



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 15 February 2017

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Dear Councillor

I hereby give you notice to attend the following meeting:

**PLANNING COMMITTEE**

**Date: Thursday 23 February 2017**

**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.

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Yours sincerely

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

**BRUCE LANG**  
Proper Officer

## PLANNING COMMITTEE

THURSDAY 23 FEBRUARY 2017 at 4.30pm  
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

### AGENDA

#### 1. Apologies for Absence

#### 2. Minutes

Minutes of the Meeting of the 26 January 2017 - **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: Nine**

**Date: 15 February 2017**

<u>Ref No.</u>	<u>Application/Report</u>
3/01/16/004	Application for approval of reserved matters following outline application (3/01/15/009) for the erection of 1 No. dwelling house with double garage and formation of vehicular access. Land adjacent to Chilcombe House, 30 Trendle Lane, Bicknoller, Taunton, TA4 4EG
3/05/16/014	Display of 2 non-illuminated post mounted signs at the entrance. Blue Anchor Bay Caravan Park, Blue Anchor Road, Carhampton, Minehead, TA24 6JT
3/21/16/130	Raising of the roof structure with erection of a first floor side extension on the east elevation with a Juliet balcony on the north elevation. Flat 1, McDanas, Warren Road, Minehead, TA24 5BG

3/21/17/003	Installation of TV aerial and satellite dish, erection of fence and gate between the garage and internal garden wall, demolition of boundary stone walls and replacement with timber by-fold gates and fence with formation of parking area. 5 Irnham Road, Minehead, TA24 5DL
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6. **Exmoor National Park Matters** - **Councillor to report**

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

8. **Appeals Lodged**

No appeals lodged

9. **Appeals Decided**

No appeals decided

10. **Reserve date for site visits** – Monday 27<sup>th</sup> March 2017

11. **Next Committee date** – Thursday 30<sup>th</sup> March 2017

### RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

<b>Likelihood (Probability)</b>	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
<b>Impact (Consequences)</b>							

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 26 January 2017 at 4.30 pm

#### Present:

Councillor S J Pugsley .....Chairman  
Councillor B Maitland-Walker .....Vice Chairman

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

Councillor I Jones  
Councillor P Murphy  
Councillor J Parbrook  
Councillor K Turner  
Councillor R Woods

#### Officers in Attendance:

Tim Burton – Assistant Director-Planning and Environment  
Area Planning Manager – Bryn Kitching  
Legal Advisor Martin Evans – Shape Partnership Services  
Democratic Services Officer – Tracey Meadows

#### **P72 Apologies for Absence**

There were apologies from Councillors Morgan and Venner.

#### **P73 Minutes**

**Resolved** that the Minutes of the Planning Committee Meeting held on the 12 January 2017 circulated at the meeting be confirmed as a correct record with amendments as stated at the meeting.

Proposed by Councillor Turner and seconded by Councillor Heywood

**The motion was carried.**

#### **P74 Declarations of Interest or Lobbying**

Councillor Woods declared a personal interest on application No. 3/26/16/026 and left the room whilst the item was being discussed and voted on. All Councillors declared that they had been lobbied on application No. 3/39/16/002. Councillor Murphy declared a pecuniary interest as he was a customer of Lloyds Bank through his role as the treasurer of a voluntary society in Watchet.

#### **P75 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P76	3/26/16/026	Erection of a 0.90m picket fence and shed. 4 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead	Mr James Scott	Agent	

P76	3/39/16/002	Erection of up to 480sq.m gross of flexible A1/A2 floor space including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout)	Mr Brian Taylor  Mr Edward Martin	Resident  Resident	objection  objection
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## **P76 Town and Country Planning Act 1990 and Other Matters**

Report Eight of the Planning Team dated 18 January 2017 (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**

**3/26/16/026 – Erection of a 0.90m picket fence and shed. 4 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead**

### **Comment raised by the speaker included;**

- The nature of the developments in Cleeve Park was that they were small chalet bungalows with a pitched roof design. There was very little attic/loft space, that combined with the small footprint meant that a shed for extra storage was needed;
- The picket fence was required for privacy;
- Erection of the fence would not impinge any of the roots of the established trees within the rear garden;
- Small shrubs would be transposed without damage;

### **The Member's debate centred on the following issues;**

- Concerns with the fence due to the open nature of the site;
- This was an open plan site with not every property has a fence showing the boundaries;
- No condition indicated for the colour of the shed and fence;

Councillor Turner proposed and Councillor Heywood seconded a motion that the application be **APPROVED** with an added condition that the fence and shed be stained in a natural wood colour.

**The motion was carried**

**Reference Location, Proposal, Debate and Decision**

**3/39/16/002 – Erection of up to 480 sq. m gross of flexible A1/A2 floor space including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout)**

**Comment raised by the speakers included;**

- If this development was situated where it was proposed it would split the village and we would lose facilities;
- The proposed walkway through Lloyds Bank would mean the loss of the bank, this bank was vital to the village and we could not afford to lose it;
- Not against change in the village, but we needed the right change for the right reasons;
- It was important for the vibrancy and vitality of the village to remain intact;
- Loss of trade;
- Highway issues;
- The previous application of 90 new homes would add to the vibrancy of the village;
- The new units would not add anything to the village that we already had;
- Loss of on street parking would affect the vitality of the other businesses in the village;

**The Member's debate centred on the following issues;**

- No mention of parking for staff or shoppers in the proposal;
- A walk way through Lloyds Bank would result in the village losing this valuable asset, as the bank would not relocate to another location in the village;
- Loss of trade in the village, not viable;
- Already empty premises in the village, cannot see what would be gained;
- Inadequate parking and turning space on the site;
- Vitality of the village was very important;
- The proposed walk way through Lloyds Bank would affect the street scene;
- Development contrary to SC6;
- We cannot not turn this outline application down on the supposition that the bank would close;
- It would be possible to support this scheme provided the right conditions were applied;
- Not happy that the application has come to Planning Committee with two appeals pending;
- This application would improve the situation in Williton with a walk way through Lloyds Bank into the retail area being an enhancement of the street scene;
- Concerns with the safety aspects of the walkway with limited space and not well lit which would be difficult to manage at night;
- This application was compliant with our newly adopted Local Plan;

Councillor Aldridge proposed and Councillor Parbrook seconded a motion that the application be **APPROVED** subject to additional conditions for at least one of the

units to have A2 use, Staff parking and vehicles must enter and exit in a forward gear, appropriate lighting, surfacing and the facade of the walkway. Plus the additional Grampian condition on the late correspondence sheet for condition 7. No development shall commence until such time as scheme to provide the highway works indicated on plan number W110057\_SK\_03 has been submitted to and approved in writing by the local planning authority. The use of the building shall not commence until such time as the agreed works have been provided in full.

