Centres
BD/1	Local Distinctiveness
BD/3	Conversions, Alterations and, Extensions
T/8	Residential Car Parking
SV1	Development at primary and secondary villages

Emerging West Somerset Local Plan

SC1	Hierarchy of settlements
SP/1	Settlement Hierarchy

SP/2	Development in Minehead and Rural Centres
BD/1	Local Distinctiveness
BD/3	Conversions, Alterations and, Extensions
T/8	Residential Car Parking
SV1	Development at primary and secondary villages

Determining issues and considerations

The main consideration in determining this application is the impact on the neighbouring properties and the character of the property.

The proposed garage to the south of the existing dwelling is to replace an existing caravan. The dimensions of the proposed garage comply with those set out in the highways standing advice document and is therefore considered acceptable. There are no windows proposed on the western or southern elevation it is therefore considered that the garage will not have a significant impact on the residential amenity of the neighbouring properties. The proposed use of rendered walls and a tiled roof will allow the garage to blend with the existing dwelling and to sit comfortably within the site.

The addition of a 2 metre fence above the existing wall is considered acceptable and will partially screen the proposed garage from the public highway. The fence replaces an existing hedge and as there are other fences along West Street, including at the neighbouring property, it is considered that this would not be an incongruous addition to the streetscene, nor will there be any impact on the highway users due to the location of the fence. It is therefore considered acceptable.

To the rear of the property sits a caravan which has been used for ancillary accommodation the proposal is to replace this with a more permanent structure rendered and tiled to match the existing dwelling. The proposed structure is 10.1 metres long by 3.5m wide compared to the caravan which measures 6.3m x 2.6m. It is considered that due to the length of the garden that this would be acceptable. It is considered that there would be no significant impact on the neighbouring properties due to the location of the annexe, it will be screened from the south by the existing dwelling and partially screened from the east and west by existing boundary treatments. A condition has been proposed limiting the use to ancillary only as the use as a separate dwelling would be unsuitable in this location.

There are significant alterations proposed to the existing bungalow, which is in a poor state of repair, outside of the conservation area and well screened by existing boundary treatments. The alterations proposed to the south include altering and raising the roof to allow for a first floor. Whilst this proposal does alter the appearance and changes the character of the dwelling it is considered that it is an improvement on the existing frontage. The neighbours to the south in Lorna Doone are approximately 29 metres away over a public highway and are not considered to be significantly impacted by the proposals. The Westerlies sits slightly behind the building line for West Bay House and it is considered that the proposals to the south elevation would not cause any harm to their residential amenity.

The proposed alterations to the eastern elevation include the addition of a large dormer window. It is considered that this would not have a significant impact on the residential amenity of the neighbouring properties as it looks out towards a car park, with the nearest neighbours being approximately 89 metres away. The increased height will make the elevation visible when travelling west along West Street, however as it is a residential area surrounded by two storey properties this is considered acceptable.

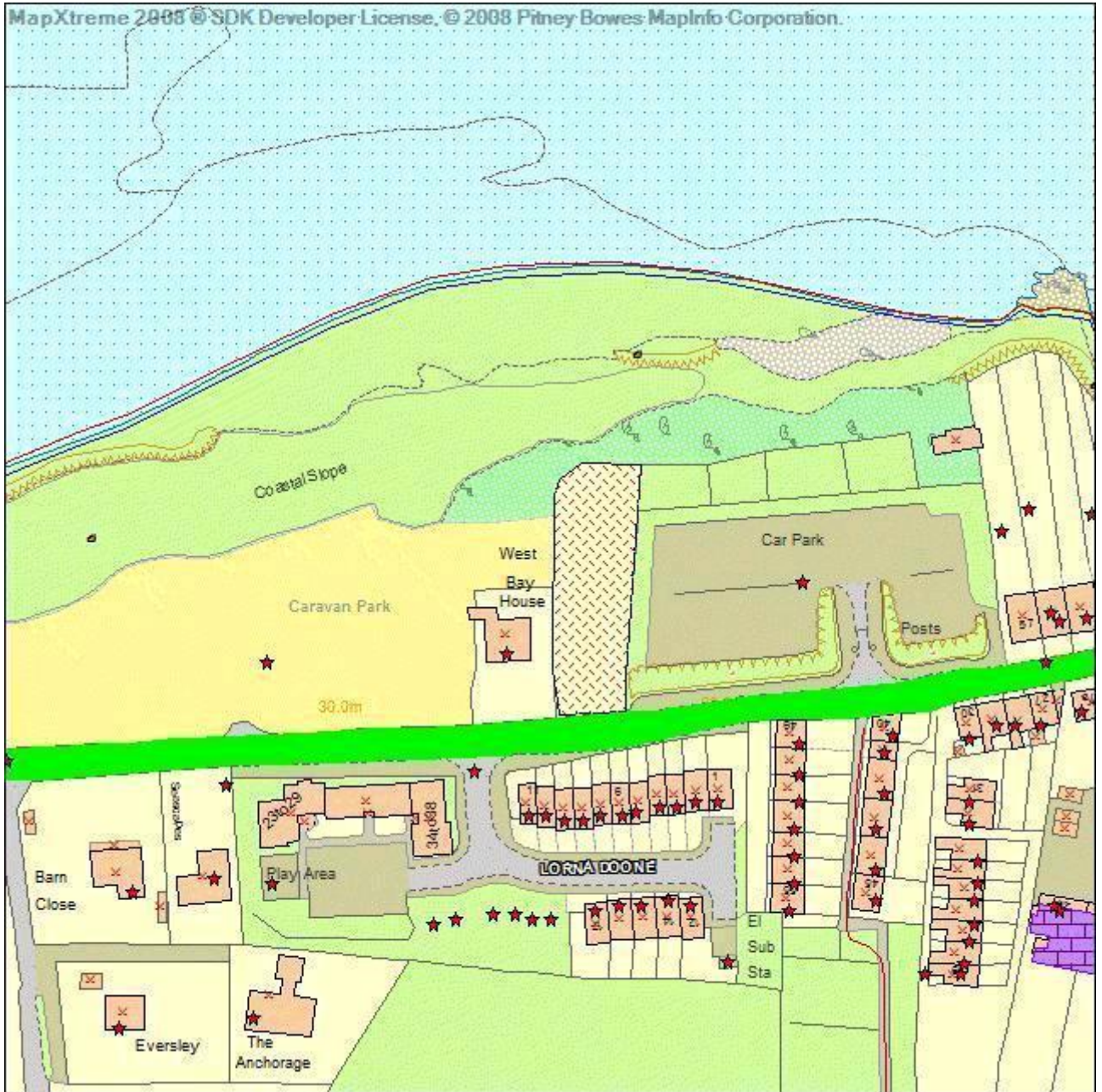
The proposals on the north elevation include an extension to square off the rear with the addition of a floor to ceiling window at first floor level. These alterations are not considered to have an impact on the residential amenity of the neighbouring properties as the elevation faces to the sea.

