

PLANNING COMMITTEE

THURSDAY 12 DECEMBER 2013 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 28 November 2013 - **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: EIGHT

Date: 4 December 2013

<u>Ref No.</u>	<u>Application/Report</u>
3/21/13/104 Outline Planning Permission	Land Adjacent To The Stables On The Bridleway, Off Ellicombe Lane, Ellicombe, Minehead, Somerset Proposed Single Storey Dwelling Adjoining Existing Stables

6. Exmoor National Park Matters

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

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.

Application No:	3/21/13/104
Parish	Minehead
Application Type	Outline Planning Permission
Case Officer:	Michael Hicks
Grid Ref	298038 144534
Applicant	Mrs Gillian Barlow
Proposal	Proposed single storey dwelling adjoining existing stables
Location	Land adjacent to the stables on the bridleway, off Ellicombe Lane, Ellicombe, Minehead, Somerset
Reason for referral to Committee	Member request given recent proposals in the Ellicombe area

Risk Assessment

Description	Likelihood	Impact	Overall
Planning permission is refused for reason which could not be reasonable substantiated at appeal or approved for reasons which are not reasonable	2	3	6
Clear advice from Planning Officers and Legal advisor during the Committee meeting	1	3	3

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before the mitigation measurers have been actioned and after they have.

Site Location:

Land adjacent to the stables on the bridleway, off Ellicombe Lane, Ellicombe, Somerset

Description of development:

Proposed single storey dwelling adjoining existing stables

Consultations and Representations:

The Local Planning Authority has received the following representations:

Minehead Town Council

No comments received.

Highways Development Control

Standing advice applies.

Rights of way need to be notified to as access from Bridleway (WL 31/21) and special/additional permissions may be required.

Rights of Way Protection Officer

Thank you for consulting us on the above application. I have not visited the site.

I can confirm that there is a public right of way (PROW) recorded on the Definitive Map that runs along the access to the site at the present time (bridleway WL 31/21). I have attached a plan for your information.

Any proposed works must not encroach on to the width of the bridleway.

Bridleways can be used by members of the public on foot or horseback. The health and safety of users of the bridleway must be taken into consideration both during and after works to carry out the proposed development, and the full width must be available at all times. Somerset County Council (SCC) has maintenance responsibilities for the surface of the bridleway, but only to a standard suitable for the class of users as mentioned above. SCC will not be responsible for putting right any damage occurring to the surface of the

bridleway resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a bridleway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group.

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would

- make a PROW less convenient for continued public use (or)
- create a hazard to users of a PROW

then a temporary closure order will be necessary and a suitable alternative route must be provided.

Planning at Exmoor National Park

Thank you for consulting the National Park Authority on this application. The site appears to be outside the settlement boundary of Minehead and therefore in open countryside. I can see no convincing planning justification for the proposals that would overcome the presumption against new housing development in the countryside. The site is immediately opposite the National Park boundary and in the absence of a convincing case for development it is considered that the provision of a dwelling in this location would detract from the character and appearance of the National Park. If a case could be demonstrated for a dwelling then it is recommended that the design and materials be of an improved quality befitting this location in the immediate vicinity of the National Park.

I hope that you will be able to take these views into account when considering the application.

Public Consultation

The Local Planning Authority has not received any letters of objection or support.

Planning Policy Context

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that all development proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for West Somerset consists of the Somerset Minerals Local Plan (adopted April 2004), Somerset Waste Core Strategy (adopted February 2013) and the West Somerset District Local Plan (adopted April 2006).

The following Policies are considered relevant to this application:

- SP/1 Settlement Hierarchy
- SP/5 Development Outside Defined Settlements
- LC/1 Exmoor National Park Periphery
- LC/3 Landscape Character
- BD/1 Local Distinctiveness
- BD/2 Design of New Development
- T/3 Transport Requirements of New Development
- T/8 Residential Car Parking

National Policy

The National Planning Policy Framework, March 2012 (the NPPF) is a material planning consideration

Planning History

The following planning history is relevant to this application:

W/1510/C/1 B	Construction of a bungalow	Granted	11/07/1959
PRE/21/13/017	Construction of a bungalow	Advice given	28/03/2013

Pre application advice was sought earlier this year under reference PRE/21/13/017.

