

PLANNING COMMITTEE

THURSDAY 24 APRIL 2014 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 27 March 2014 - **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: TWELVE

Date: 15 APRIL 2014

<u>Ref No.</u>	<u>Application/Report</u>
3/01/14/001 Full Planning	Halsway Manor, Crowcombe Erection Of New Oak Framed Activity Centre For Educational Use (D1) In The Woodlands Of Halsway Manor
3/01/14/002 Full Planning	Halsway Manor, Crowcombe Erection Of A Single Storey Performance Venue With Two Storey Accommodation Building Linked To The Existing Manor. Alter And Refurbishment Of The Existing Manor With New Extension To The East.
3/01/14/003 Listed Building Consent	Halsway Manor, Crowcombe Erection Of A Single Storey Performance Venue With Two Storey Accommodation Building Linked To The Existing Manor. Alter And Refurbishment Of The Existing Manor With New Extension To The East.

3/26/14/004	Halescombe House, Washford Conversion Of Existing Annexe To Self-Contained Unit
ECC/EN/13/00/102	Staple Farm, West Quantoxhead Erection Of Steel Shed To House A Biomass Boiler Plus Chimney (Retrospective)

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

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

8. **Appeals Lodged**

Appellant	Proposal and Site	Appeal Type
Mrs A Stapleton	St Nicholas Church, Cross Elms, Kilton Erection Of A Single Storey Timber Outbuilding	Written Reps

9. **Appeals Decided**

Appellant	Proposal and Site	Decision
Mr M Grainger	Land to the East of Capton Road, Sampford Brett Proposed development of Six Houses, two of which to be affordable, four to be open market, together with associated estate road.	Dismissed 24/03/2013

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

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

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

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

PLANNING COMMITTEE

Minutes of the Meeting held on 27 March 2014 at 4.30 pm

Present:

Councillor A F Knight Chairman
Councillor I Melhuish Vice Chairman

Councillor G S Dowding
Councillor B Heywood
Councillor K M Mills
Councillor S J Pugsley
Councillor L W Smith
Councillor K H Turner

Councillor A P Hadley
Councillor E May
Councillor C Morgan
Councillor D D Ross
Councillor M A Smith

Officers in Attendance:

Assistant Director, Planning & Environment – Tim Burton
Planning Manager - Andrew Goodchild
Planning Officer – Lisa Bullock
Committee Administrator - Linda Bulpin
Environmental Health Officer – David Alford
Legal Advisor – Brian Convery - Mendip DC

P100 Apologies for Absence

There were apologies for absence from Councillor A Chick and Councillor A H Trollope-Bellew

P101 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 27 February 2014 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor B Heywood and all present voted in favour.

P102 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
Cllr S Dowding Cllr A Knight Cllr E May Cllr K Turner	P105	3/38/14/001	Erection Of Steel Shed To House A Biomass Boiler Plus Chimney (Retrospective)	Objectors

P103 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr S Dowding	P105	3/38/14/001	Personal – The applicant is the Chairman of one of parishes in his ward	Spoke and Voted

P104 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mrs D Mulhall	Local Resident	Objecting
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mr R Mitchell	Local Resident	Objecting
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mr A Bensley	Local Resident	Objecting
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mrs P Gibbons	Applicant	Supporting

P105 Town and Country Planning Act 1990 and Other Matters

Report Eleven of the Planning Team dated 19 March 2014 (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

3/38/14/001 Staple Farm, West Quantoxhead
Erection of Steel Shed to House a Biomass Boiler Plus Chimney
(Retrospective)

Objections raised by the speakers included:

Airborne pollution – smoke, dust and obnoxious odour
Loss of residential amenity
Possible health implications
Impact on Quantocks Hills AONB and surrounding rural area

The Members debate centred on the following issues:

Possible health implications as the overriding factor
Siting and construction of the chimney
Size and capacity of the biomass boiler
Level and type of omissions emitted
Type of fuel used in biomass boiler
Storage of fuel for biomass boiler

Councillor K Turner proposed and Cllr D Ross seconded a motion that the application be **REFUSED** in accordance with the Officer's recommendation.
All Members present **VOTED IN FAVOUR**

P106 Exmoor National Park Matters

Cllr S Pugsley gave a report on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- 1) The refusal of Listed Building consent to replace sash windows with double glazed unit in same style but with applied glazing bar (Retrospective) (Listed Building) – 34B West Street, Dunster, Minehead.
- 2) The refusal planning permission of proposed conservatory to replace existing. Resubmission of withdrawn application 6/27/13/125 (Householder) – Green Dolphin Cottage, High Street, Porlock, Somerset.
- 3) The grant of planning permission for a proposed extension to two barns and associated works (169m²) (Full) – Lower Ley, Luxborough, Watchet, Somerset
- 4) Approval of Non-material amendment – householder to approved application 6/29/13/105 (proposed new garage and extension to include the replacement of existing extension) to raise the window sill on 2 windows to allow for furniture to be fitted internally (Non-Material Minor Amendment – Householder) – Hadley, Old Lane, Porlock, Somerset.
- 5) Appeal Decision Allowed for the proposed conversion to three affordable homes – St Luke's Mission Church, Roadwater.

P107 Delegated Decision List

The Planning Manager answered questions arising from the report.

P108 The Town and Country Planning (General Permitted Development) Amendment and Consequential Provisions) (England) Order

The Planning Manager gave a brief update on the changes to general permitted development that come into effect on the 6th April.

P109 The Chairman gave a vote of thanks to Andrew Goodchild Planning Manager, who will be taking up his new role as New Nuclear Programme Manager on the 1st April, for the excellent work and support he had given to the Planning Committee.

The meeting closed at 5.55 pm

DRAFT

Application No:	3/01/14/001
Parish	Bicknoller
Application Type	Full Planning Permission
Case Officer:	Elizabeth Peeks
Grid Ref	Easting: 312642 Northing: 138220
Applicant	Mr James The Halsway Manor Society Ltd
Proposal	Erection of new oak framed activity centre for educational use (D1) in the woodlands of Halsway Manor
Location	Halsway Manor, Crowcombe, Taunton, TA4 4BD
Reason for referral to Committee	At the request of the local Ward Member

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:

Halsway Manor, Crowcombe, Taunton, TA4 4BD

Description of development:

Erection of new oak framed activity centre for educational use (D1) in the woodlands of Halsway Manor

Consultations and Representations:

The Local Planning Authority has received the following representations:

Bicknoller Parish Council

Bicknoller PC is pleased to see a proposed major development in our parish, which will help both the local economy and provide jobs for local people. The Parish Council is therefore fully supportive of all the plans submitted by Halsway Manor, but would like to draw attention to two issues that need to be resolved prior to consent: (1) Provision should be made to reduce potential vehicular blockages in Whites Lane. (2) A potable water supply must be available at all times to residents in the near vicinity.

Highways Development Control

I refer to the above mentioned planning application received on 21st January 2014 and following a site visit I have the following observations on the highway and transportation aspects of this proposal.

The Highway Authority held pre application discussions in which we requested that the applicant provide a Transport Statement (TS) to allow us to analyse the traffic impact of the proposal. As part of the Design and Access Statement the applicant provided a Transport & Travel Statement. The document has provided information on the levels of movement that are currently associated with the application site. However there doesn't appear to be any information relating to the additional movements that would be associated with these proposals.