The alterations proposed on the west elevation include the addition of three dormer windows it is considered that these alterations are considered acceptable as they do not directly face the existing windows of West Bay House it is therefore considered to significantly exacerbate the existing situation.

It is therefore considered that as the proposals do not have a significant impact on the residential amenity of the neighbouring properties and the current bungalow is in a state of poor repair that permission be granted.

The proposal is therefore considered acceptable by policy BD/3 of the West Somerset Local Plan and policy SV1 of the emerging West Somerset Local Plan.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.



Application No 3/37/16/022
Erection of extensions
The Westerlies, West Street,
Watchet
17/08/2016

Planning Manager
West Somerset Council,
West Somerset House
Killick Way
Williton TA4 4QA

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Application No:	3/21/16/055
Parish	Minehead
Application Type	Full Planning Permission
Case Officer:	Sue Keal
Grid Ref	Easting: 297464 Northing: 145644
Applicant	Mr Richard Beaver
Proposal	Erection of detached dwelling with associated vehicle parking and garden.
Location	62 King George Road, Minehead, TA24 5JE
Reason for referral to Committee	Contrary view to recommendation from Minehead Town Council

Recommendation

Recommended decision: Refuse

Reasons for refusal:

- 1 The proposal constitutes an overdevelopment of a restricted site, and would lead to cramped conditions amounting to town cramming, which by virtue of its prominent position would unduly affect the open and spacious character of the area and the street scene in general. The site would be positioned unacceptably close to neighbouring properties and would have an inadequate level of private amenity space itself, all of which would adversely impact upon the neighbouring properties because it would be both oppressive and overbearing, leading to an unacceptable loss of privacy and amenity. The proposal is, therefore, contrary to saved policies BD/1 and BD/2 of the West Somerset Local Plan, policy NH10 of the emerging publication draft of the West Somerset Plan to 2032, as well as guidance given within the National Planning Policy Framework (NPPF) in paragraphs 11 and 17, as well as sections 7, 9 and 10. All of these factors mean that the proposal would set an undesirable precedent for other similar proposals within the curtilages of other dwellings within this area, which would ultimately lead to the total loss of character and appearance of the area.

- 2 The removal of the existing concrete garage and its foundations, followed by the proposed new development itself, would impact on the root protection area for the three mature healthy pine trees adjacent to the site. The proposal is therefore likely to compromise the health of these trees and could ultimately lead to their loss. These trees are part of an important tree group that are highly visible and contribute much to the local environment and the Local Planning Authority is firmly of the belief that any proposal which would compromise the health of these trees should be resited. Also, given the

proximity and position of the trees to the south of the proposed new dwelling, the shade cast by the pine trees together with the perceived threat that they might pose to its future occupants would undoubtedly lead to future pressure from any new residents to fell or prune the trees, either for more light, to reduce the drop of leaf/needle litter, or to reduce the likelihood of branches or the whole trees failing. This group of three pines has grown as one combined canopy. If it became necessary to remove the tree nearest to the house, the remaining trees would be more vulnerable to wind-throw. For all of these reasons it is considered that the proposal would have unacceptable consequences upon the trees therefore making the development contrary to the advice given in BS5837 (Trees in relation to design, demolition and construction - 2012), local planning policy TW/1 of the saved West Somerset District Local Plan and policy NH10 of the submission draft of the emerging Local Plan.

- 3 Given the location of the site, being mainly within Flood Risk Zone 2 and partly within Flood Risk Zone 3, the Council has an 'in principle' objection to the proposed development as this would run counter to the provisions of saved Local Plan Policy W/6; emerging Local Plan Policy CC2 'Flood Management'; and, the advice contained in Section 10 'Meeting the challenge of climate change, flooding and coastal change' in the NPPF. Policy W/6 of the Local Plan only permits development within areas at risk of flooding where environmentally acceptable measures are provided to mitigate risks. The NPPF requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding and where development is necessary, it should be made safe without increasing flood risk elsewhere. It is considered that these requirements are not and cannot be met by the proposed development at this site. The proposal is therefore unacceptable because the applicant has failed to demonstrate that the requirements to mitigate flood risk have been met.

Informative notes to applicant

- 1 This decision relates to Drawing Numbers: 1299.1/300A (Proposed site Plans, A3), and 1299.1/301A (Proposed Plans & Elevations, A1) plus, Design & Access Statement and Flood Risk Assessment received on 29/06/16 only.