The pre application response concluded that:

'Until such time as the development boundaries change or justification can be made to prove that it is necessary to have an agricultural works dwelling on this site, it is unlikely that the development of a new dwelling would be supported by the Local Planning Authority'.

Proposal

The application is for Outline consent for a single storey dwelling with means of access. All other matters (appearance, landscaping, layout and scale) are for reserved matters approval at a later date. Indicative plans have been submitted. The indicative plans illustrate a single storey dwelling incorporating an attached carport. The indicative dwelling measures 18.89 metres in width by 9.25 metres in depth and has a maximum height of 5.5 metres with an attached carport and store measuring 3.55 by 7.7 metres.

Site Description

The site consists of an existing paddock located to the north of the junction between Ellicombe Lane and Combeland Road. The site is in open countryside and is located approximately 180 metres to the south of the existing Minehead settlement limits. The paddock is located to the western side of an unmetalled track which also provides vehicular access to the site and is also a Public Right of Way (Bridleway WL 31/21). The bridleway joins the road junction approximately 50 metres to the north of the proposed site access. The bridleway forms the boundary of Exmoor National Park which is located directly to the east of the site, approximately 5.0 metres from the eastern site boundary.

Ground levels from the front to the rear of the site and in a south westerly direction towards the nearby dwelling, 'Valley View'. Levels rise steeply from the rear of the site in a north westerly direction. There is an existing timber stable block to the north of the proposed dwelling. There is a range of vegetation to the eastern boundary consisting of shrubs and semi mature trees.

The site, including the existing stable block and adjoining paddock to the north of the subject site are currently used by the applicant for the keeping and grazing of horses.

Planning Analysis

Principle of Development and 5 year land supply

Overview

Policy SP/1 of the Local Plan designates Minehead as a town. Policy SP/2 of the Local Plan states that within the development limits of Minehead commercial or residential development will be permitted where:

- It does not result in the loss of land specifically identified for other uses.
- There is safe and convenient access by bus, cycle or on foot to facilities and employment.
- It involves infilling or small groups of dwellings, conversion, subdivision or redevelopment of an existing building or buildings or the redevelopment of previously developed land.

The settlement policies within the Local Plan seek to focus the majority of development within the town (Minehead), some development within rural centres (Watchet and Williton) and limited development within the designated villages. Minehead is classed as a Town in the settlement hierarchy and the Local Plan specifically identifies the extent of the development limits.

When dealing with sites outside of the development limits Policy SP/5 of the Local Plan is the relevant settlement policy. SP/5 requires that development on sites outside of the development limits is strictly controlled and limited to development that benefits social or economic activity, maintains or enhances the environment and does not significantly increase the need to travel.

However Paragraph 49 of the NPPF states that Development Plan policies that specifically deal with supply of housing should not be considered up to date where a local planning authority cannot demonstrate a 5 year land supply. In this scenario the Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Five Year Land Supply Implications

In view of the current progress in relation to the emerging Local Plan 2012-2032, it is acknowledged that the local planning authority is currently not in a position to demonstrate a five-year housing land supply in accordance with the paragraph 47 of the Framework. This situation is unlikely to change until the new Local Plan, with strategic site allocations, has progressed sufficiently so that it can be afforded significant weight.

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that all development proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Framework is a strong material consideration that indicates that, in view of the current position in respect of the five-year housing land supply, proposals should not be judged against criteria within Policy SP/5 but rather the main issue in this case will be whether the proposal constitutes sustainable development as defined by the NPPF.

Paragraph 14 of the NPPF sets out that, where the Development Plan is absent, silent or the relevant policies are out of date planning permission should not be granted where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so when assessed against the policies in the Framework or where specific policies in the NPPF indicate development should be restricted. The footnote to paragraph 14 states that restricted areas relates to sites (amongst other designations) designated as a National Park. Whilst the site is adjacent to, not within the Park it is considered to be a material consideration of considerable weight due to the close proximity of the site to the Park.

Notwithstanding the fact that the site is located outside of the development limits consideration must be given to whether the proposed development is suitable having regard to the principles of sustainable development and other material considerations, including the impact on landscape character.