It should be noted, and has also been identified by the applicant, the approach road to the manor is single width and sinuous in nature. As a consequence the Highway Authority would need the applicant to provide this additional information.

The applicant has provided a Travel Plan Statement, which provides information on how the applicant will try and reduce the need to travel by the private car. Please note that this document will need to be secured by condition and would need to be approved by Somerset County Council's Travel Plan Officer before any of the site is brought into use.

Turning to the site detail the proposal would see the creation of a new access to the right of the existing access. This will provide a width of 5.65m which is above the 5.0m usually required by the Highway Authority. The applicant has proposed to finish the access with a hoggin base. The applicant should be made aware that hoggin would not be considered acceptable to the Highway Authority. As a consequence the access will need to be amended to provide a properly consolidated surface over at least the first 5.0m of the access or at the very least from the back edge of the carriageway to the entrance gates. Furthermore the entrance gates will need to be set to open inwards.

The applicant has made provision for splays of 2.4m x 90m in either direction. These are considered to be acceptable although the applicant will need to show the full extent of the splays on a suitably scaled plan. I note from drawing 1011 21 Rev D that a passing place has been provided just passed the access. Although this would allow vehicles to pass each other it doesn't provide suitable forward visibility through the access.

The application has proposed two turning areas, one near the camping site and one by the new activity centre. Both these turning areas appear to be undersized and would need to be widened to allow a vehicle to turn and leave in a forward gear. Furthermore the parking area to the north would need to be amended as one of the spaces would not be usable.

Finally during our pre application discussions the applicant indicated that additional parking would be proposed in the grounds at the front of the property. This will be provided by way of honeycomb grass reinforcement. Although there is no objection in principle to this approach the applicant would need to make sure that any grass reinforcement put down would be suitable for the size and scale of vehicles that will use them.

Therefore to conclude the internal arrangements are broadly considered to be satisfactory and the proposed access arrangements are considered to be acceptable. However although the applicant has provided details on the level of movement associated with the site they haven't provided any estimated figures for the proposed use. As a consequence the Highway Authority would require further information before we are able to provide a full response to the Local Planning Authority.

Additional response

Apologies for the delay in responding to you, please note that this response is in regards to the additional information submitted by the applicant.

Firstly in terms of vehicle movements as you are aware the Highway Authority raised concerns that the Traffic and Travel Statement did not provide sufficient information. The applicant has since provided further clarification.

It has been indicated that the proposal will generate an average of 35 additional vehicles travelling along the A358, which is approximately 10 more than the site currently generates. It is the Highway Authority's opinion that the proposed generated levels are unlikely to have a significant impact on the traffic flows on the A358. However it would result in additional vehicles wanting to turn right onto Halsway Lane, which could potentially slow traffic. Furthermore it would also lead to additional traffic on a section of adopted highway, which can be characterised as single width and sinuous in nature.

The applicant has provided an amended drawing to address the points raised in the Highway Authority's original response. It appears the applicant has now widened the access allow two-way vehicle flow. In addition by doing widening the access it has also helped improve forward visibility for vehicles coming down the access road. The gates will also be set to open inwards, which is considered to be acceptable.

The access has also been amended so that section of the access between the back edge of the carriageway and the access has now been properly consolidated and surfaced, which is considered to be satisfactory.

Finally, in terms of visibility as you were aware the Highway Authority required that an amended drawing be submitted that shows that the full splays of 2.4m x 90m can be achieved. From the details provided it is apparent that this is the case. However the applicant should noted that splays ought to be taken to the near side carriageway edge wherever possible.

Therefore based on the additional information provided the Highway Authority raises no objection to this proposal and if planning permission were to be granted I would require the following conditions to be attached.

- The driveway between the edge of the carriageway and the entrance gate(s) shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times.
- Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 4.0m from the carriageway edge and shall thereafter be maintained in that condition at all times.
- Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved writing by the Local Planning Authority. Such provision shall be installed before prior to the commencement of development and thereafter maintained at all times.
- Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.
- At the proposed access there shall be no obstruction to visibility greater than 900mm above adjoining road level within the visibility splays shown on the submitted plan (Please insert drawing no. here). Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

NOTE

Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Licence. This must be obtained from the Highway Service Manager for the West Somerset Area at

the Highways Depot, Mart Road Industrial Estate, Minehead, Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.

Further Additional Comments

Further to our discussion earlier please find the required conditions set out below.

- A condition survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
- No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
 - Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors; and
 - Measures to avoid traffic congestion impacting upon the Strategic Road Network.

• Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

SCC - Ecologist

Thank you for consulting me on this application which is for the erection of a new oak framed activity centre for educational use (D1) in the woodlands of Halsway Manor. The application is accompanied by a Preliminary Ecological Appraisal prepared by JH Ecology in January 2013.

Shortly after I received your consultation request, I asked Somerset Environmental Records Centre (SERC) to conduct a search of their databases for records within 1 km of the application site. SERC's data was received on 23 January 2014 and I will forward this to you next week. Using this data, Somerset County Council's GIS layers and information supplied by the applicant I consider below how the proposed development is likely to affect designated sites, habitats and species.

Designated sites

According to SERC, there are only two designated sites within 1km of the application site.

The Quantocks SSSI – This is about 100 metres to the north of the application site. It comprises a mosaic of habitats including dry dwarf-shrub heath, wet dwarf shrub heath, acidic flushes, ancient semi-natural broadleaved woodland and dense scrub. The nature and scale of the development makes it unlikely that the SSSI will be significantly affected.

Halsway Quarry Local Geological Site (LGS) – This is almost 1km to the east of the application site. I am not qualified to comment on the likely impact of the proposals on this LGS as it is designated for geological and/or geomorphological reasons.

In addition to the above, there is an internationally designated site about 1.5 km from the application site. This is Exmoor & Quantock Oakwoods Special Area of Conservation (SAC). In recognition that developments outside of the SAC can affect qualifying features of the SAC (particularly Barbastelle Bats), the emerging West Somerset Local Plan contains policy NH8 which states that: PLANNING APPLICATIONS FOR DEVELOPMENT ON SITES WITHIN THE BAT CONSULTATION ZONE MAY REQUIRE A 'TEST OF SIGNIFICANCE' UNDER THE HABITAT REGULATIONS TO BE CARRIED OUT. Halsway Manor is within the Bat Consultation Zone. A test of significance has been drafted and this concluded that the development would be unlikely to cause a significant effect to the SAC either alone or in combination with other plans or projects. This draft Test will be sent in due course for consideration by West Somerset Council.

Habitats

According to the Ecological Appraisal the woodland habitat that would be affected is predominantly plantation relatively recently planted and with a poor ground flora. Plan '1011 21 D' dated 'November 2011' indicates that 17 trees would need to be felled to accommodate the proposed access tracks and a further 14 trees would have to be removed to make space for the oak-framed activity centre. The Arboricultural Report submitted (by Hillside Trees dated 'January 2014') suggests that a few more than 31 trees would have to be removed (38, not including groups of small trees).