**The motion was carried**

**P77 Exmoor National Park Matters**

No meeting of the National Park since the last meeting on the 12 January 2017.

**P78 Delegated Decision List (replies from Officers are in italic)**

Committee was advised to read the Delegated Decision List and contact the Area Planning Manager separately with any queries.

**P79 Appeals Lodged**

No appeals lodged

**P80 Appeals Decided**

3/26/16/009 - Erection of rear and side extensions at 55 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JF – Appeal Dismissed.

3/26/16/015 - Erection of a rear extension at 55 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JF – Appeal Allowed.

3/17/15/004 - 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 – Appeal Allowed.

The meeting closed at 6.40pm

<b>Application No:</b>	<a href="#">3/01/16/004</a>
<b>Parish</b>	Bicknoller
<b>Application Type</b>	Reserved matters
<b>Case Officer:</b>	Sue Keal
<b>Grid Ref</b>	Easting: 311517    Northing: 139007
<b>Applicant</b>	Mr Hawkins
<b>Proposal</b>	Application for approval of reserved matters following outline application (3/01/15/009) for the erection of 1 No. dwelling house with double garage and formation of vehicular access
<b>Location</b>	Land adjacent to Chilcombe House, 30 Trendle Lane, Bicknoller, Taunton, TA4 4EG
<b>Reason for referral to Committee</b>	<b>The views of the Parish Council are contrary to the recommendation</b>

## Recommendation

Recommended decision: Grant

### Recommended Conditions (if applicable)

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

(A1) DRNO 719/16/005 Rev D, Proposed Site Layout  
(A3) DRNO 719/16/006 Rev A, Location & Block Plans  
(A1) DRNO 719/16/002 Rev B, Proposed Elevations  
(A1) DRNO 719/16/003 Rev A, Proposed Floor Plans  
(A1) DRNO 719/16/004 Rev A, Proposed Garage

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

- 2 No works shall be undertaken on site unless confirmation of the materials and finishes to be used in the cladding at first floor level on the northern and eastern elevation, details of the facing brickwork on the exterior walls of the house plus the colour of the cement render of the proposed garage and details of the red clay plain tile on the roof covering of the house and roof covering of the garage, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the details so approved.

Reason: To safeguard the character and appearance of the building having regard to the provisions of Policies NH1, NH5, NH13 and NH14 of the West Somerset Local Plan to 2032.

## **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. During the consideration of the application issues were raised by a statutory consultee confirmation of the specific dimension of the eastern visibility splay. The Local Planning Authority contacted the agent and sought amendments to the scheme to address this issue and amended plans were submitted. For the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.

- 2 The applicants attention is drawn to the condition regarding additional information being required on the confirmed use of colour materials required in addition to the original condition 3 of the Outline planning permission ref 3/01/15/009.
- 3 The applicants attention is drawn to condition 8. of the Outline permission ref 3/01/15/009 regarding additional information being required regarding the proposed bat and bird boxes to be incorporated into the development along with photographic evidence and the Timing of these works having to be agreed in writing with the LPA and County Contratcs (Ecologists) as per the survey dated May 2015.

## **Proposal**

Application for approval of reserved matters following outline application (3/01/15/009) for the erection of 1 No. dwelling house with double garage and formation of vehicular access.

## **Site Description**

The development site has an area of approximately 0.13 hectares and is currently part of a garden area to Chilcombe House, a large detached dwelling. The proposal plot is located in the eastern corner of the site and where the adjacent roadside boundaries are Trendle Lane and Chilcombe Lane. It is currently used as garden/amenity space and is well shielded with clusters of several established trees and hedgerows along all the boundaries. There is an existing water course/stream

that runs through the northern boundary of the site which has previously been diverted into two courses as an ornamental feature of the garden. There is also a small area of land adjacent to the existing boundary of the site and on the corner of Trendle Lane and Chilcombe Lane which is common land.

Along the southern boundary of the site is a non-protected hedgerow and a stone faced bank that is set back behind the outer trimmed face of the mainly holly hedge. The proposal will involve the removal of approximately 14m of hedgerow to the east and 17m of hedgerow to the west. The rest of the hedging along this boundary will be trimmed back in order to form the required visibility splay.

## **Relevant Planning History**

Outline planning permission was granted for the erection of a dwelling and formation of a vehicle access from Chilcombe Lane in November 2015

## **Consultation Responses**

*Bicknoller Parish Council –*

Our previous comments [on the outline application] stand. Please confirm these will be taken into consideration when considering this application.

*Original comments*

Bicknoller Parish Council is objecting to the application because of the access and appearance of the development in its current form not against proposals to build within the village development area.

The Parish Council is deeply concerned over the proposed access opening into Chilcombe Lane, when the requirements of the Highways Dept. are taken into account the hedge removal in Chilcombe lane becomes 95 meters and will therefore significantly change the profile of that part of the village. The Parish Council suggests that the entrance to Chilcombe House be shared with the proposed development, there is more than enough width from Trendle Lane to the proposed developments building line for this to be implemented without any disruption.

The Parish Council does not believe the orientation of the house appears to be in the best interests of the site as a whole, it would be much better to build it at a 90° angle orientation to make best use of the site.

Furthermore the Parish Council Considers it necessary to divert the running stream in the garden into the dry water course also in the garden, but with care not to disrupt or increase the existing water flow and by doing so increase or create any flood risk in Trendle Lane or further downstream in the heart of the Village.

*Highways Development Control* – comment:

The current proposal is for the approval of reserve matters following outline application (3/01/15/009).

After assessing the accompanying updated planning statement for application (3/01/15/009) I have no objections to the approval of reserve matters. Please note on drawing no:719/16/005 the easterly visibility splay (Y2) from the proposed access point reads 25mm instead of what I assume is supposed to be 25.00m.

*Biodiversity and Landscaping Officer* - The proposed species of the new hedge is fine. However could the applicant state total numbers of proposed plants?

*Quantock Hills AONB* - No comments received on this proposal.

## **Representations Received**

None 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 West Somerset Local Plan to 2032, retained 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.