Principles of Sustainable Development

Paragraph 7 of the Framework states that there are three dimensions of sustainable development, economic, social and environmental. Each dimension of sustainable development should not be considered in isolation and they are mutually dependant. Paragraph 6 of the Framework states that paragraphs 18 to 219 of The Framework should be taken as a whole and constitute the Government's view of what sustainable development means in practice for the planning system. In reaching a view as to whether the site is suitable for the development proposed a range of considerations are relevant. The remainder of the report will consider the various aspects of the proposal taking into account the economic, social and environmental facets of sustainable development.

Location of the Site (transport links/proximity to services and facilities)

Planning policy seeks to ensure that maximum use of public transport, cycling and walking can take place (paragraphs 17 and 35 of the Framework).

The site is located approximately 3/4 of a mile (1100 metres) from the centre of Alcombe, a little over 1 mile from a large supermarket and over 1 mile from the centre of Minehead. Collectively there is a good range of services and facilities in these locations. Although 3/4 of a mile to 1 mile is beyond what is considered to be easy walking distance it is a relatively easy cycling distance. The nearest bus stop is located on Bircham Road (A39) approximately 750 metres from the site. From Bircham Road there are approximately 3 buses an hour to the centre of Minehead and in the opposite direction to Taunton (via Williton). The Manual for Streets (2007) specifies a walkable neighbourhood as having a range of facilities within 800 metres which residents may 'access comfortably on foot'.

In relation to the assessment of walkability, regard should also be given to the general accessibility and convenience for potential occupiers in considering the transport sustainability of the proposal. It is accepted that the distances to various facilities from this site would be lower than for development in a remote open countryside location. In addition, the distances are not significantly greater than from the recently approved Ellicombe Meadow planning application (reference 3/21/13/084). However, regard should also be given to the safety and convenience for pedestrians and cyclists as well as the distances required. Future occupiers of the recently approved Ellicombe Meadow site would have safe and convenient access to Bircham Road and the wider Minehead area via footways whereas occupants of the subject site would access Minehead via unlit single track lanes, Ellicombe Lane and Combeland Road. As such it is likely that the overwhelming number of journeys would be undertaken by private vehicle due to the combination of poor accessibility for pedestrians, the lack of appropriate footways and the distance from services, facilities and employment.

Housing supply

In considering a proposal against sustainable development principles the provision of a supply of housing to meet the needs of present and future generations is an important factor. This development is for a single dwelling. As such the proposal does not represent a significant contribution to housing supply and therefore this factor is afforded relatively little weight.

Overall, it is considered that the proposed development promotes development in an unsustainable location and, as a single market dwelling, would not give rise to any significant social or economic benefit. No overriding environmental factors are set out within the proposal and as such it is considered that the proposal does not represent sustainable development and should not be granted planning permission.

2. Character and Appearance of the Area

The principle considerations relate to the impact of the proposal on landscape character, including the setting of Exmoor National Park and the general character and appearance of the area. Saved Policy LC/1 relates to the Exmoor National Park periphery. The policy states that:

"Development proposals in areas bordering Exmoor National Park, which may harm the landscape character of the Park will not be permitted"

In addition Saved Policy LC/3 states (inter alia) that:

"Development, which does not respect the character of the local landscape will not be permitted"

The site is located within an area of very distinct character. Whilst it is located outside the National Park boundary the site and its surroundings shares some of the landscape characteristics such as the steep topography with the adjacent areas to the east of the site

that are within the National Park. Within the Exmoor National Park Landscape Character Assessment, 2007 (the LCA) the area closest to the application site is classified within zone H, 'Plantations (with heathland) Hills'.

Section 10 of the LCA states:

This area occurs close to the eastern/north eastern boundary of the National Park, stretching from east to west immediately south of the town of Minehead across to Dunster. At Dunster, the hills are broken by the vale landscape surrounding the River Avill (LCA:p 114).....This is a visually striking landscape of dramatic hills that sits proud and pronounced from the adjacent landscape of the Farmed and Settled Vale.....(LCA:115).....As noted there are only a few vehicular roads through the forest. The lack of vehicles, and their movement in the landscape, makes for a very tranquil character (LCA:117) Strength of Landscape Character is deemed to be moderate – strong. The prominence of the hills and ridges and the extent and uniformity of the plantations make for a landscape of very distinctive character, with a strong sense of place (LCA:118).