Both the Arboricultural Report and Target Note 10 in the Phase I Habitat Survey (page 64 of the Appraisal) indicate that one of the trees to be lost due to the activity centre would be a Mulberry Tree that has collapsed. It is unlikely that this is of particular ecological value but it might be of some historic interest so far as the Manor is concerned. In addition, there is a significant Plum Tree to be removed that could relate to an old orchard (T77, stem diameter 446 mm).

The trees that are to be removed include a few specimens that are of native species that can have significance in terms of epiphytes (e.g. lichens, mosses) or fungi but the trees in question are predominantly immature specimens that are unlikely to have developed any great interest. (The Ash trees for example range in size from 380 mm to 90 mm stem diameter, median = 170 mm). The Appraisal contains the statement that: "No trees were identified within the planted broadleaved woodland with potential for roosting bats" and the trees that are to be removed are unlikely candidates as roost sites because of their young age and reported fair or good condition.

The permanent loss of a relatively small area of plantation woodland could be mitigated or compensated by the enhancement for wildlife of the woodland that would remain. The Planning Authority should require a management plan to be prepared to detail the measures to be undertaken in this regard. There are some suggestions of measures that could be implemented both in the Ecological Appraisal (see Table 13 page 52) and the Arboricultural Report (sections 5.8.4 to 5.8.6 inclusive on page 14).

There would be permanent loss of less than 20 metres of species-poor hedgerow from the access entrance. This is not considered to be a significant effect either in terms of the local hedgerow network or due to any impact there might be on protected species (e.g. bats).

Species

Bats - Overall, the woodland that would be affected by the development is unlikely to support bats to the extent that loss of 0.1 ha would affect the local conservation status of any species. The transect surveys in the Appraisal reported use of the woodland by Common and Soprano Pipistrelles, but these are relatively common species and there are considerable feeding opportunities in and around the Manor's grounds for these. Brown Long-eared Bats and Lesser & Greater Horseshoe Bats roost at Halsway Manor. Each of these species could make use of the plantation for feeding although there is scant survey evidence of any of them using it extensively. Only one record of Barbastelle was made during bat surveys and this was of an individual flying along Halsway Lane to the south of the application site.

It is unlikely that the land affected directly by the proposed development is important to bats for roosting, feeding or commuting purposes, but, nevertheless, the planning authority should ensure that the development does not lead to any harmful lighting of the plantation woodland, its edges or of Halsway Lane. Excessive light spill would be likely to deter light averse bats species from feeding or commuting through the area. To ensure that lighting issues are dealt with appropriately, I recommend that the applicants be required to submit a lighting scheme and have it approved by the planning authority. Enhancement of the woodland and woodland edge habitats could benefit all bat species if it increased the biomass of insects available as prey. Such enhancement ought to be an objective of the woodland management plan it is suggested above ought to be required.

Badgers - The Appraisal identifies a probable Badger sett on the northern boundary of the application site. The proposed oak-framed building would be within 20 to 30 metres of the sett and, therefore, disturbance to the sett is possible due to the development. The report recommends that: "Prior to any works commencing within the woodland at the site, a suitably qualified ecologist should monitor badger activity within the site". This would be to confirm the status of the sett and to check whether it had moved in relation to the building and track proposed. I agree with the statement I have quoted from the Appraisal Report and with the other mitigation measures for Badger outlined in Table 13 on pages 52 and 53 of the Report. Suitable conditions will be needed to secure the recommended mitigation.

Nesting Birds – A condition will be needed if the application is approved to require that tree and shrub removal occurs outside of the nesting season or, if not, under the supervision of an ecologist.

The application land is unsuitable for Dormice and for reptiles and amphibians, so mitigation measures for these protected species are not required.

No protected or priority species other than ones already referred to above are known to be associated with Halsway Manor.

In my response to you on this application (see below) I omitted to mention an issue affecting bats. This is the proposed demolition of the 'Kop Pavilion' to be replaced by a shower block. This building is a roost for an undetermined low number of Pipistrelle Bats and for one Greater Horseshoe Bat. The detailed design of the replacement building will need to make provision for these species and the minimum requirements to achieve this are outlined in Table 13 (page 53) of the Ecological Appraisal. There is an issue connected with timing since the new arrangements for the bats will have to be in place in time for them to be available to bats in the first season that they could be used following demolition (and, obviously, demolition cannot proceed while bats are present and using the roosts). A mitigation scheme will need to be agreed.

The nature of the roost is such that it is unlikely that favourable conservation status of either species will be affected by the proposals.

I provided WSC with comments on this application earlier this week and I indicated that I would need to draft a Test of Likely Significant Effect (ToLSE) as the application site is within the West Somerset Bat Consultation Zone. The draft ToLSE is attached and I recommend that if West Somerset Council wishes to adopt this as its assessment of the potential impact of the project on the Exmoor and Quantock Oakwoods SAC, then a planning officer from the authority will need to 'sign this off'. (Note: A copy is attached at Appendix A)

English Heritage

Society for the Protection of Ancient Buildings

Quantock Hills AONB

As you are aware the main purpose of the AONB Service is conserving and enhancing the natural beauty of the landscape. As such, we are concerned with the impact any new development may have on the character and quality of this nationally protected area (including its setting). National guidance contained in the National Planning Policy Framework (NPPF) states that "great weight should be given to conserving landscape and scenic beauty in.... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty" (Section 115).

Re: Planning Application 3/01/14/001, 002 and 003 Halsway Manor, Crowcombe, Taunton. TA4 4BD

The Quantock Hills AONB Service is pleased to note the further development and expansion of this vibrant centre within the AONB. From a landscape perspective the significant changes appear to have been addressed in a comprehensive and effective way and the AONB Service is satisfied that the special character of the landscape and this particular building would not be harmed other than temporarily during construction.

This view is dependant on the applicants meeting the recommendations of English Heritage and the County Ecologist as detailed in their responses and recognises the need for local community concerns to be met.

Quantock Hills ANOB

English Heritage

Halsway Manor house is grade II* listed. The listing description identifies that whilst it was built in the 15th Century the Manor house was enlarged and almost completely rebuilt in the late 19th century. The architect of the rebuilding is thought possibly to have been J.D.Sedding who published plan and elevations in a national publication, the Building News, in 1875. The House is arranged over two floors with the front elevation facing south over formal gardens. The great hall is positioned just to the west with Victorian extensions beyond. To the right of the porch are smaller rooms thought to date from the first phase. Elevations are 15th century in style.

The explanation of need as set out within the application is understood and acknowledged. Pre application discussions have been on-going with the local authority and English heritage since 2012.

Two storey extension to the rear of Manor House.

New kitchen and staff facilities on the ground floor with 10 bedrooms at first floor level.

The setting of the new building into the hillside, as proposed, significantly helps to reduce its apparent mass and the potential to dominate the core building as does the fact that it is largely set away from the listed core. The new-build element would sit slightly to the west of the front elevation, when viewed square on, however the impact of this will be reduced as the development is set back north off the west end. The slope of the land down from the house and the fact that the driveway is to the east further helps to reduce the impact.

Whilst there are clear functional requirements of creating new kitchen and ancillary space beyond the core of the building for the trust from an historic building perspective there are also benefits. After the new build element has been completed the rooms that are currently occupied for kitchen uses can be reinstated to something similar to their original form. The first floor accommodation provides the much needed overnight accommodation, the design adopted with a green roof and simple dark stained oak boarding is of quality but at the same time subservient.