2 STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Pre-application discussion and correspondence took place between the applicant and the Local Planning Authority. During the course of pre-application discussions the applicant was informed that, in the view of the local planning authority, the proposal was considered to be unacceptable in principle because it was contrary to [the strategic policies within the Development Plan / policies within the National Planning Policy

Framework], as such the applicant was advised that it was likely that should an application be submitted it would be refused. Despite this advice the applicant choose to submit the application. The concerns raised during the pre-application discussions/ correspondence remain and, for the avoidance of doubt, were reiterated to the applicant during the course of the application.

- 3 The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co-operation in this matter is greatly appreciated.

Proposal

Erection of a detached two storey, 3 bed dwelling with associated vehicle parking and garden. The proposed dwelling would measure approximately, 6.6m wide x 8m deep and have an eaves height of 4.9m and have an overall ridge height of 7.5m. It would be accompanied with a single garage measuring 6m x 3m with an eaves height of 2.3m and a ridge height of 4.5m. The new dwelling is to be set back from the eastern boundary and highway edge by 4m and a new low stone boundary wall is to be constructed in front of the new dwelling with a higher wall/fence of 2m along the eastern boundary of the new garden from the house to the adjoining school playing field. The new dwelling would be sited approximately 8.7m from the existing southern rear wall of the host dwelling (no. 62), which would leave the existing house retaining a patio and rear garden area of 110sqm. allowing a new garden area of 98sqm.

In terms of construction the house is to have a hipped roof and small gable to the south clad with clay tiles to match the existing area and have painted rendered walls, white upvc double glazed casement windows, doors and soffits and a solar panel on the southern roofslope.

Site Description

The site lies within the Settlement Limits for Minehead, and is located in a residential area. To the rear (south) is the Minehead Middle School playing field and where in the corner the field and adjacent to the proposal site there are a number of mature trees, with some of their branches overhanging the site in this area. Directly adjacent and beside the garage at the rear of this plot are three tall pine trees that are in the grounds of Minehead Middle School. These trees are owned by SCC. Across the road to the east is the Alcombe Recreational play area and playing field. To the north and west are similar sized/designed dwellings in King George Road which reflect that at No. 62.

The proposal site is part of the rear garden serving the existing 2-storey, semi-detached dwelling at 62 King George Road, Minehead. The host dwelling at No.62 occupies a corner plot on the southern side of the road at its eastern end. The host dwelling is served by an existing vehicular access and parking in its front, north facing, garden. Existing site location boundaries to the east, south and west are closed boarded timber fences and to the northern corner and entrance of no. 62 is a natural stone wall of approximately 1.5m.

Relevant Planning History

A pre-application enquiry made earlier this year considered a 1/1.5 storey property on this site and concluded that it would be unacceptable.

Consultation Responses

Highways Development Control -

Standing advice applies.

Minehead Town Council -

Recommends approval. With regard to the recommendation for approval of the above planning application the Minutes of the Planning Committee Meeting state that "The Committee can see no planning reason to object to this application."

Environment Agency -

Providing the Local Planning Authority (LPA) is satisfied the requirements of the Sequential Test under the National Planning Policy Framework (NPPF) are met, the Environment Agency would have no objection, in principle, to the proposed development, subject to the inclusion of the following condition:

Condition: The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) accompanying the application and the mitigation measures detailed within the FRA. Although finished floor levels should be raised 300mm and not 200mm above existing ground levels. The mitigation measures shall be fully implemented prior to occupation.

Reason: To reduce the risk of flooding.

The following informatives and recommendations should be included in the Decision Notice.

- We recommend the applicant contacts the Environment Agency, on 0345 988 1188, to sign up for the Floodline Warnings Direct service.
- The Agency recommends that in areas at risk of flooding, consideration be given to the incorporation into the design and construction of the development of flood

proofing measures. These include removable barriers on building apertures such as doors and air bricks and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Additional guidance, including information on kite marked flood protection products can be found on www.environment-agency.gov.uk.

- There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.
- The Council's Emergency Planners should be consulted in relation to flood emergency response and evacuation arrangements for the site. We strongly recommend that the applicant prepares a Flood Warning and Evacuation Plan for future occupants. The LPA may wish to secure this through an appropriate condition. We can confirm that the site does lie within a Flood Warning area. We do not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users. The responsibility is on LPA's to consult their Emergency Planners with regard to specific emergency planning issues relating to new development.

Wales and West Utilities -

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area.

Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works.

Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Tree Officer -

The large pine trees to the south of this proposed development are part of an important tree group that can be seen from many vantage points. They appear to be essentially healthy trees, as confirmed by the tree survey.

The proposed house is in a location that encroaches significantly into the Root Protection Area, as determined by the guidance in BS5837. The boundary of the RPA extends almost to the centre of the proposed house. This incursion into the RPA is in my view unacceptable.

Although there is currently a small garage and some hard surfacing, there could still be roots growing well into this garden. There are contradicting comments in the tree survey 'discussion' and 'method statement' about the likelihood that roots would be in this area. In the latter, it states that it is likely that some roots would have extended around the garage area. The 'discussion' also confirms that there is likely to be some damage to roots, particularly during demolition.

It may be possible, through careful excavation following the guidance in the method statement, to determine whether there are roots from the pines within this garden, and how far they extend.

My other concern, however, is the shade that the trees would cast on the proposed building, and the perceived threat that they might pose to its future occupants. There would undoubtedly be pressure from these residents to either prune or fell the trees, either for more light, or to reduce the drop of leaf litter, or to reduce the likelihood of branches or the whole trees failing.

This group of three pines has grown as one combined canopy. If it became necessary to remove the tree nearest to the house, the remaining trees would be more vulnerable to wind-throw.