### **West Somerset Local Plan to 2032**

SC1	Hierarchy of settlements
SV1	Development at primary and secondary villages
NH1	Historic Environment
NH5	Landscape character protection
NH6	Nature conservation & biodiversity protection & enhancement
ID1	Infrastructure delivery
CC2	Flood Risk Management
CC6	Water Management

## **Retained saved polices of the West Somerset Local Plan (2006)**

T/8	Residential Car Parking
TW/1	Trees and Woodland Protection
TW/2	Hedgerows

## **Determining issues and considerations**

The principle of this development has previously been approved by the Outline application and is not for consideration as part of this reserved matter application

The following elements are being considered under Reserved Matters: Appearance, Landscaping, Layout and Scale of development. The access has previously been approved at outline stage and no changes are now being sought to that which was approved.

The main issues and considerations in this case are;

- **Impacts on the character and appearance of the area**
- **Landscape**
- **Biodiversity**
- **Impacts on residential amenity**
- **Drainage**

### **Impacts on the character and appearance of the area**

The existing site is not located within a designated Conservation Area but the site is within an Area of Outstanding Natural Beauty.

The proposed house is to be a two storey detached 5 bed dwelling, with a proposed footprint of 115sqm. It will also be accompanied by a single storey garage/log store/garden implement and bicycle store with a total footprint of 62sqm. The footprint, orientation and position of the house and garage are shown on dwg. no. 719/16/005 Rev D (dated Oct 16) and is similar to that of the indicative layout provided at outline stage.

The dwelling is to be finished in painted render under a clay pantile roof. The eastern rear projection will have facing brickwork on the ground floor with natural cedar or larch cladding on the first floor. As there is a slight slope on the site, the dwelling will sit upon a brick plinth with the eaves ranging from 5m to 5.5m above the existing ground level. The ridge would be a further 3.5 m above the eaves.

Timber windows, barge and verge boards are to be used and a Danish oiled oak porch under a red tiled roof will be the principle focal entrance point. The rainwater goods are to be pre-weathered zinc as an alternative to pvc or aluminium.

In considering the Parish Council comment regarding the orientation of the house and it should be rotated 90 degrees to make the best use of the site, the proposed

orientation in this submission echoes that of the indicative layout at outline stage. There is no strong building line along this part of Trendle Lane and the strong landscaped northern boundary is to be retained and it is considered that the position is acceptable and does not result in any harm to the character of the area.

The associated garage will be constructed in matching materials to the main house apart from using local reclaimed double Roman tiles. These materials will match the local vernacular which is within the Quantock Hills AONB and are considered acceptable and will not have significant impacts on the character and appearance of the area. It is therefore considered that the design is acceptable and accords with policies NH5, NH6, NH13 and NH14 of the adopted West Somerset Local Plan to 2032

### **Landscape;**

Important trees will be retained and allowance has been made for the retention and protection of existing hedgerows and trees at the site. The development will also maintain, respect and re-enforce local distinctiveness as required by the Bicknoller Village Design Statement which has been produced by the Parish Council, but this is not a document that has been through the formal procedures for Parish Plans and so has limited weight. The garage and house is proposed to be set back from the northern boundary trees to avoid damaging existing tree roots and are well outside of the Root Protection Areas.

Some of the boundary hedge and low bank will need to be removed and new hedging would need to be planted above a new stone and rubble bank and be realigned in order to provide the required visibility splay and entrance. Behind the new hedgerow on the inside of the boundary it is proposed to erect a hazel hurdle fence. The new hedging will be a triple staggered row of holly, hazel and field maple. Comments from the Councils Landscape Officer advise that the proposed species of the new hedge is acceptable

The remaining garden area at the site will comprise of re-seeded lawn following completion of the construction. A small ornamental stream in the existing garden is to be blocked off and diverted back to its original course and is to be backfilled.

The boundaries on the northern and eastern part of the site will remain the same.

Hard landscaping within the plot will consist of a small paved terrace at the rear of the house. A type 'A' waiting bay will be surface with hot rolled tarmac adjacent to the highway edge and in front of the entrance gates and were previously agreed at Outline stage. The new driveway surface is proposed to be finished in 6-10mm South Cerney chippings. All of these details are indicated on dwg. no. 719/16/005 Rev D.

Given the discussion above, it is considered that the hard and soft landscaping details are acceptable and will not have significant impacts on the character of the area in landscaping terms, would respect the natural beauty and character of the Quantock Hills Area of Outstanding Natural Beauty, and are in accordance with local planning policies TW/1 and TW/2 of the saved 2006 adopted West Somerset District

Local Plan (WSDLP) and policies NH1, NH5, NH6, NH13 and NH14 of the adopted West Somerset Local Plan to 2032

### **Biodiversity**

At outline stage, the applicant submitted a Protected Species Survey report prepared by Country Contracts, dated May 2015, in which appropriate mitigation for protected species at the site. The planning agent has confirmed that the recommendations of the survey will be implemented, namely providing 1 no. bat box in the western roofslope as per dwg. no. 719/16/002B.

Two further proprietary bird nesting boxes are to be positioned in the canopy of retained trees. Photographic evidence will be provided. The timing of these works are to be agreed with both the LPA and County Contracts and a condition was appended to the Outline scheme (ref 3/01/15/009, condition 8). This element of the proposal is considered acceptable in accordance with local planning policy NH6 of the West Somerset Local Plan to 2032.

### **Impacts on residential amenity**

The proposed siting for the dwelling is not considered to have any adverse impact on residential amenity in the area as the site is well screened from any adjoining neighbours. The proposal accords with policies NH1 and NH13 of the adopted West Somerset Local Plan to 2032.

### **Drainage**

The site is not identified by the Environment Agency as being at risk of flooding and therefore no Flood Risk Assessment is required in this case.

There is an existing bed of an old watercourse/stream and at some point this has been blocked and an additional ornamental water course/diversion be made. It is proposed to block off the watercourse spur and re-instate the original watercourse from the existing attenuation pond as part of this development as the previous arrangement. The previous Parish comments considered it was necessary to divert the stream within the garden. It is considered that these works would not increase flooding risks in Trendle Lane.

In terms of surface water this was controlled by a condition on the outline planning consent and it is proposed that surface water would be disposed of via soakaways as indicated on the site layout drawing 719/16/005 Rev D. The proposed positions of the soakaways will undergo percolation test under the Building Regulations legislation.

A drainage channel is also proposed to provide drainage at the new access to the site and the adjacent highway to prevent surface water running onto the carriageway.

Given the above considerations it is considered that this proposal accords with planning policies CC2 and CC6 of the West Somerset Local Plan to 2032.