To the east of the main core there is currently a single storey addition. This is of limited architectural interest and the external treatment is unsatisfactory. Under the scheme a two storey addition would be added in this location. On balance the impact on character is acceptable.

Suggested conditions:

- The manner in which the new build will interface with the historic rear elevation is key to the success of the project. Similarly the lobby design to the east end will be important. We would suggest that details at 1:5 are submitted of the different points at which glazing will visually cut into the historic core, prior to commencement of development.
- The rear external walls that will become internal should be left as external finishes.
- Given the significance of the cladding conditions relating to the provision and agreement of sample areas of boards will be critical to the success of the scheme, as will the method of fixing.

Performance dance rooms extension

The proposed extension is quite large but will create appropriate performance space, as justified within the accompanying reports. On balance the new structure's design is of quality but does not overly compete. It is set away from the building, to the northwest, separated by a natural stone rubble wall and softened by the use of a brise soliel and planting at the base of the roof slope.

Suggested conditions:

- Sample of stainless steel roof.
- The specific design of the brise soliel at a scale of 1:5.
- The details of the planting. Planting is not identified on the cross section at plan 1011 58.

Internal and external alterations to the Manor House.

Under the scheme unsympathetic alterations in the rear sections of the building have been detailed to be removed. Whilst the insertion of the doors into the rear Dining Room is regrettable the importance of this route, access off the main entrance lobby is recognised.

Suggested conditions

- Cornice work is present in the hallway at the rear, further thought should be given as to how this can be retained.
- The glazing bar details to the new doors from the rear of the manor, as shown on Plan 1011 54 should be conditioned at a 1:1 scale.

Open Activity Centre.

This new space would address the trusts lack of a large performance space and the difficulties it faces in providing practical workshop sessions. The design as proposed is for a simple timber workshop building within the screened wooded area to the north-east. Initially concerns were raised that the Activity centre was too tall large and that the glass gable made the new structure too visible. On balance, subject to the retention of trees, as identified, the proposals are accepted.

Suggested conditions

- Submission and agreement of shingles and a sample 1sqm section post installation.

- Formal agreements should be put in place with the trust to ensure the continued management of the trees in the foreground to the Activity Centre.

Access drive

This is sensitively designed to have as limited visual impact as feasible, The major benefit of creating an additional driveway with car parking is that, as demonstrated by the proposed landscaping scheme, area directly in front of the Manor House can be cleared of cars.

The following conditions are suggested:

- Samples of the proposed surfaces for the new driveway should be agreed on site.
- The stone paving and gravel detailed in front of the house.
- Formal agreement with the trust is required to ensure that the car parking and paved surfaces in front of the house are cleared upon completion of the driveway and new parking facilities to the east.

Summary

The strategic and comprehensive approach taken by the applicants is welcomed. The requirement of the trust to develop the facilities at Halsway is acknowledged as is their desire to develop proposals that are compatible with the building and its setting.

To ensure that the high standard of design proposed is carried forward we would suggest a range of conditions to ensure that the proposals are implemented in accordance with the architects plans.

Recommendation

We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Environmental Health Officer (DA)

In terms of this development proposal, I understand it is likely to increase the use of this private water supply by 30%. Additional information is sought from the applicant regarding the additional use on the supply (increase / total in number of people and/or increase in volume per day (m³ per day).

In terms of sufficiency of this borehole fed supply it must be able to provide a minimum of 1 bar pressure or 10 metres static head pressure. Additional information is sought to verify this.

In relation to the management of water resources in the area, this may be a matter for the Environment Agency (water resources). The Council's responsibilities for a private water supply are to ensure all have a wholesome and sufficient supply.

Finally, additional information is also sought to confirm the existing drainage plant is of sufficient capacity to cope with anticipated maximum flows. Otherwise the private drainage plant may need to be modified.

Public Consultation

The Local Planning Authority has received 5 letters of objection/support making the following comments (summarised):

Objections:

- Welcome the developments proposed but have concerns as residents.
- The Manor has 2 bore holes and plans to use grey water. Maintained that this will cater for the increased usage of water without the need for an additional bore hole. Concerned that this could result in more ground water being taken and that our bore hole will run dry in a very hot summer. Want details of the expected increase in borehole water use.

- Whites Lane would be severely damaged during construction. Has the cost of reinstating the lane been taken into account?
- The planned 30% increase in overnight visitors will result in additional traffic and Whites Lane will not cope with this. Recommend that two wide passing bays to allow 2 lorries to pass be provided.
- Has provision for off street parking been made as coaches are left parked on the road partly blocking the road?
- Hill Lane should not be accessed during construction.
- Want assurances that the grey water supply will be provided so leaving the bore holes for drinking water.
- Should improve the existing passing bays before work commences on site.
- Concerned that the Ritter grass paving will become a muddy parking area as I know from experience that it does not work.

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). West Somerset is in the process of developing the emerging Local Plan to 2032, which will replace the strategy and some of the policies within the adopted Local Plan. The emerging Local Plan is at an early stage of production process. It will go to the Publication stage in late Summer 2014 when the contents will acquire some additional weight as a material consideration. Until that stage is reached, policies within the emerging Local Plan can therefore only be afforded limited weight as a material consideration.

The following Policies are considered relevant to this application:

- SP/1 Settlement Hierarchy
- SP/5 Development Outside Defined Settlements
- BD/1 Local Distinctiveness
- BD/2 Design of New Development
- LC/3 Landscape Character
- NC/4 Species Protection
- NC/5 Wildlife Habitats
- T/3 Transport Requirements of New Development
- T/7 Non-Residential Development Car Parking
- TW/1 Trees and Woodland Protection
- W/4 Water Resources
- PC/1 Air Pollution
- PC/2 Noise Pollution

National Policy

The National Planning Policy Framework (March 2012) is a material planning consideration.

Planning History

There is no relevant history for this site but the following planning history is relevant to this application as it relates to Halsway Manor and The Mews and the proposed activity centre is linked in with the activities of Halsway Manor.

Case Ref	Proposal	Decision	Decision Date
3/01/06/008	New fireproof laundry door, fireproofing doors to bedrooms 12, 14, 15, & 16 & fireproof under staircase. - incorporating photographs & door details received on 26/6/06.	Withdrawn by Applicant	9 October 2006

3/01/08/008	Proposed new library within the courtyard of Halsway Manor Mews.	Withdrawn by Applicant	21 May 2008
3/01/06/007	En-suiting of bedrooms 8-16 inclusive incorporating drawings dated November 2004 and June 2006	Grant	18 November 2006
3/01/06/009	Conversion of an unused attic for use as boiler room incorporating roof plan drawings dated July 2006. - as amended by drawing dated 13/10/06.	Grant	19 January 2007
3/01/06/015	Fire door for laundry.	Grant	27 October 2006
3/01/07/004	Installation of stained glass spandrels over staff entrance, 2 hand basins, repositioning of wc in ladies cloakroom and washbasin in ensuite in bedroom 7.	Grant	14 September 2007
3/01/76/018	Fire-proofing internal doors, internal alterations and external fire escape	Grant	17 May 1977
3/01/06/010	Retention of door and doorway as amended by photographs received on 6/7/06.	Grant	29 September 2006
3/01/03/011	Proposed managers house (Part of Water Garden)	Refuse	1 July 2003
3/01/82/005	Change of use from private dwelling to residential annexe of folk music centre (The Mews)	Grant	16 July 1982
3/01/82/005	Change of use from private dwelling to residential annexe of folk music centre (The Mews)	Grant	16 July 1982
3/01/04/017	Internal and external alterations to Halsway Manor and Halsway Mews.	Grant	25 February 2005
3/01/00/003	Internal alterations to form ensuite bedrooms and provision of ramped area as amended by drawing received on 3/4/2000 (The Mews)	Grant	5 April 2000
3/01/11/016	Internal alterations to improve access for those with mobility difficulties.	Grant	28 October 2011