For these reasons I have concerns about the current application's potential effect on the neighbouring trees.

Representations Received

Two letters of representation have been received from adjoining neighbours raising concerns over;

- Impact of the two storey development on adjoining homes and gardens,
- concern that an existing willow tree in the rear garden blocks light and roots could be damaging property.

- Loss of light, and
- Loss of value of property.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

West Somerset Local Plan

SP/2	Development in Minehead and Rural Centres
BD/1	Local Distinctiveness
BD/2	Design of New Development
TW/1	Trees and Woodland Protection
T/3	Transport Requirements of New Development
T/8	Residential Car Parking
W/1	Waste Water, Sewage Management and, Infrastructure
W/2	Surface Water Protection
W/5	Surface Water Run-Off
W/6	Flood Plains

Emerging West Somerset Local Plan

SD1	Presumption in favour of sustainable development
SC1	Hierarchy of settlements
CC2	Flood Risk Management
CC6	Water Management
NH10	Development in proximity to Hinkley Point Nuclear Power Stat

Determining issues and considerations

The main issues and consideration in this case are as follows;

- Principle of development
- Impacts on character and appearance of the area
- Trees
- Impact on residential amenity
- Highway safety

- Flood risk and drainage

Principle of development

The site is within the defined settlement limits of Minehead and in part of an existing back garden of the host dwelling, no. 62 King George Road. The development of a single detached house is acceptable in planning policy terms, the relevant considerations being saved local plan policy SP/2 of the West Somerset District Local Plan (2006); and, Policies SD/1 Presumption in favour of sustainable development; and, SC1 Hierarchy of Settlements contained in the submission version of the emerging West Somerset Local Plan to 2032.

However, the application has to be considered alongside other relevant local planning policies related to specific issues such as, siting of any buildings, visual impact, impact on neighbours amenities, access, flood risk, and impact on trees. These are all problematical and are likely to preclude development of this site for residential purposes.

As well as the relevant local policies, guidance given within the National Planning Policy Framework (NPPF) is also a material consideration. Paragraph 11 of the NPPF advises that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise". One of the core principles of the NPPF is to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" (paragraph 17). Chapter 9 (pursuing sustainable development) states that development should seek positive improvements in the quality of the built, natural and historic environment as well as peoples life. Section 7 requires 'good design' and advises in paragraph 64 that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". Section 10 'Meeting the challenge of climate change, flooding and coastal change' is also relevant in this case and is discussed below. It is contended that this application fails to meet the criteria of these relevant parts of the NPPF.

Impacts on character and appearance of the area

The dwelling at No. 62 King George Road stands on a corner plot at the eastern end of the road, and is set back from the road on its south side. Its front elevation is, generally, in line with the ribbon of neighbouring dwellings on this side of the road heading west. It has a return road frontage marked by the eastern boundaries of the dwelling and its side and rear garden areas, the latter element forming the site for this proposal. A similar row of dwellings lies to the north on the opposite side of King George Road. There are no dwellings to the south (rear) of the site, or to the east on the opposite side of the road – both areas are formed of playing fields, with a play area containing fixed play equipment being directly opposite the site to the east.

In this case, the proposed development would be sited in the rear garden of an

existing dwelling that occupies a corner plot at the end of Lower King George Road. The site does already have an existing vehicular access which it appears has not been used for some time, and leads from the adjoining highway at King George Road. The development would involve blocking up this entrance and forming another entrance several metres to the right (east) of this.

It is noted that the design of the proposed 2 storey dwelling in respect of scale would represent a slight step down between the existing dwelling and the playing field to the rear. The north side elevation of the new dwelling which is represented by a blank wall would, however, be sited 8.7m from the rear 2-storey elevation of the host dwelling at No. 62, resulting in a form of development which would appear cramped and poorly related to both the host dwelling no. 62 and adjoining handed neighbour at no. 60. It would be sited on the southern side of the host dwelling and would take away sunlight and daylight to the ground floor south facing patio door windows and would result in a dominant feature giving rise to a very poor outlook from the rear aspect and immediate retained patio area at the back of No. 62. This also applies, albeit to a lesser extent, to the outlook from the rear of No. 60. It is the relationship of the proposed dwelling to those adjoining at Nos. 62 and 60 King George Road which are considered unacceptable.

The site area proposed for the development is of limited depth to the rear boundary. In order to provide a front garden laid to lawn, the dwelling is proposed to be set back from the road frontage. In terms of visual amenity, this would emphasise the cramped nature of the development and poor relationship with adjoining dwellings and the street scene. Overall, the proposal would result in an overdevelopment of the site, which would be poorly related to, and appear at odds with, the existing 2-storey dwellings in King George Road, resulting in a harmful visual impact on the character of the street scene, and surrounding area. Saved Policies BD/1 and BD/2 of the Local Plan seek to protect 'Local Distinctiveness', and require a high standard of design which is required to be in keeping with its surroundings in terms of the relationship with adjoining buildings and open spaces, design, scale, use of materials, boundary treatments and landscaping. These requirements are confirmed in Policy NH10 of the Emerging Local Plan.

Paragraph 64 of the NPPF advises that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". The Council is not convinced that the proposed dwelling could be accommodated on site without causing unacceptable harm to the character and visual quality of the site and its surroundings. The siting and mass of the new dwelling into a constrained rear garden would lead to cramped development and also a new building frontage along this part of King George Road. As such, the proposal would fail to accord with the advice contained in the NPPF as well as the above mentioned Local Plan policies.