## **Conclusion**

Given the discussions of all of the above elements to be considered at Reserved Matters Stage following the previous Outline approval, all of the primary considerations have been addressed and the application is considered to be acceptable.

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

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Application No 3/01/16/004  
Application for approval of  
reserved matters following  
outline application (3/01/15/009)  
for the erection of 1 No. dwelling  
house with double garage and  
formation of vehicular access  
Land adjacent to Chilcombe  
House, 30 Trendle Lane,  
Bicknoller, TA4 4EG  
25th November 2016  
Planning Manager  
West Somerset Council,  
West Somerset House  
Killick Way



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Easting: 311616  
Northing: 139026

Scale: 1:1250

<b>Application No:</b>	<a href="#">3/05/16/014</a>
<b>Parish</b>	Carhampton
<b>Application Type</b>	Advertisement Consent
<b>Case Officer:</b>	Sue Keal
<b>Grid Ref</b>	Easting: 302240    Northing: 143477
<b>Applicant</b>	Hoburne Ltd
<b>Proposal</b>	Display of 2 non-illuminated post mounted signs at the entrance
<b>Location</b>	Blue Anchor Bay Caravan Park, Blue Anchor Road, Carhampton, Minehead, TA24 6JT
<b>Reason for referral to Committee</b>	<b>The views of the Parish Council are contrary to the recommendation</b>

## Recommendation

Recommended decision: Grant

### Recommended Conditions (if applicable)

- 1 (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  - (ii) No advertisement shall be sited or displayed so as to:
    - (a) endanger persons using any highway, railway, waterway, dock, harbour, or aerodrome (civil or military);
    - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
    - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
  - (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  - (iv) Any structure of hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  - (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: These conditions are specified in the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and Saved Policy BD/7 of the West Somerset District Local Plan (2006).

- 2 This consent shall expire at the end of a period of five years from the date of this approval.

Reason: These conditions are specified in the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and Saved Policy BD/7 of the West Somerset District Local Plan (2006).

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

(A3) Location Plan

(A4) Block Plan

(A3) Design Proof & Specification drawing (new signs), dated Oct 2016

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

### **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**

Proposed display of (two) Updated signage at the entrance to Hoburne Holiday Park, Blue Anchor.

### **Site Description**

The existing Hoburne, caravan site occupies an area of 11.5ha and is located alongside the adjacent (A39) highway route along the seafront area of Blue Anchor. It is 5 miles from the rural centre of Minehead, 3 miles from Watchet and approximately 20 miles North West of Taunton. The overall site currently has 314

static caravans, 99 touring pitches, 1 chalet and 1 lodge plus 4 camping pods. Facilities for visitors include an indoor swimming pool, outdoor adventure playground, crazy golf, shop and launderette.

Boundaries of the site the subject of this application measuring 1.6ha and include the main road, seafront and coastline to the north (front) and the entrance to the site. Directly to the east is a small pumping station. The Pill River and open agricultural land and Home Farm are located to the south eastern corner. To the south is another section of the overall Hoburne site where there are several static caravans sited. To the west and also within the existing site is Pill Copse and further caravans, the entrance to the park, plus the associated reception building, shop and swimming pool.

The land on which the park is sited is flat and was original in the past agricultural land.

## **Relevant Planning History**

Details of the original history of the use at the site is unclear. However, it is confirmed that a site licence was issued on 13/01/86 for both the siting of static caravans and touring caravans and tents. The applicants confirm that a holiday chalet for disabled persons on field no 3. was granted on 17/06/82. There are a series of 8 other minor applications issued between 1987 -2006. Advertisement consent was also granted for four flagpoles at the entrance of the site on 12/09/2014. A further application for the change of use of the existing camping area for the siting of static caravans ref 3/05/16/007 was refused on 6/10/15.

## **Consultation Responses**

*Carhampton Parish Council -*

At the February meeting of Carhampton Parish Council objections were raised that the colour, and the square 'commercial looking' shape are not in keeping with the seaside style of the existing sign.

*Highways Development Control - Standing Advice*

## **Representations Received**

None

## **Determining Issues and Considerations.**

This planning submission seeks advertisement consent for the erection and display of two upgraded entrance signs to be located either side of the entrance to the site which is adjacent to the Blue Anchor seafront.

The proposed new signs are to be a squared shape in Canadian Douglas Fir with metallic silver acrylic letter and posts. These signs will be non illuminated. The current signage either side of the entrance have a mid blue background with a multi-coloured 'beachball' logo above sand coloured 'Hoburne' with a red lozenge shape containing Blue Anchor in white lettering plus additional words ' Holiday homes for sale' and 'Tourers Welcome' also in white text.

### ***The impact of the advertisement on amenity***

The proposed new signs are to measure 2.40m high x 2.80m in width x 0.03 deep and will be 0.90m from the ground to the base of the advertisement. The maximum height of the individual letter and symbols will be 31cm and be finished in a silver acrylic material. The text will either be right or left justified depending on which side of the entrance they are located. The background of the signs is proposed to be a mid brown Canadian Douglas Fir colour. The new signs will be of a more regular shape and will not be as tall as the current blue signage

The existing site is not within a designated Conservation Area and there are no Listed Buildings in the Vicinity. The nearest residential neighbours are located some considerable distance away to the east and west along the end of the seafront area.

It is noted that the local parish council have objected to the new signs as they consider that they are more commercial in appearance and not in-keeping with the existing seaside style of sign. It is further noted that recently, new timber hit and miss fencing at a height of 1m approximately has been erected along the front (seaside) boundary of the holiday park with the adjoining highway.

The replacement advertisement signs are more restrained in appearance with a brown cedar background and silver letters and symbols and a direct contrast to the current highly coloured signage at the entrance to the holiday park. The new signs are part of the upgrading on the site and the new signage has been designed to reflect the investment at the site, and is considered acceptable.

The new signs are wider than the existing with an overall width of 2.80m as compared to only 1.42m, and the current signs range from 0.75 to 0.83m from the base of the ground and the replacements are proposed to be slightly higher at 0.90m from the base of the advertisement to the ground, however these details along with the design scale and colour are considered acceptable.