Proposal

The application seeks planning permission to erect a curved T shaped Oak framed activity centre for educational use (D1) within a wooded area to the north east of Halsway Manor. The building will have a floor area of 250 square metres. The building will be of traditional construction with a cedar shingle roof. A section of the lower roof to the rear and side of the main part of the building will accommodate a glazed strip of roof lights to give light to the rear rooms and passage way. The front (south) elevation is steeply pitched and will be fully glazed with non-reflective glass. A glazed balcony in front of the glassed front opening is

also proposed. The wings that emanate to the side and rear of the building will be constructed of random rubble sandstone walls with a grass roof. There will be open areas to the side of the building that can be used as teaching/study areas. The building and outside teaching areas will be 8.6m tall and 29.5m wide. The front 9m of the building will be raised up above ground level by a maximum of 1m whilst the rear part of the building (9.5m) will be cut into the hillside with the slope of the rear roof tapering down to meet the ground.

The activity centre will accommodate a main teaching area in the main part of the building. This area can be divided into 2 workshop areas through the use of by fold oak panels. The lower rooms at the rear of the building will accommodate a store, machinery workshop, kitchen, toilets and showers together with a service area to house services, two wood stores and a boiler room. Alternative technology for heating, lighting and rainwater harvesting will be incorporated.

The activity centre is proposed to help increase and improve the facilities for educational activities and workshops to meet the demand for courses and to increase revenue. This proposal is part of a larger master plan which involves extensions to Halsway Manor to create additional sleeping accommodation and improved performance and teaching area whilst improving the circulation and use of the Manor. The activity centre will be phase 1 so that activities can then transfer to this building to allow for the proposed alterations being made to the Manor and the Mews. It should be noted that Halsway Manor is used by a charitable trust, Halsway Manor Society to raise awareness of the folk arts which includes folk dance, music song, storytelling and related performing and visual arts and crafts. Halsway Manor is the only residential centre dedicated to the folk arts in England.

As well as the proposed activity centre, as there is only pedestrian access to the proposed building via a number of steps, disabled access and vehicular access are also proposed. The proposed access will be sited to the east of the existing vehicular access to Halsway Manor. It will involve the removal of a section of bank and hedge to allow access into the wooded area. The access will be 5.5m wide and will be gated using a pair of Oak field gates which will open inwards. The grass verges that adjoin the road will be covered in hoggin to allow for 2 cars to pass. The width of the proposed access will also allow two cars to pass. The access within the wooded area will be hoggin based with the turning head being formed using a grass reinforcement system. 3 parking spaces are proposed at the end of the turning head together with a further 3 parking spaces at the end of the turning head that is proposed adjoining the grass tennis court that is used as a camping area. The parking areas are only for deliveries, service vehicles and for disabled parking only. Passing bays along the access road are also proposed. The access road, passing bays and parking spaces will require the felling of 17 trees whilst the proposed activity centre will mean 14 trees will be removed. A disabled access route that winds up through the trees and new steps to the proposed building are proposed to allow access from Halsway Manor to the site.

Site Description

The site is a wooded area that forms part of a bowl around Halsway Manor. The site is on land that is approximately 6m higher than the ground level of Halsway Manor. On the proposed site of the activity centre the trees have been planted in rows as a plantation and is mainly Ash, Oak and Cherry. The area to the south of the proposed activity centre is mature woodland dominated by Ash, Oak, Beech, Small Leaf Lime, Horse Chestnut and Cherry. A number of these trees have been recently felled. To the north and east the land rises up and are fields used by stock. There are a number of hedgerows that delineate the site from these fields.

Planning Analysis

1. Principle of Development

The site lies outside any development limits lying in open countryside where saved policy SP/5 is the relevant policy. SP/5 states that "In the countryside areas outside of settlement development limits, development will only be permitted where it both benefits economic or social activity without leading to a significant increase in car travel and maintains or

enhances environmental quality and accords with other policies of the West Somerset District Local Plan." As the proposal is to increase the use of the premises by both local and outside groups and users this will benefit economic and social activity through the retention of jobs, the opportunities for recreation and education and the likely use of other facilities in the area by those staying or attending day courses at Halsway Manor. Car travel will increase by approximately 10 additional vehicles travelling along the A358. This is unlikely to have a significant impact on the traffic flows of the A358. The proposed siting of the activity centre and associated access has taken account the wooded nature of the site and the location of the trees as well as proposing a management plan for the trees so helping to assimilate the building into the landscape without adversely affecting the setting of the AONB and Halsway Manor and Halsway Mews. The proposal is therefore considered acceptable in principle as it complies with saved policy SP/5.

2. Character and Appearance of the Area

Halsway Manor is a Grade II* listed building and Halsway Mews is Grade II. These buildings sit prominently in a bowl and can be seen from the A358 and the Quantock Hills and surrounding areas. These buildings are predominantly constructed of stone with slate roofs. Other properties in the vicinity are stone or render and generally 2 storey. The application site is therefore within the setting of the two listed buildings. The site lies on the edge of the lower slopes of the Quantock Hills and is very rural in appearance and character. The access roads off of the A358 are single track roads with few passing spaces.

It is considered that the effect of the proposed activity building on the setting of the Manor and the Mews will be minimal as the site is screened by trees and as an outline Management Plan to ensure that the area remains planted with trees has been submitted. A condition to ensure that a detailed Management Plan is submitted and complied with will be required together with a condition concerning protection measures for the trees during the construction phase. In addition the use of stone and shingles will help assimilate the building into the landscape. The use of non-reflective glass and brise soleil in the apex of the glazed area will help reduce any glare from the glass and as it is a light weight material will help ensure that the building appears to melt into the landscape. English Heritage also considers that provided the trees in front of the proposed activity centre are managed that the setting of the Manor will not be adversely affected.

3. Residential Amenity

The proposed activity building lies approximately 150m away (east of) the nearest residential properties and as the building looks south there will be no overlooking or overbearing issues to these properties due to the distances involved and the orientation of the building. There will be no loss of light to any habitable rooms in Halsway Manor due to the distance, existing trees and levels involved. Local residents have not raised any objections on residential amenity grounds.

4. Highway Safety

The Highway Authority raises no objection to the proposal subject to conditions relating to the consolidation of a section of the proposed access drive, entrance gates to open inwards, disposal of surface water, submission of a travel plan and construction of visibility splays. Concerns however have been raised by neighbours in relation of the need for further passing bays and/or improving the existing passing bays along Whites Lane together with the potential of damage by construction traffic to Whites Lane, the parking of coaches on the highway and whether the use of the proposed grass paving works in practice.