Combeland Road forms a clear boundary between areas of contrasting landscape character. The area to the north, including the application site, encompasses the edge of the steep foothills of the Park, as described in the relevant sections of the National Park LCA quoted above. The access to the site along a non-metalled road, the steep topography and distinct appearance of the landscape provides a relatively remote character despite the proximity to Minehead. In contrast, the area to the south of Combeland Road, which includes the recently approved Ellicombe Meadow application is less dramatic in character and more closely related visually to the 'settled vale' as described in the National Park LCA. The topography of this area in contrast to the surroundings of the application site is more level and the immediate locality contains a relatively large amount of modern development and clusters of older dwellings.

Saved Policy LC/1 recognises that development adjoining the Park can have a detrimental impact on its setting and character and therefore does not permit development that would harm the landscape character of the Park. In addition, paragraph 115 of the NPPF states (inter alia) that:

"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty".

In relation to this it is further noted that the Exmoor National Park consider that in the absence of a convincing case for the development, the provision of a dwelling would detract from the character and appearance of the park. The proposed dwelling would not 'sit' within or adjoining existing development and as such is visually remote from other dwellings. The dwelling would be located approximately 75 metres from the bungalow to the south east of the site and approximately 110 metres from a pair of cottages located within the National Park to the south of 'Valley View'. These dwellings are very remote from other built development. The cottages are relatively well screened from views up the valley and as such the bungalow appears isolated and relatively incongruous in the valley setting. The provision of an additional dwelling in this location would further harm local landscape character.

The design and access statement submitted with the application refers to the construction of 'Valley View' in approximately 1963 which was approved in 1959 under reference W/1510/C/1 B. The bungalow was approved without an agricultural tie. This dwelling would have been granted under a very different planning regime to the current regime and as such the provision of this existing dwelling would have little weight as a material consideration in terms of justifying an additional dwelling in this location.

Having regard to the above considerations, it is considered that the proposed dwelling would appear incongruous in its setting, would not respect the character of the local landscape and

would harm the setting and landscape character of Exmoor National Park contrary to Saved policies LC/1, LC/3 and BD/1 of the adopted West Somerset Local Plan (2006) and the relevant sections of the National Planning Policy Framework specified in this report.

3. Residential Amenity

It is considered that the proposal would have no adverse impact on the amenities of nearby occupiers. The nearest dwelling, 'Valley View' is located approximately 75 metres to the south west of the subject site. As such the provision of a dwelling in this location would not have an undue impact on these occupiers in terms of overlooking, overshadowing or loss of outlook.

4. Highway Safety and Impact on the Public Right of Way

The Highways Authority have commented that 'standing advice' applies to this proposal. In this instance, the visibility for access onto the bridleway is considered to be acceptable and would provide sufficient visibility for pedestrians and the relatively limited, slow moving vehicles that use the lane. Visibility for vehicles exiting the Bridleway onto Combeland Road is approximately 16 metres to the right hand side and 25 metres to the left hand side. Combeland Road and Ellicombe lane are not subject to a speed restriction at this location. However, due to the restricted width and nature of the roads it is likely that average speeds are approximately between 20 and 25 mph. As such the visibility to the right hand side would be substandard. The applicant currently uses the site for the keeping of horses. This use currently generates vehicle movements that would be comparable to that of a single dwelling. As such having regard to the lack of demonstrable highway impact in terms of additional movements over the existing situation, it is considered that on balance the substandard visibility splay would not result in undue harm to highway safety.

The bridleway currently provides access to 4 dwellings and as such it is already used by vehicles for these occupiers and as mentioned above the applicant visits the site in connection with the keeping of horses. On balance therefore it is considered that the provision of the access via the bridleway is acceptable as the impact on it in terms of the safety and convenience of users would not be significantly over and above the existing situation. In terms of right of access over the bridleway, the applicant has submitted a letter from a solicitor dated November 2006. This confirms that the Land Registry has completed an application to register a right of way and that the property register contains an entry showing the claim. It is not clear from the application whether the right of way has been confirmed. Notwithstanding the lawfulness of the right of access, the bridleway provides an appropriate access to the site and it is considered that there would not be demonstrable harm to the convenience or safety of users because of the vehicle movements associated with the existing use and other dwellings on the bridleway. Nevertheless, during construction it may be necessary to temporarily close the right of way if the construction work would be prejudicial to the safety of users and would make the right of way less convenient for public use. This matter is covered by other non-planning legislation.