Trees

A pre application enquiry on this site was undertaken for a 1 1/2, storey dwelling in the rear garden. Advice given regarding the trees at and adjoining the site was as follows;

"Any proposal for development should take into account the presence of these trees and the Council would require an Arboricultural Survey and Impact Assessment in respect of the potential impact of the development on these trees, and measures proposed to be taken to ensure their retention and longevity. The trees are of good quality and should be retained for the contribution they make to the visual and landscape amenity of the area."

A tree survey has been prepared by Broadway Tree Consultancy (dated 29/7/16) and is submitted as part of this application. Within this document it is confirmed that 5 No. trees on the rear garden area of No. 62 would be removed to accommodate the development. Two are mature, one has been heavily pruned in the past, and the other two are quite small. The report continues by stating that none of the trees are significant specimens or contribute to the visual and landscape amenity of the area. There would be no objection in principle to their removal.

There are however a group of three mature pine trees sited close to the southern site boundary adjoining the site on the middle school recreation field. There is evidence of limbs of these trees closest to the site having been pruned to avoid needles' dropping on the garage and rear portion of the site and the possibility of wind-blown debris causing damage in the event of adverse weather conditions. The tree report identify's that the root protection area of T1 pine tree (closest to the rear boundary) would be impacted with not only the removal of the existing garage and its concrete foundations but also the formation of the new foundations for the proposed new dwelling and patio. Comments from the Councils Tree Officer, state that *"the large pine trees adjoining and to the south of this proposed development are part of an important tree group that can be seen from many vantage points. They appear to be essentially healthy trees, as confirmed by the tree survey. The location of the new house, encroaches significantly into the Root Protection Area, as determined by the guidance in BS5837. The boundary of the RPA extends almost to the centre of the proposed house. This incursion into the RPA is in my view unacceptable"*.

Although there is currently a small garage and some hard surfacing at the site, there could still be roots growing well into this garden. There are contradicting comments in the tree survey 'discussion' and 'method statement' about the likelihood that roots would be in this area. In the latter, it states that it is likely that some roots would have extended around the garage area. The 'discussion' also confirms that there is likely to be some damage to roots, particularly during demolition. However, it may be possible, through careful excavation following the guidance in the method statement, to determine whether there are roots from the pines within this garden, and how far they extend.

The Tree Officer also raises concerns that shade cast by the pine trees on the proposed building, together with the perceived threat that they might pose to its future occupants is unacceptable as there would undoubtedly be pressure from these residents to either prune or fell the trees, either for more light, or to reduce the drop of leaf/needle litter, or to reduce the likelihood of branches or the whole trees failing. This group of three pines has grown as one combined canopy. If it became necessary to remove the tree nearest to the house, the remaining trees would be

more vulnerable to wind-throw. For these reasons the Tree Officer has concerns about the potential affect of the current application on the neighbouring trees.

Therefore it is considered that the siting of this development would have significant impacts on the visual character and amenity of the area in terms of the loss of existing trees. The development does not therefore accord with policy TW/1 of the West Somerset District Local Plan and policy NH10 of the submission draft of the emerging local plan.

Impact on residential amenity

Saved policy BD/2 of the Local Plan requires that the siting of new buildings has regard to the relationship with adjoining buildings and open spaces. One of the core principles of the NPPF is to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (paragraph 17).

Comments have been received from adjoining neighbours in respect the siting of the new house in the existing rear garden and impacts on the adjoining homes in respect of overlooking and loss of light and the loss of value of adjoining houses. The value of homes cannot be considered under the planning remit, however, the loss of light and overlooking are important considerations in this case. The close proximity of the new dwelling to the rear of No. 60 - and its siting with the adjoining side boundary within its rear garden for a length of 9.0m, would curtail the enjoyment of this neighbouring rear garden by its occupants as it would block morning sunlight to much of it, especially during the winter months. A dwelling being developed in the rear garden would impact on light due to its size and scale as a 2 storey house. It is noted at this point that pre application discussions centred around a 1 1/2 storey dwelling.

Proposed boundary treatments for the new dwelling are 2m high close boarded fencing to the southern and western boundary, with a new 1.8m fence being installed to the northern boundary of the site as the division with no.62. The new eastern side boundary is to be a natural stone wall of 900mm in height with fencing of 900mm on top of this. It is noted that proposed window opening for the new dwelling facing west over adjoining garden will serve the ground floor and be screened by the proposed fencing and that one single glazed window at first floor level serving the bathroom is proposed.

In respect of the amenities of occupants of No. 62 King George Road, the proposed development would fail to accord with the provisions of Saved Local Plan Policy BD/2; and, Emerging Policy NH10 both of which require that the siting of new buildings has regard to the relationship with adjoining buildings and open spaces; and, to the above mentioned core principle of the NPPF to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (paragraph 17).

Furthermore, it is considered that the area of amenity land left to serve the host dwelling at No. 62, would be too small in proportion to its size and the level of

accommodation it provides. Whilst it is noted that there are playing fields adjoining the site to the south, and a playground and playing field on the opposite side of the road to the east, these areas cannot be relied on to compensate for the low level of amenity space provision left for the the new dwelling. In any event, whilst it is unlikely, they may not always be available for recreation uses in the future and so should not be taken into account.

Overall, in respect on the impact of the development on the amenities enjoyed by adjoining residential occupiers and future occupants off the new dwelling, the proposed development is unacceptable and contrary to local planning policies BD/1 and BD/2 of the adopted West Somerset District Local Plan, policy NH10 of the submission draft of the emerging West Somerset Local Plan to 2032 and relevant sections of the NPPF. This is a good indication of overdevelopment of the site.

Highway safety and parking.