With regard to damage to Whites Lane by construction traffic this matter is controlled by the Highway Authority and it is suggested that a condition relating to this be imposed. The issue of passing bays has been taken into account by the Highway Authority when making their recommendation and have not objected on the grounds that either more or enlarged passing bays are required. The Highway Authority however does recognise that Whites Lane is single width and sinuous in nature and have requested a Travel Plan to try and minimise the use of the car to reach Halsway Manor. In the submitted Transport and Travel Plan Statement proposals it is proposed that the possibilities of improving the existing passing

bays are looked at. A condition to ensure that a Travel Plan is submitted is therefore recommended. The use of grass paving was also raised by the Highway Authority in their response stating that whilst they do not object to the use of a grass reinforcement system the applicant needs to make sure that what is used is suitable for the size and scale of the vehicles that will be using these areas.

The parking of coaches on the highway has been raised as a concern by local residents. In the Transport and Travel Plan Statement schools and young people's groups will arrive in minibuses and not individual cars. The use of coaches can also be controlled through the Travel Plan. This will help ensure that coaches do not park on the highway.

5. Biodiversity

It is known that a number of species of bat use the woodland area and feed around the grounds of the Manor but that the use of the plantation for feeding does not appear to be extensive. As Halsway Manor lies within the West Somerset Bat Consultation Zone a Test of Likely Significant Effect needs to be carried out and adopted by West Somerset Council. The County Ecologist has undertaken this test on behalf of the Council and has concluded that there is no significant effect on the Exmoor and Quantock Oakwoods European Site, a Special Area of Conservation This means that no Appropriate Assessment of the application is required and as such under the Habitats Regulations 2010 the application can be approved. If the Council agrees with this recommendation the relevant documentation will need to be adopted and signed. (Attached at Appendix A). It should be noted that this is based on conditions being imposed to control lighting so that there is no excessive lighting in the woodland habitats. A condition relating to the need for a lighting strategy is therefore recommended. In addition to improve the woodland and woodland edge habitats for the benefit of the bats the Woodland Management Plan should ensure that this is an objective of the Plan. A note to this effect is recommended.

it has been suggested that The Kop (the pavilion building next to the camping site) is to be demolished and that this could have an effect on bats. It should be noted that this building does not form part of the application. It is not going to be demolished but repaired.

The possibility of a badger sett within 20 - 30 metres of the proposed activity centre and so disturbance to the sett during construction is possible. A condition relating to the mitigation of the effects during construction is required and relates to tree removal, keeping working areas to minimum, types of machinery to be used, depth of excavations and timing of construction. These details are outlined in the Preliminary Ecological Appraisal and it is considered that these are the mitigation measures that should be controlled by condition.

As trees and shrubs and a section of hedgerow are to be removed a note concerning removal only outside of the nesting season is appropriate. In addition as the tree cover in this area is not only important from a landscape and setting perspective it also contributes to the biodiversity of the area. A tree management plan for 5 years has been submitted but more detail is required. A condition requiring a more detailed tree management plan is therefore considered appropriate together with an Arboricultural Method Statement to ensure that the trees to remain are not adversely affected during construction works.

6. Other Implications

a. Water Supply

The water for Halsway Manor is provided through the use of a bore hole. A number of concerns have been raised by local residents concerning how it will affect their water supplies due to the increase in use of water. The views of the Environment Agency have been sought and will be reported at the Planning Committee meeting.

A 23,000 gallon grey water tank has already been installed in the lawn to the west of Halsway Manor but is currently not used. This will be used to for example flush the toilets The Agent therefore contends that the amount of water used from the bore hole will not increase significantly due to the use of grey water that is not currently used.

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 acceptable and it is recommended that planning permission be granted.

Reason for Approval :

The proposal accords with the Council's settlement strategy for the location of new development. The proposal, by reason of its design, scale and layout would be in keeping with its surroundings and would safeguard the amenities of neighbouring residents and adjoining land users. The setting of adjoining Listed Building/s would not be harmed. The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway. The proposal makes adequate arrangements for the protection of biodiversity.

The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:-

Saved Policies SP/1,SP/5, BD/1, BD/2, BD/3, T/3, T/7, LC/3, NC/4, NC/5, PC/1, PC/2, TW/1 and W/4 of the West Somerset District Local Plan (adopted December 2006).

Planning Permission is subject to the following conditions:

- 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:1011 03A, 04, 22B and 36, SK1 v1, SK2 v11, Sk3 v1 and Sk4 v1, Aboricultural Impact Assessment, Aboricultural Method Statment and Tree Protection Plan dated January 2014, Preliminary Ecological Appraisal by jh ecology, Travel and Transport Statement, 1101 (photographs, Fig 1 - 12)
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The driveway between the edge of the carriageway and the entrance gate(s) shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times.
Reason: To ensure suitable access to the site is provided and retained, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).
- 4 No works shall be undertaken on site, other than those required by this condition, unless the access to the site has been provided in accordance with the approved plans. The access shall thereafter be retained in the approved form.
Reason: To ensure suitable access to the site is provided and retained, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).

- 5 Any gates erected at the access to the site shall be erected so that they only open into the site and shall be set back a minimum of 4 metres from the edge of the adjacent carriageway and thereafter retained as such.
Reason: To ensure vehicles entering the site can fully clear the highway to ensure that the free flow of traffic is retained, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).
- 6 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before prior to the commencement of development and thereafter maintained at all times.
Reason: To ensure suitable access to the site is provided and retained and no water is discharged on to the highway, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).
- 7 Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.
Reason: To ensure that sustainable transport options are taken up minimising the impact of the development having regard to the policy requirements of the National Planning Policy Framework.
- 8 At the proposed access there shall be no obstruction to visibility greater than 900mm above adjoining road level within the visibility splays shown on the submitted plan 1011 36. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.
Reason: To ensure suitable visibility is provided and retained at the site access, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006)
- 9 No works shall be undertaken on site unless full details of all new joinery have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include elevations at 1:20 scale and cross-sections, profiles, reveals, surrounds, at full or half scale and details of the materials, finish and colour in respect of new windows, doors, and other glazed and timber panels. The works shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the setting of the adjoining listed buildings and the character of the landscape having regard to the provisions of Saved Policies BD/1, BD/2 and LC/3 of the West Somerset District Local Plan (2006).
- 10 No works shall be undertaken on site unless samples of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority including the external teaching areas adjoining the hereby approved activity centre. The works shall be carried out in strict accordance with the approved details.
Reason: To safeguard the setting of the adjoining listed buildings and the character of the landscape having regard to the provisions of Saved Policies BD/1, BD/2 and LC/3 of the West Somerset District Local Plan (2006).
- 11 Notwithstanding the details submitted no work shall commence on the development hereby approved until a ten year woodland management plan including a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and any trees or plants indicated on the

approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and the setting of the adjoining listed buildings to accord with saved policies TW/1, BD/1 and BD/2 of the West Somerset Local Plan (2006).