5. Consultation Period

Members attention is drawn to the public consultation period for the application which expires on the 13th of November. Delegated authority is requested for the Planning Manager to refuse this application unless substantive representations to approve the application are received.

Environmental Impact Assessment

This development does not fall within the scope of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999 and so Environmental Impact Assessment is not required.

Conclusion and Recommendation

It is considered that the proposal, is unacceptable for the reasons outlined above and it is recommended that Outline Planning Permission be refused. As the consultation period does

not expire until the 13th of November 2013, it is recommended that the Planning manager be granted delegated powers to approve this application unless substantive representations to approve the application are received.

Reason for Refusal :

The application site is located outside of the development limits for Minehead, as the local planning authority is currently unable to demonstrate a 5 year housing land supply, the proposal should be judged on sustainable development principles. Having regard to the location of the site it is considered that it is not suitably located in transport sustainability terms due to the relatively remote location and absence of safe and convenient pedestrian access to the site. In the opinion of the local planning authority no overriding social, economic or environmental factors weigh in favour of granting consent. The proposed dwelling by reason of its situation, in close proximity to Exmoor National Park, relative remoteness from other built development and distinctive character of the immediate landscape would result in demonstrable harm to the setting, character and appearance of the National Park and harm to local landscape character. Having regard to the above the proposal does not accord with Saved Policies LC/1, LC/3, BD/1, BD/2, T/3 and SP/5 of the adopted West Somerset District Local Plan and paragraphs 7, 14, 29, 32 (bullet point 2), 35, 109 and 115 of the National Planning Policy Framework.