Standing Advice comments are returned from the Highway Authority in respect of car parking. The requirements of the Local Highway Authority in respect of development are outlined in the Somerset County Council Parking Strategy (2013); and, Somerset County Council Highways Development Control Standing Advice (2013). In general terms, paragraph 32 of the NPPF makes it clear that decisions should take into account whether a safe and suitable access to the site can be achieved. The site comprises the larger part of the present rear garden serving the existing 2-storey semi-detached dwelling on its corner plot with existing vehicular access to the rear garden area derived via the of pair wooden gates in the present 1.8m high wooden close-boarded fence that marks the roadside boundary of the site. The proposal is to relocate the existing access serving the existing garage to the middle of the eastern boundary and towards the bend in King George Road.

King George Road has a 30mph speed limit, with a 90 degree angled bend at the eastern end. The application site is located at this corner, with the new access approximately 25m off the corner and where vehicle speeds are more likely to be 15 to 20mph. Improvements in access to the proposal site is to be provided by providing a visibility splays of a minimum of 33m in each direction when sat 2.5m back from the highway edge. As the access is to serve a new dwelling as opposed to the existing No. 62 dwelling, it should accord with current highway safety standards in respect of visibility splays. Splays, particularly to the southern side of the proposed access cannot be provided without the inclusion of 3rd party land, and therefore the proposal fails to meet the provisions of Saved Local Plan Policy T/3 'Transport Requirements of New Development'; and, would fail to meet the Standing Advice of Somerset County Council (published in June 2015). The alterations to the existing access, parking and visibility splay arrangements is to be closer to the corner of King George Road which could have some impact upon road users as this road is one of the route used to access the densely populated areas of Hayfield Road and Lower Meadow Road. However, it is noted that an access already exists off this road to the existing garage, and this proposal is not considered to make the existing situation so much worse as to justify a a highway safety reason for refusal.

Policies T/7 and T/8 of the Local Plan set out the parking standards. The County

Council adopted a Parking Strategy in 2013, this document set out an up to date parking strategy and parking standards for development. The proposal shows two off-street parking spaces to serve the new dwelling - one within a single garage and one car parking space on the drive in front of this. The SCC Parking Strategy requires in area B (Minehead) that developments should provide two and a half car parking spaces for a three bedroom dwelling. However, it is considered that the site is close to Alcombe, there is easy access to existing public transport nearby and the site is close to some local facilities such as a supermarket and chemists in Alcombe. Therefore the slight under provision of parking space is not a reason for refusal in this instance.

Flood Risk and Drainage

This site is located within Flood Zone 2, and partly Flood Zone 3. Existing residential development on land to the west and north according to the Council's Flood Risk Maps is within Flood Zone 3. As such a flood risk assessment to assess the likely impact of the development on flooding from coast and rivers will be required. This would need to include a sequential test which would argue why this site should be developed compared to any other available sites in the area where flood risk is not an issue.

The applicant has submitted a Flood Risk Assessment (dated June 2016) and which includes reference regarding a sequential test which aims to steer the most vulnerable development into the lowest areas of flood risk (i.e. Flood risk zone 1), and where this is not possible that consideration is given to flood zone 2. This proposed development is classed as more vulnerable development within flood zone 2 and partly 3. Comments returned from the Environment Agency guide that as long as the local authority is satisfied that the sequential test under the National Planning Policy Framework (NPPF) are met, they would not object to this proposal, subject to appending a condition requiring the development to be carried out in accordance with the submitted Flood Risk Assessment (FRA) including the suggested mitigation measures. The Agency have also stated that the finished floor levels should be raised to 300mm above existing levels and not 200mm as stated within the submission. However, the sequential test required has not been adequately, accurately or appropriately submitted.

The application site is an area of level garden land where there has been no specific arrangements for surface water disposal. It is confirmed that the current land levels are to be retained. The existing surface water drains are located in the gutter area adjacent to the eastern boundary. An additional new connection to existing water and foul services will be required and Wales and Wessex utilities have returned comments regarding this which can be seen above in the report.

Mitigation Measures within the applicant's FRA, include the following;

- The proposed internal floor level will be min. 200mm from external ground level.
- Robust, water resilient materials to be used for the proposed structure and for boundary treatments.
- All internal electrical devices to be installed min. 450mm or 1.2m above FFL.