- 12 The existing trees and hedges shall be retained in accordance with the approved details. Any retained tree or hedge which within five years of the approved development being occupied or completed, whichever is the sooner, dies, are removed or become seriously damaged or diseased unless agreed as part of the woodland management plan shall be replaced by a similar species, of a size to be first approved in writing by the Local Planning Authority, during the next planting season or in accordance with a programme of replacement to be agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the development and the surrounding area having regard to the provisions of Saved Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

- 13 No site works or clearance shall be undertaken until protective fences which conform with British Standard 5837:2005 have been erected around any existing trees and other existing or proposed landscape areas in positions to be indicated on plans to be first submitted to and approved in writing by the Local Planning Authority and shall comply with the hereby approved aboricultural method statement. Until the development has been completed these fences shall not be removed and the protected areas are to be kept clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for approved aboricultural or landscape works.

Reason: To safeguard the areas to be landscaped and the existing trees and planting to be retained within the site having regard to the provisions of Saved Policies BD/1, BD/2 and TW/1 of the West Somerset District Local Plan (2006).

- 14 No works shall be undertaken on site unless details of a lighting strategy has been submitted and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details and schedule of implementation.

Reason: To ensure that there is no excessive illumination in the woodland habitats and to safeguard the bats having regard to the provisions of Saved Policy NC/4 of the West Somerset District Local Plan (2006).

- 15 The mitigation measures in relation to the badgers identified in the Preliminary Ecological Appraisal by jh ecology shall be incorporated into the development in accordance with the schedule of implementation identified in the Preliminary Ecological Appraisal by jh ecology and subsequently retained.

Reason: To ensure that suitable mitigation measures are incorporated into the development to minimise the impact on species protected by law having regard to the provisions of Saved Policy NC/4 of the West Somerset District Local Plan (2006).

- 16 No works shall be undertaken on site unless a condition survey of Whites Lane has been submitted to and approved in writing by the local planning authority. Within two months of the completion of the development the section of highway shall be resurveyed and the results submitted to the local planning authority. Any damage to the highway which occurred as a result of the development shall be remedied in accordance with a scheme and programme agreed in writing by the local planning authority. The scheme shall be submitted within four months of the resurvey.

Reason: In the interests of highway safety having regard to the provision of saved policy T/3 of the West Somerset District Local Plan (2006).

17 No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The works shall be carried out strictly in accordance with the approved plan. The Plan shall include:

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from the site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: To prevent pollution to the land and water environment, protect the amenities of local residents and occupiers and to safeguard the natural environment within the site and its surroundings having regard to the provisions of Saved Policies PC/1, PC/2, PC/4 of the West Somerset District Local Plan (2006) and in the interests of highway safety.

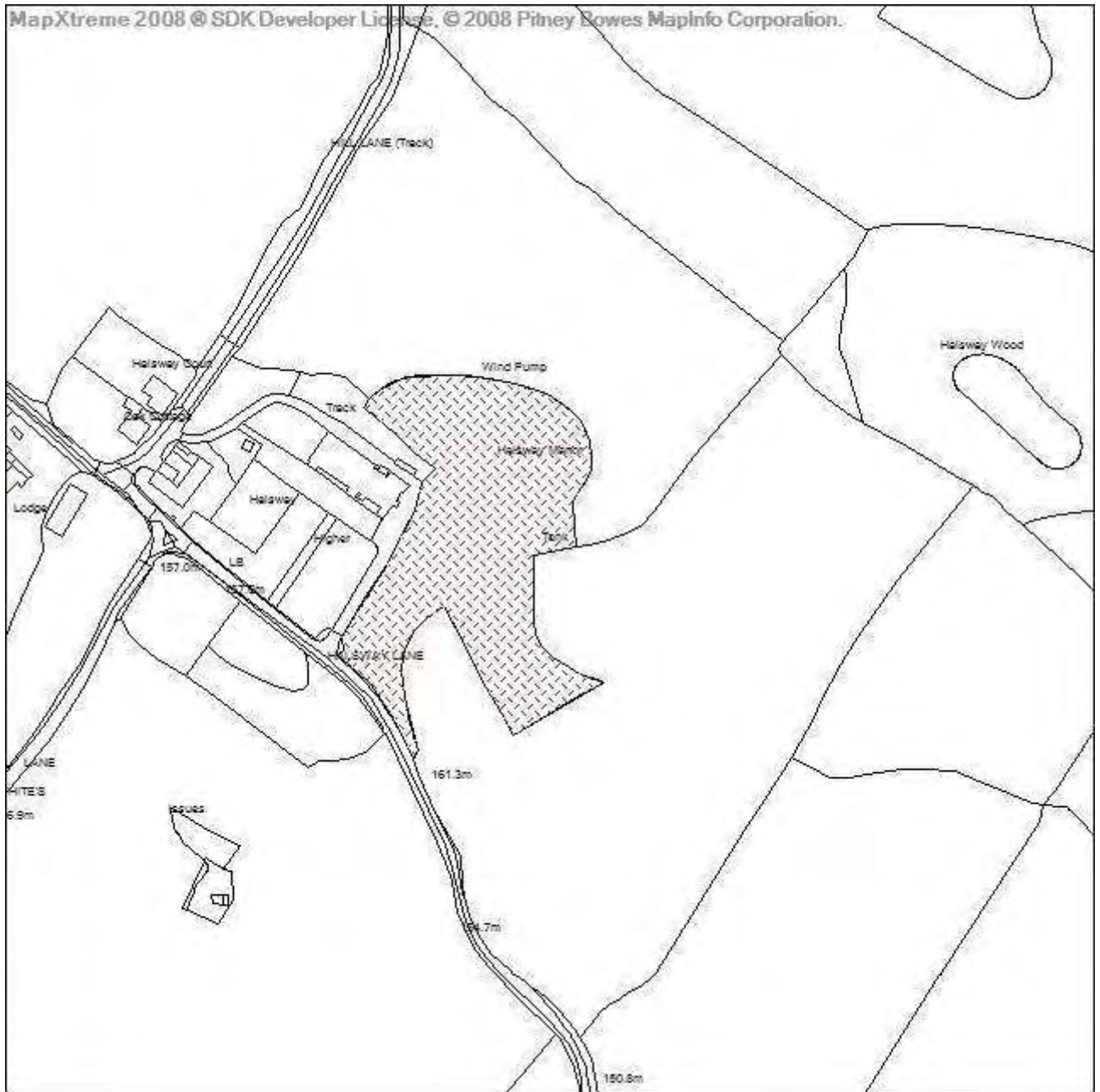
Notes

1 **STATEMENT OF POSITIVE WORKING**

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

2 Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Licence. This must be obtained from the Highway Service Manager for the West Somerset Area at the Highways Depot, Mart Road Industrial Estate, Minehead, Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.

3 Any trees and shrubs shall only be removed outside of the nesting season or, if in the nesting season, under the provision of an ecologist. In addition to help improve the biodiversity for bats in the woodland and on the woodland margin it is suggested the species that increase the biomass of insects available as prey be incorporated as part of the landscaping scheme.