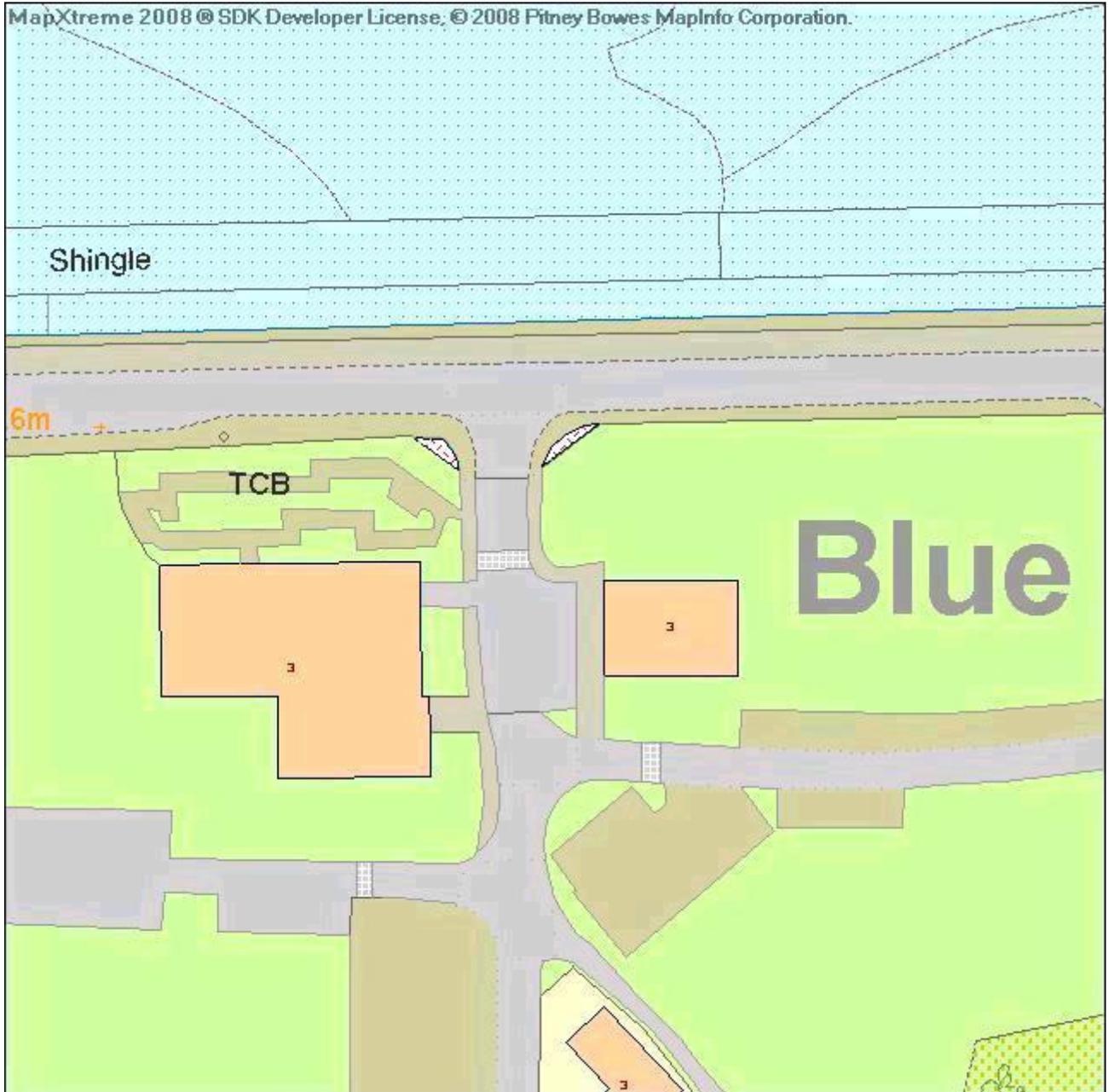
Given the above commentary, it is considered that the proposed advert(s) would be in keeping with the amenity of the surrounding area by reason of the design, scale,

colour and proposed use of materials. This upgraded signage supports further upgrades and investment at the site.

***The impact of the advertisement on public safety***

The proposed new entrance signs and the associated posts on which they are to be displayed (two, one each side of the entrance at the front of the existing site) are set back away from the adjoining highway and footpath within small landscaped areas within the curtilage of the park and will have no significant impacts on public safety. It is considered that the proposed advert(s) would not have an undue impact on highway or public safety by reason of the design, siting, and nature of the proposed.

It is considered that the proposed advert(s) would not have an undue impact on highway or public safety by reason of the design, siting, and nature of non illumination proposed.



Application No 3/05/16/014  
 Display of 2 non-illuminated post  
 mounted signs at the entrance  
 Blue Anchor Bay Caravan Park,  
 Blue Anchor Road, Carhampton,  
 TA24 6JT  
 13th January 2017  
 Planning Manager  
 West Somerset Council,  
 West Somerset House  
 Killick Way  
 Williton TA4 4QA

West Somerset Council  
 Licence Number: 100023932



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Scale: 1:750



<b>Application No:</b>	<a href="#">3/21/16/130</a>
<b>Parish</b>	Minehead
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Sarah Wilsher
<b>Grid Ref</b>	Easting: 297595    Northing: 146332
<b>Applicant</b>	Mr Mark Dana
<b>Proposal</b>	Raising of the roof structure with erection of a first floor side extension on the east elevation with a juliet balcony on the north elevation
<b>Location</b>	Flat 1, McDanas, Warren Road, Minehead, TA24 5BG
<b>Reason for referral to Committee</b>	<b>The views of the Town Council are contrary to the recommendation</b>

## 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:

(A3) DrNo 1465/200 Proposed Site Plans  
(A1) DrNo 1465/201 Proposed Floor Plans  
(A1) DrNo 1465/202 Proposed Elevations

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

- 3 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 Retained Saved Policy BD/3 of the West Somerset District Local Plan (2006).

- 4 Details of the colour of render to be used in the construction of the external surfaces of the works hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and thereafter be so retained.

Reason: To safeguard the appearance of the building having regard to the provisions of Retained Saved Policy BD/3 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.

- 2 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**

It is proposed to raise the roof by 2 metres in order to provide greater headspace and floor space for the first floor flat together with a mezzanine loft space for storage. The internal living area will be increased from approximately 3 x 7 metres to 7.8 x 7.15 metres, with the loft area of 3.75 x 7.2 metres.

Also, a side extension at first floor level on the east elevation will be added. This extension will be 1 metre long and 7.5 metres long and will be constructed off metal stilts. The new raised roof will change from a hipped to a pitch roof, whilst the extension will be a hipped roof which will be 350mm lower than the proposed main ridge height. The eaves height of the extension will match the eaves height of the building. Rooflights will be installed in the east and west elevations.