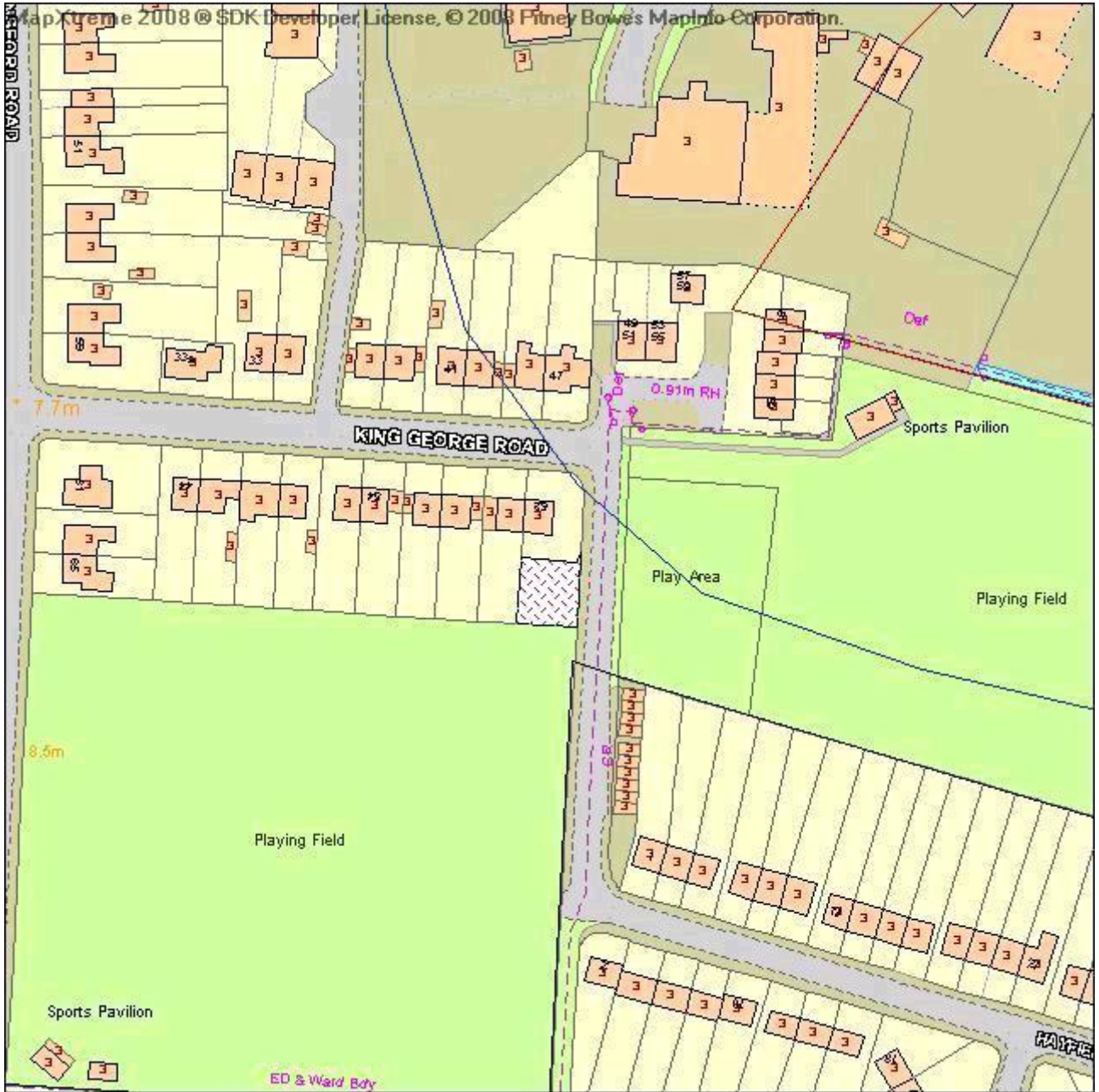
- No external electrical devices to be installed other than wall mounted light fittings min. 2.1 above external ground level.
- All surface water to be discharged into soak away or existing onsite gully.
- All ground cover to be tarmacadam with onsite gullies for surface water drainage.

Given the location of the site being partly within Flood Risk Zones 2 and partly Flood Zone 3, the Council has an 'in principle' objection to the proposed development as this would run counter to the provisions of saved Local Plan Policy W/6; emerging Local Plan Policy CC2 'Flood Management'; and, the advice contained in Section 10 'Meeting the challenge of climate change, flooding and coastal change' in the NPPF. Policy W/6 of the Local Plan only permits development within areas at risk of flooding where environmentally acceptable measures are provided to mitigate risks. The NPPF requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding and where development is necessary, it should be made safe without increasing flood risk elsewhere. This necessitates the provision of a detailed and accurate 'sequential testing'. These requirements are not met by the proposal.

Conclusion

The site lies within the settlement limits for Minehead, and purely in locational terms the principle of development would be acceptable to the District Council. However, the issues highlighted above in respect of siting, scale, design, visual amenity, neighbours amenity, access, flood risk and impact on adjoining trees including future pressure to fell, are likely to prove difficult to overcome. Given all of the above points it is considered that the proposed scale and siting of this development as proposed cannot be undertaken in a satisfactory manner without leading to significant harm to the visual character and appearance of the area, possible highway safety issues, and to the impacts on both existing and future residential amenity in terms of loss of light and overbearing impact due to the juxtaposition of the new house. It is therefore recommended that planning permission for this development is refused for the reasons given.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.



Application No 3/21/16/055
 Erection of detached dwelling
 with associated vehicle parking
 and garden.
 62 King George Road,
 Minehead, TA24 5JE
 02/08/2016
 Planning Manager
 West Somerset Council,
 West Somerset House
 Killick Way
 Williton TA4 4QA
 West Somerset Council
 Licence Number: 100023932



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Delegated Decision List

Ref No.	Application	Proposal	Date	Decision Officer
3/04/16/005	20 Silverdale Close, Brushford, Dulverton, TA22 9BJ	Erection of first floor extension and single storey rear extension	13 October 2016	Grant SW
3/04/16/006	Rock Farm, Exebridge, Nr Dulverton, TA22 9RP	Erection of rear and side extensions	03 October 2016	Grant SW
3/05/16/007	Blue Anchor Bay Caravan Park, Blue Anchor Road, Carhampton, Minehead, TA24 6JT	Change of use of touring area for static holiday lodges	06 October 2016	Refuse SK
3/05/16/009	7 Vicarage Road, Carhampton, Minehead, TA24 6NR	Creation of vehicular access	06 October 2016	Grant SW
3/05/16/011	Middle Carriage, Station Yard, Railway Station, Blue Anchor, Minehead, TA24 6LG	Change of use of middle railway carriage from volunteers accommodation to seasonal camping coach	17 October 2016	Grant JC
3/07/16/009	Land adjacent to Steepy Piece, Crowcombe Hill, Crowcombe, Taunton, TA4 4AA	Improvements to field access	28 September 2016	Grant BM
3/07/16/013	Hooks, Crowcombe Road, Crowcombe, Taunton, TA4 4AE	Widening of existing doorway between kitchen and breakfast room	14 October 2016	Grant EP