Notes

1 This decision relates to Drawing Numbers: Site Location Plan, 2175/01/00 01, 2175/02/00 02 only.

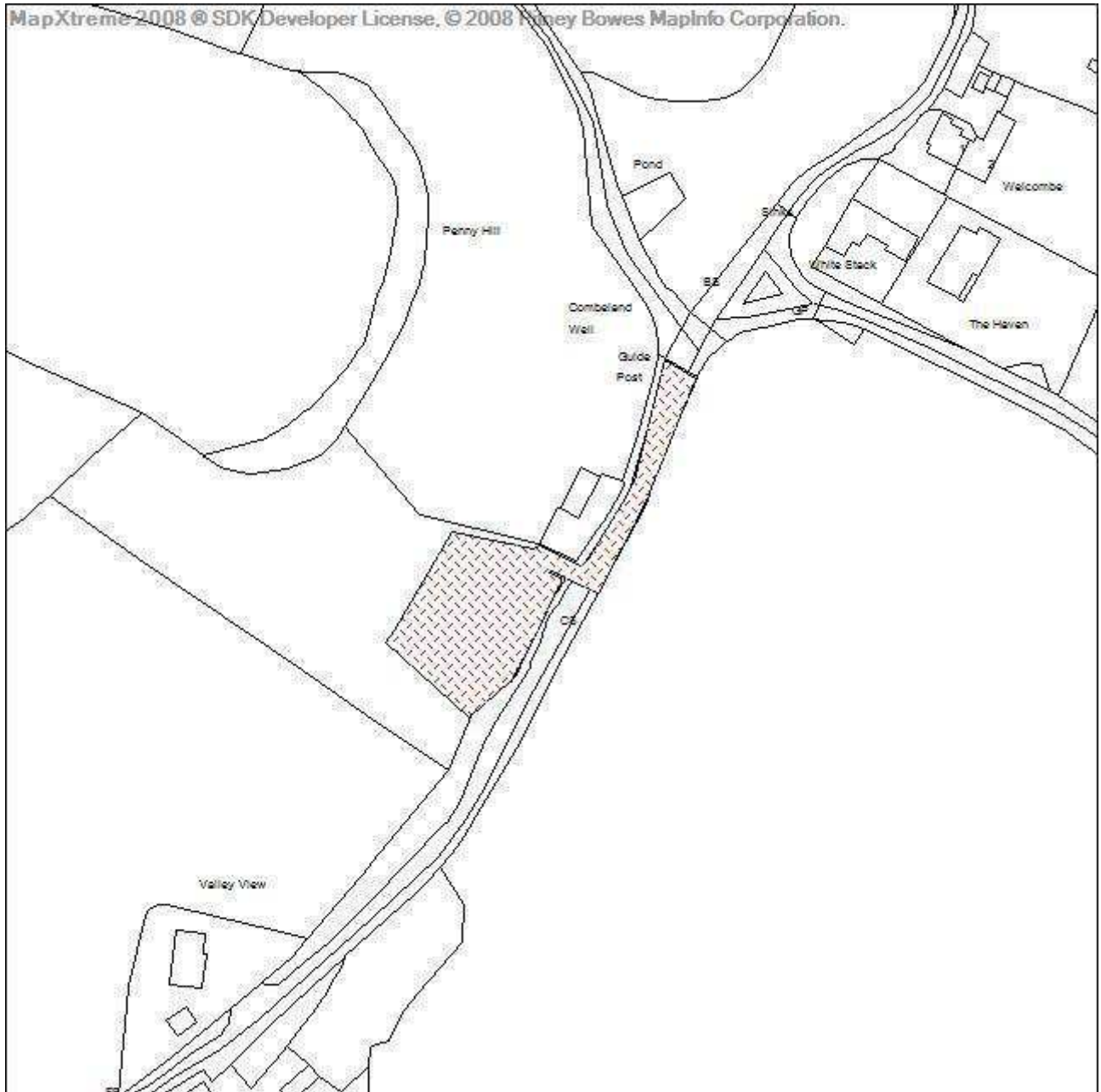
2 STATEMENT OF POSITIVE WORKING

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 and 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.

The application was considered not to represent sustainable development and the development would not improve the economic, social or environmental conditions of the area.

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.

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.



Application No 3/21/13/104
Proposed single storey dwelling
adjoining existing stables
Land adjacent to the stables on
the bridleway, off Ellicombe
Lane, Ellicombe, Somerset
11 November 2013
Planning Manager
West Somerset Council
West Somerset House
Killick Way
Williton TA4 4QA
West Somerset Council
Licence Number: 100023932



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Easting: 298038 Northing: 144534
Scale:
1:1250

Delegated Decision List

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/095	14 King Edward Road, Minehead, TA24 5EA Remove existing flat roof utility and glass lean too. Construction of single storey side extension to kitchen and utility room.	27 November 2013	Grant
3/21/13/096	HSBC, Wellington Square, Minehead, TA24 5LH Removal of two internal self-service machines and replacement with one self-service machine	25 November 2013	Grant
3/21/13/097	3 Paganel Way, Minehead, TA24 5HA Proposed single storey extension with balcony	26 November 2013	Grant
3/21/13/098	37 Quarry Close, Alcombe, Minehead, TA24 6ED Installation of new access from French doors to patio	22 November 2013	Grant
3/32/13/029	1 High Street, Stogursey, Bridgwater, TA5 1TB Change of use from A1 to mixed use A3/A5 for the purposes of cooking & selling hot food for eating-in and take-away	27 November 2013	Grant
3/32/13/031	Shurton Lodge, Shurton Lane, Stogursey, Bridgwater, TA5 1QF Replacement windows	28 November 2013	Grant
3/33/13/001	St Nicholas Church, Cross Elms Hill, Kilton, TA5 1ST Single storey timber outbuilding	22 November 2013	Refuse
3/39/13/027	21 Bridge Street, Williton, Taunton, TA4 4NR Installation of one side window	25 November 2013	Grant
3/39/13/028	21 Bridge Street, Williton, Taunton, TA4 4NR Installation of two rear dormer windows, one side	25 November	Grant

window and internal alterations

2013

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/39/13/032	15 FIVE BELLS, WILLITON, WATCHET, TA23 0HZ Erect a single storey extension to the west elevation and convert the existing garage into habitable accommodation.	02 December 2013	Grant
CA/21/13/0 12	Bampton Mews, Bampton Street, Minehead, TA24 5TU To remove the top 7m of 4 leylandii	22 November 2013	Raise No Objection