The windows on the north elevation will be replaced with patio doors and a Juliet balcony will be added with a glass balustrade.

The new walls at first floor level will be rendered and the roof will be clay tiles. The fenestration will be aluminium frame double glazed units.

## Site Description

McDanas is a modern red brick detached building with a clay tiled hipped roof which faces the seafront to the north. It has a take-away food outlet on the ground floor with a studio flat on the first floor. There is a balcony at first floor level to the south (rear) held up with metal struts. It is sited just outside the eastern end of the Wellington Square Conservation Area.

## Relevant Planning History

3/21/04/129 - Alterations to form living accommodation - granted 20 October 2004.  
3/21/10/096 - Formation of balcony area at first floor level - granted 13 September 2010.

## Consultation Responses

*Minehead Town Council* - The Committee recommend refusal:

- i) The increase in height is excessive.
- ii) Have the covenants been checked?
- iii) Parking shown on plans does not exist in reality as it is on West Somerset Council land.

## Representations Received

None.

## 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 West Somerset Local Plan to 2032, retained 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.

### West Somerset Local Plan to 2032

MD1	Minehead Development
NH1	Historic Environment

## **Retained saved policies of the West Somerset Local Plan (2006)**

BD/3      Conversions, Alterations and, Extensions

### **Determining issues and considerations**

The determining issues are the affect on the amenities of neighbours, the appearance of the building and the street scene and the affect on the conservation area.

#### **Amenities of neighbours**

McDanas sits between Merlins to the west and the former Minehead Visitor Information and Interpretation Centre (VIIC) to the east. The raise in roof levels is not considered to adversely affect either neighbour. There are no windows in the east elevation of Merlins that would lose their outlook or light and although the signage on the east elevation of Merlins may be partly obscured by the new roof, it is not considered that this will detrimentally affect Merlins. To the rear of Merlins there have many additions at ground and first floor levels to encompass an indoor market at ground floor and increased living accommodation at first floor. The development will not impact on these facilities.

The side extension to the east will mean that McDanas will be 1 metre closer to the the VIIC, but it is considered that there will be no encroachment and no adverse effect on the VIIC building, particularly as there are no windows in the west elevation of the VIIC.

To the rear there is a go-kart/bike track run by Merlins. The proposal will have no impact on this.

There are residential four storey flats within Bowline Court to the east which are over 40 metres away from the proposal. They may lose a little of their view/outlook but this is considered to be negligible.

#### **Appearance**

The appearance of McDanas will not be adversely affected by the proposal. The use of matching roof tiles to those existing and of painted render at first floor level to blend in with the colour of the existing red brick work will ensure that the development is sympathetic to the existing building. A condition can be added to ensure that the render is similar in colour to the brickwork. The raising of the building will improve the look of the rear of the building as the existing balcony will sit more easily with the scale of the building. The patio doors at first floor level on the north (front) elevation will echo the frontage at ground floor level and will be more in keeping with proposed size of the building.

## **Street scene**

In terms of impact on the street scene, McDanas is a modern detached dwelling. To the west is Merlins, a large traditional building with an amusements arcade at ground floor level with a modern frontage and living accommodation at first and second floors with traditional bay and dormer timber windows. Merlins is rendered with a half-hipped clay tile roof. The VIIC to the east is a modern rendered single storey building with a sloping mono-pitched roof to the rear and a half glazed floor to ceiling frontage on the eastern side of the front elevation. There is therefore little consistency in terms of design and size along this part of Warren Road so the development will not adversely affect the character of the street scene. In fact as Merlins is much taller than both McDanas and the VIIC there is currently an in-balance in heights of the buildings, which the raising of the roof of McDanas will remove by adding a middle roof level between Merlins to the west and the VIIC to the east. An element of symmetry will therefore be added to the street scene.

## **Impact on the Conservation Area**

McDanas is a contemporary building, however, the use of traditional materials - clay tiles and aluminium windows - and the red colour of the bricks and the render mean that the building will not adversely affect the adjacent Conservation Area.

## **Parking and Covenants**

The town Council comments refer to parking being shown on the proposed plans, but it is not. The submitted design and access statement address parking and states: The site currently has no onsite vehicle parking. The number of occupants would remain as per the existing arrangement. Ample pay and display vehicle spaces are provided adjacent to the site along with a car park to the east.

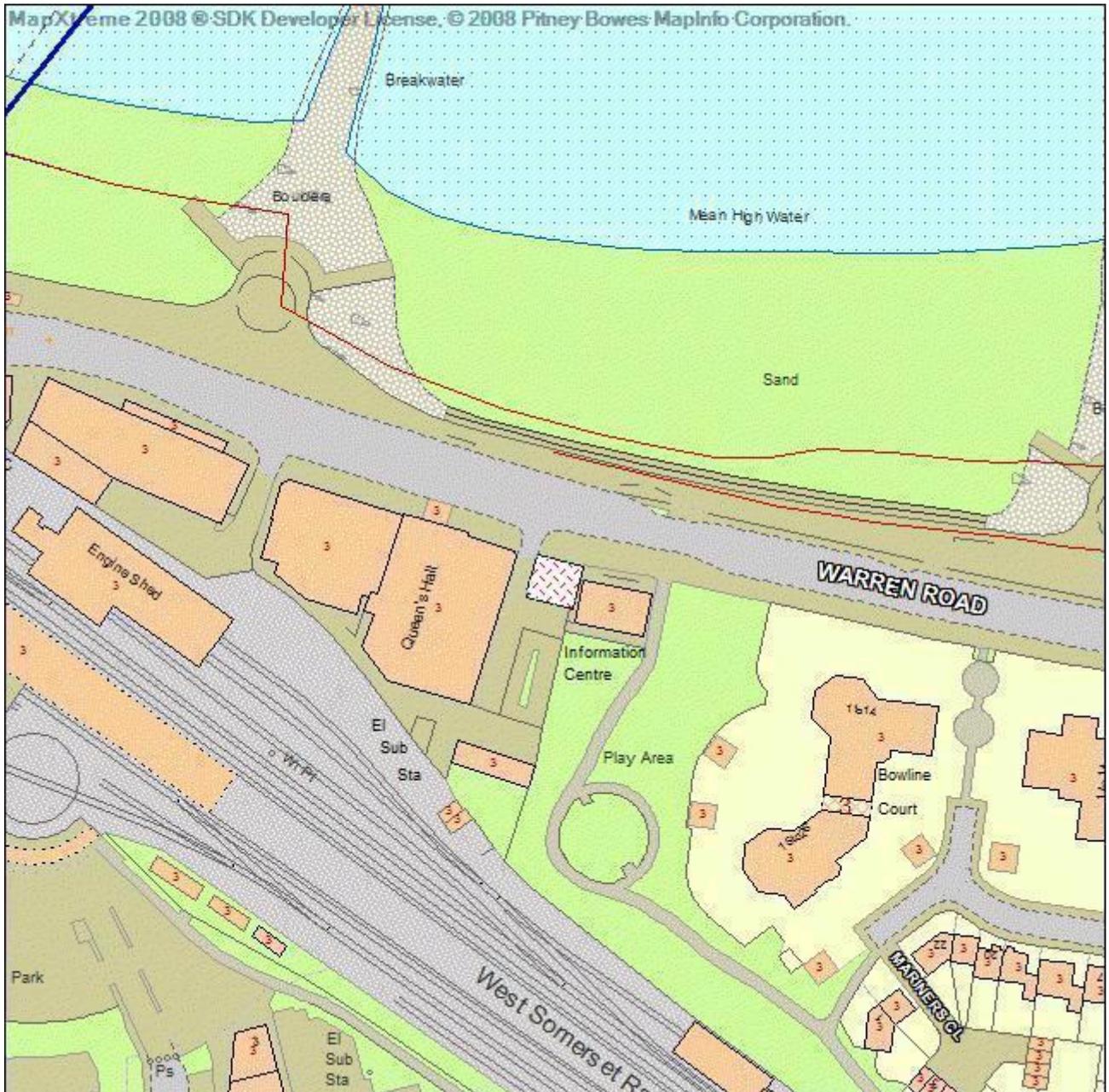
As the number of occupants would remain unchanged, it is considered that there is no need to provide any additional parking.