Ref No.	Application	Proposal	Date	Decision Officer
3/18/16/006	Kilve Court Education Centre, Main Road, Kilve, Bridgwater, TA5 1EA	Replacement doors and windows and external redecoration to the accommodation block, installation of boiler in an outbuilding and external showers	18 October 2016	Grant EP
3/18/16/007	Kiln Cottage, Main Road, Kilve, Bridgwater, TA5 1DZ	Erection of single storey side and rear extension and construction of log store	13 October 2016	Grant BM
3/21/15/099	10 College Close, Alcombe, Minehead, TA24 6SX	Erection of canopy (Retention of work already undertaken)	28 July 2016	Refuse BK
3/21/16/045	Channel House Hotel, Church Path, Minehead, TA24 5QG	Erection of a detached building to provide a two bedroom holiday unit to be used in conjunction with The Channel House Hotel.	27 Septem ber 2016	Grant JC
3/21/16/074	22 Bampton Street, Minehead, TA24 5TT	Replacement of bathroom roof covering (retention of works already undertaken)	29 Septem ber 2016	Grant EP
3/21/16/077	Combe Water, 29 Manor Road, Alcombe, Minehead, TA24 6EJ	Erection of two storey extension together with a garage and conservatory	21 Septem ber 2016	Grant SW
3/21/16/078	Breenagh Works, Mart Road, Minehead, TA24 5BJ	Erection of a single storey office extension to the north elevation and a fence and gates across the site frontage	06 October 2016	Grant SK

Ref No.	Application	Proposal	Date	Decision	Officer
3/21/16/079	Pizza Hut, Butlins Somerwest World, Warren Road, Minehead, TA24 5SH	Replacement shop frontage at Pizza Hut	07 October 2016	Grant	BM
3/21/16/082	Butlins Somerwest World, Warren Road, Minehead, TA24 5SH	Demolition of existing glazed conservatory to front, proposed new extensions and landscaping to front of the Sun and Moon restaurant	12 October 2016	Grant	BM
3/21/16/087	55-57 Alcombe Road, Alcombe, Minehead, TA24 6BB	Display of 2x fascia sign, 1x logo sign, 1x projector sign and 1x ACM panel	14 October 2016	Grant	BM
3/21/16/089	63 Ponsford Road, Minehead, TA24 5DY	Erection of a single storey lean-to extension to the north elevation and a two storey hipped roof extension to the east elevation.	17 October 2016	Grant	BM
3/21/16/090	Tamarisk, 5 South Park, Minehead, TA24 8AL	Erection of single storey side extension	14 October 2016	Grant	SW
3/26/16/016	Little Garth, Manor Park, Old Cleeve, Minehead, TA24 6HL	Erection of a replacement side garage extension and construction of terrace to the rear	29 September 2016	Grant	SW
3/26/16/020	Glen Cottage, Huish Lane, Lower Washford,	Erection of garage (retention of works already undertaken)	21 September	Grant	BM

	Old Cleeve, Watchet, TA23 OPA		2016		
Ref No. 3/26/16/021	Application Wheatsheaf Cottage, Bilbrook, Old Cleeve, TA24 6HE	Proposal Erection of new detached garage/garden store at the rear of the property	Date 20 October 2016	Decision Grant	Officer SW
Ref No. 3/28/16/005	Application Higher Thornes Farm, Lower Weacombe, Taunton, TA4 4ED	Proposal Conversion of stable building to a holiday unit.	Date 30 September 2016	Decision Refuse	Officer SK
Ref No. 3/31/16/010	Application Kingswood Farm, Nevys Lane to Yard Ash Lane, Stogumber, Taunton, TA4 3TP	Proposal Conversion of the outbuilding to ancillary accommodation and home office/study. Works to repair slate roofs and leaning wall of the Linhay. Demolition of the kitchen extension to the Farmhouse to be replaced by a new extension.	Date 20 September 2016	Decision Grant	Officer EP
Ref No. 3/32/16/014	Application Stolford Farm, Stogursey, Bridgwater, TA5 1TW	Proposal Installation of new window	Date 18 October 2016	Decision Grant	Officer EP
Ref No. 3/36/16/003	Application Leeford Farm, Upton, Taunton, TA4 2DB	Proposal Construction of roof over yard area	Date 21 September 2016	Decision Prior approval not required	Officer JC
Ref No. 3/39/16/008	Application 27 Fore Street, Williton, Taunton, TA4 4PX	Proposal Re-roofing and cladding	Date 22 September 2016	Decision Grant	Officer SK
Ref No. ABD/28/16/001	Application Building east of Luckes Lane, Lower	Proposal Notification for Prior Approval for a Proposed Change of	Date 21 September	Decision Prior approval is	Officer SK

Weacombe, Williton, Taunton, TA4 4LP	Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development	2016	required and refused
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Ref No.	Application	Proposal	Date	Decision	Officer
C/02/16/001	Land off Cordings Ball, Brompton Ralph	Approval of details reserved by condition 4 (relating to a soft landscaping scheme) in relation to planning permission 3/02/15/006	21 Septe mber 2016	Grant	SW

Ref No.	Application	Proposal	Date	Decision	Officer
CA/16/16/001	Quantock House, Back Lane, Holford, Bridgwater, TA5 1RY	Notification to fell one ash tree (and to dead-wood one ash tree) within Holford Conservation Area	03 Octobe r 2016	Raise No Objection	DG

Ref No.	Application	Proposal	Date	Decision	Officer
T/26/16/004	18 Old Cleeve, Minehead, TA24 6HJ	Notification to fell two cypress trees within Old Cleeve Conservation Area	19 Octobe r 2016	Raise No Objection	DG