In regard to the Town Council comments on covenants, these are a separate civil matter and do not need to be considered under the planning legislation.

## **Conclusion**

It is considered that the proposed development will provide much needed improved living accommodation and that the alterations are acceptable and in accordance with policies MD1 and NH1 of the West Somerset Local Plan to 2032 and policy BD/3 of the West Somerset District Local Plan (2006). It is thus recommended that conditional approval be granted.

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



Application No 3/21/16/130  
 Raising the existing roof  
 structure and erection of a first  
 floor side extension  
 Flat 1, McDanas, Warren Road,  
 Minehead, TA24 5BG  
 22 December 2016  
 Planning Manager  
 West Somerset Council  
 West Somerset House  
 Killick Way  
 Williton TA4 4QA  
 West Somerset Council  
 Licence Number: 100023932



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<b>Application No:</b>	<a href="#">3/21/17/003</a>
<b>Parish</b>	Minehead
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Denise Grandfield
<b>Grid Ref</b>	Easting: 296928    Northing: 146063
<b>Applicant</b>	Mr R Masters
<b>Proposal</b>	Installation of TV aerial and satellite dish, erection of fence and gate between the garage and internal garden wall, demolition of boundary stone walls and replacement with timber by-fold gates and fence with formation of parking area
<b>Location</b>	5 Irnham Road, Minehead, TA24 5DL
<b>Reason for referral to Committee</b>	<b>The views of the Town Council are contrary to the recommendation</b>

## 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 plan  
A4 Plan - Existing and Proposed  
A4 Elevations - Proposed Sheet 1 of 2  
A4 Elevations - Proposed Sheet 2 of 2  
A4 Photograph -1  
A4 Photograph -2  
A4 Photograph - 3&6

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

- 3 The external stonework to be used shall match that of the existing wall 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 Policy NH2 of the West Somerset District Local Plan to 2032.

- 4 The boundary wall to the rear of the property, marked 6 on the approved plans, shall be constructed in stone using the reclaimed stone from the demolition of the wall the subject of this application. The wall shall be constructed within six months of the demolition of the wall hereby approved.

Reason: To safeguard the amenities of the conservation area and to comply with Policy NH2 of the West Somerset District Local Plan to 2032.

## **Informative notes to applicant**

### **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. During the consideration of the application [issues/concerns were raised by a statutory consultee / neighbour in respect of xxx]. The Local Planning Authority contacted the applicant and sought amendments to the scheme to address this issue/concern and amended plans were submitted. 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**

The application proposes the following:

- demolition of rear boundary wall to provide additional off-street parking
- construction of boundary fence between existing garage and boundary wall
- installation of tv aerial at base of chimney facing Summerland Road
- installation of satellite dish on gable end facing Irnham Road
- replacement of 1.8m high fence between front boundary wall and dwelling

## **Site Description**

The site lies within a primarily residential area of Minehead, within the settlement boundary and within the conservation area. The site is located at the junction of Irnham Road and Summerland Road. A narrow service road runs along the rear of the property, from Irnham Road to

The property is a two storey pitched roof dwelling, constructed primarily of stone with a pitched tiled roof over, at the end of a terrace of similar properties

## Relevant Planning History

None

## Consultation Responses

*Minehead Town Council* - Recommend Refusal because removal of solid historic boundary stone walls is against the ethos of the Conservation Area

*Highways Development Control* - No comments received

## Representations Received

Five letters received from local residents objecting to the proposal on some or all of the following grounds:

- Loss of a stone wall in the conservation area would be unacceptable
- Disruption to residents whilst work is occurring
- Use of wood as replacement is unsatisfactory in a conservation area
- Satellite dish and aerials are inappropriate in a conservation area

### Minehead Conservation Society

This property situated in the conservation area is very desirable, as despite being an end terrace home in the centre of town, it benefits from a corner plot with a large South facing walled garden . The stone walls surrounding the property are the original ones built when the terrace was erected. The property also benefits from a garage and a sizeable outbuilding. The garage could house a small car, or motorbike and bicycles.

Minehead's stone walls are an important feature of the town, adding to the attractiveness of the street scene and contributing to the CA status in this locality. Our Society is opposed to the demolition of any of the original stone wall boundaries unless there are exceptional circumstances. We are surprised that there is no Design, Heritage & Access Statement accompanying the application. The green space afforded by this garden is a very valuable asset.

MCS told the owner that it would very strongly object if there was any suggestion of breaching any of the walls facing either Irnham or Summerland Roads . He assured it that there is no intention to breach any of the walls apart from the small section situated beyond the existing garage and bordering the side alley. The reason for the plan is apparently simply to provide off -road hard standing for a maximum 1/2 cars. We said that we believed that stone from the wall (if permission for demolition is granted) should be re-used to build another wall at the end of the parking bay. This would help to compensate for the loss of the existing wall and provide a certain amount of privacy. We do not feel that fencing is in any way appropriate .In such a

situation it is liable to be knocked, damaged or blown over and is not a suitable substitute.

Our Society is very concerned that a precedent could be set by the granting of consent in this instance. We accept that Irnham Road is a busy road with little facility for parking but that applies to everyone living along it and especially those in Summerland Rd. We would not want any granted permission to create an excuse to extend that parking at a future date, or to act as a catalyst for others. However, the site as identified is obscured from the street scene as it is hidden by the existing garage and piece of angled wall so providing there is careful planning, appropriate use of materials and the erection of another wall further back it should not detract from the character & appearance of the CA. There is a car park nearby in Alexander Rd where visitors can park. Some residents have permission from the council for permanent parking there.

It is essential that any vehicle exiting the alley on to Irnham Road does so facing forwards as the road is so heavily parked that the sightline is virtually non-existent .

## **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 West Somerset Local Plan to 2032, retained 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.

### **West Somerset Local Plan to 2032**

NH2          Management of Heritage Assets

### **Retained saved policies of the West Somerset Local Plan (2006)**

BD/3          Conversions, Alterations and, Extensions

## **Determining issues and considerations**

The main issue to consider is the impact of the proposal on the conservation area and the surrounding environment.

Policy NH2 of the West Somerset Local Plan to 2032 states that any development should preserve the historic character and appearance of the area.

In this case the demolition relates to a short length of boundary wall which runs along the rear service road, from the existing garage to the side boundary wall. In this location along the service road the original boundary wall has been demolished to a significant extent along its length and is punctured by garages and boundary fences. Whilst local residents have expressed concerns regarding the loss of the wall, it is considered that the removal and replacement would reflect the character of the rest of the lane. It is considered that the removal of this section of the wall would not be detrimental to the overall character of this pocket of the conservation area. It is also considered that, in order to comply with the requirements of the policy, the replacement boundary fence should be constructed in the reclaimed stone and a condition is proposed accordingly.

The erection of a short stretch of 1.8m high fence at the front of the property is located behind an existing boundary wall which also measures approximately 1.8m. The fence is proposed to replace the existing to provide security to the rear garden area. The existing wall screens fence from the public realm. It is considered that the fence would not be detrimental to the visual amenity of the locality.

The application proposes two aerials to the roof of the property. The television aerial to the front of the property facing Summerland Road does not trigger an application. The satellite dish is proposed to be located on the gable end of the dwelling, facing Irnham Road. It is considered that given the modest scale of the proposed dish and its location below the ridge, the proposal would not have a detrimental impact on the conservation area.

The proposal complies with the relevant policies and approval is recommended.

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



Application No 3/21/17/003  
 Installation of TV aerial on east elevation  
 and standard sky dish to south elevation,  
 erection of new fence and gate between  
 the garage and internal garden wall to the  
 west, demolition of existing boundary  
 stone walls and replacement with timber  
 by-fold gates and fence and formation of  
 parking area  
 5 Irnham Road, Minehead, TA24 5DL  
 16 January 2017  
 Planning Manager  
 West Somerset Council  
 West Somerset House  
 Killick Way  
 Williton TA4 4QA



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### Delegated Decision List

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/01/16/003	The Stables, Chilcombe Lane, Bicknoller, TA4 4ES	Change of use of land and building from equestrian stabling to Class C3 (Dwelling) and associated building and engineering operations	23 January 2017	Refuse	<a href="#">SK</a>
3/01/16/006	Meadowsweet Farm, Newton Lane, Bicknoller, Taunton, TA4 4EU	Application for a prior notification for the erection of an agricultural building for the storage of farm machinery	24 January 2017	Prior approval not required	<a href="#">KW</a>
3/01/16/007	The Bicknoller Inn, 32 Church Lane, Bicknoller, Taunton, TA4 4EL	Raising of chimney stack	02 February 2017	Grant	<a href="#">SW</a>
3/04/16/009	5 Station Cottages, Brushford Road, Brushford, Dulverton, TA22 9AH	Erection of conservatory to the front elevation	27 January 2017	Grant	<a href="#">SW</a>
3/16/16/007	Longstone, Combe Lane, Holford, Bridgwater, TA5 1RZ	Demolition of the garage and erection of replacement with an extension plus refurbishment of conservatory and utility room (resubmission of 3/16/16/001)	20 January 2017	Grant	<a href="#">SW</a>
3/21/16/111	BEAVER FORD	Erection of a single	02	Grant	<a href="#">KW</a>

GARAGE, 1-2 storey extension to the February  
BRUNEL WAY, reception area and car 2017  
MINEHEAD, TA24 showroom with  
5BY adjoining vehicle  
workshop

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/21/16/121	7 Elm Grove, Alcombe, Minehead, TA24 6AA	Erection of two-storey extension to the north east (side) elevation with balcony on the north west elevation plus single storey extension to the north west (rear) elevation	31 January 2017	Grant	<a href="#">SW</a>

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/30/16/001	Blindwell, Blindwell Lane, Skilgate, Taunton, TA4 2DJ	Erection of a two storey side extension to the west elevation and a single storey extension to the north elevation	01 February 2017	Grant	<a href="#">SW</a>

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/31/16/017	Whitmoor Farm, Willett Hill Cross to Thornbush Cross, Elworthy, TA4 3QD	Erection of single storey extensions to west and east elevations	18 January 2017	Grant	<a href="#">SW</a>

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/38/16/006	Coppleridge, Staple Lane, West Quantoxhead, Taunton, TA4 4DE	Erection of a stone wall to the south west boundary (street frontage) (retention of work already undertaken)	03 February 2017	Grant	<a href="#">SW</a>

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
C/21/16/017	The Old Sweet Shop, 22 Vicarage Road, Minehead, TA24 5RP	Approval of details reserved by condition 5 (relating to a strategy to protect and accommodate wildlife) in relation to planning permission	20 January 2017	Grant	<a href="#">EP</a>

3/21/16/061

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
C/21/16/019	Land at Touchdown, Hopcott Road, Minehead, TA24 5SS	Approval of details reserved by conditions 6 (relating to access details) and 8 (relating to parking spaces, turning and drainage provision) in relation to planning permission 3/21/16/038	18 January 2017	Grant	<a href="#">SK</a>