Application No 3/01/14/001
Erection of new oak framed
activity centre for educational use
(D1) in the woodlands of
Halsway Manor
Halsway Manor, Crowcombe,
Taunton, TA4 4BD
15 January 2014
Planning Manager
West Somerset Council
West Somerset House
Killick Way
Williton TA4 4QA
West Somerset Council
Licence Number: 100023932



This Map is based upon Ordnance Survey material with the
permission of Ordnance Survey on behalf of the controller of
HMSO © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may
lead to prosecution or civil proceedings.
Easting: 312642 Northing: 138220 Scale:
1:2500

Application No:	3/01/14/002
Parish	Bicknoller
Application Type	Full Planning Permission
Case Officer:	Elizabeth Peeks
Grid Ref	Easting: 312642 Northing: 138220
Applicant	Mr James The Halsway Manor Society Ltd
Proposal	Erection of a single storey performance venue with two storey accommodation building linked to the existing Manor. Alter and refurbishment of the existing Manor with new extension to the east.
Location	Halsway Manor, Crowcombe, Taunton, TA4 4BD
Reason for referral to Committee	At the request of the local Ward Member

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:

Halsway Manor, Crowcombe, Taunton, TA4 4BD

Description of development:

Erection of a single storey performance venue with two storey accommodation building linked to the existing Manor. Alter and refurbishment of the existing Manor with new extension to the east.

Consultations and Representations:

The Local Planning Authority has received the following representations:

Bicknoller Parish Council

Bicknoller PC is pleased to see a proposed major development in our parish, which will help both the local economy and provide jobs for local people. The Parish Council is therefore fully supportive of all the plans submitted by Halsway Manor, but would like to draw attention to two issues that need to be resolved prior to consent: (1) Provision should be made to reduce potential vehicular blockages in Whites Lane. (2) A potable water supply must be available at all times to residents in the near vicinity.

Highways Development Control

Apologies for the delay in responding to you, please note that this response is in regards to the additional information submitted by the applicant.

Firstly in terms of vehicle movements as you are aware the Highway Authority raised concerns that the Traffic and Travel Statement did not provide sufficient information. The applicant has since provided further clarification.

It has been indicated that the proposal will generate an average of 35 additional vehicles travelling along the A358, which is approximately 10 more than the site currently generates. It

is the Highway Authority's opinion that the proposed generated levels are unlikely to have a significant impact on the traffic flows on the A358. However it would result in additional vehicles wanting to turn right onto Halsway Lane, which could potentially slow traffic. Furthermore it would also lead to additional traffic on a section of adopted highway, which can be characterised as single width and sinuous in nature.

The applicant has provided an amended drawing to address the points raised in the Highway Authority's original response. It appears the applicant has now widened the access allow two-way vehicle flow. In addition by doing widening the access it has also helped improve forward visibility for vehicles coming down the access road. The gates will also be set to open inwards, which is considered to be acceptable.

The access has also been amended so that section of the access between the back edge of the carriageway and the access has now been properly consolidated and surfaced, which is considered to be satisfactory.

Finally, in terms of visibility as you were aware the Highway Authority required that an amended drawing be submitted that shows that the full splays of 2.4m x 90m can be achieved. From the details provided it is apparent that this is the case. However the applicant should note that splays ought to be taken to the near side carriageway edge wherever possible.

Therefore based on the additional information provided the Highway Authority raises no objection to this proposal and if planning permission were to be granted I would require the following conditions to be attached.

- The driveway between the edge of the carriageway and the entrance gate(s) shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times.
- Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 4.0m from the carriageway edge and shall thereafter be maintained in that condition at all times.
- Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved writing by the Local Planning Authority. Such provision shall be installed before prior to the commencement of development and thereafter maintained at all times.
- Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.
- At the proposed access there shall be no obstruction to visibility greater than 900mm above adjoining road level within the visibility splays shown on the submitted plan (Please insert drawing no. here). Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

NOTE

Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Licence. This must be obtained from the Highway Service Manager for the West Somerset Area at the Highways Depot, Mart Road Industrial Estate, Minehead, Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.

Further to our discussion earlier please find the required conditions set out below.

- A condition survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
- No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
 - Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors; and
 - Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

SCC - Ecologist

Thank you for consulting me on this application which is for the erection of a two storey performance venue with accommodation linked to the existing Manor together with alterations and refurbishment of the Manor and a new extension to the east.. The application is accompanied by a Preliminary Ecological Appraisal prepared by JH Ecology in January 2013.

Shortly after I received your consultation request, I asked Somerset Environmental Records Centre (SERC) to conduct a search of their databases for records within 1 km of the application site. SERC's data was received on 23 January 2014 and I will forward this to you next week. Using this data, Somerset County Council's GIS layers and information supplied by the applicant I consider below how the proposed development is likely to affect designated sites, habitats and species.

Designated sites

According to SERC, there are only two designated sites within 1km of the application site.

The Quantocks SSSI – This is about 100 metres to the north of the application site. It comprises a mosaic of habitats including dry dwarf-shrub heath, wet dwarf shrub heath, acidic flushes, ancient semi-natural broadleaved woodland and dense scrub. The nature and scale of the development makes it unlikely that the SSSI will be significantly affected.

Halsway Quarry Local Geological Site (LGS) – This is almost 1km to the east of the application site. I am not qualified to comment on the likely impact of the proposals on this LGS as it is designated for geological and/or geomorphological reasons.

In addition to the above, there is an internationally designated site about 1.5 km from the application site. This is Exmoor & Quantock Oakwoods Special Area of Conservation (SAC). In recognition that developments outside of the SAC can affect qualifying features of the SAC (particularly Barbastelle Bats), the emerging West Somerset Local Plan contains policy NH8 which states that: PLANNING APPLICATIONS FOR DEVELOPMENT ON SITES WITHIN THE BAT CONSULTATION ZONE MAY REQUIRE A 'TEST OF SIGNIFICANCE' UNDER THE HABITAT REGULATIONS TO BE CARRIED OUT. Halsway Manor is within the Bat Consultation Zone. A test of significance has been drafted and this concluded that the development would be unlikely to cause a significant effect to the SAC either alone or in combination with other plans or projects. This draft Test will be sent in due course for consideration by West Somerset Council.

Habitats

There are elements of new build in this application as well as alterations to the existing manor house.

The new build would result in the loss of plantation woodland, shrubbery and hardstanding that is of relatively low nature conservation importance. In the Ecological Appraisal it is proposed that the impacts on these habitats could be mitigated by enhancement of existing woodland habitat for wildlife. I have no objection to this and I recommend that a condition be imposed requiring submission and approval of a woodland management plan that addresses wildlife enhancements. It has been pointed out in the Appraisal that there would be scope to introduce wildlife-friendly features into the new build itself (e.g. erection of bird and bat boxes on some of the buildings). This would help to deliver positive gains for biodiversity which is encouraged by the current National Planning Policy Framework (NPPF). To secure such measures I would recommend a condition requiring submission of a biodiversity mitigation and enhancement plan.

Species

Bats - Overall, the woodland that would be affected by the development is unlikely to support bats to the extent that its loss would affect the local conservation status of any species. However, there are bat roosts associated with the existing buildings (especially the main Manor House) that could be affected negatively by the proposals in this application. For example, work on the attic space (removal of water tanks and conversion to provide staff accommodation) will need mitigation for potential loss of a roost used by a small number of Common Pipistrelles. Other parts of the main Manor House not affected directly are used by larger numbers of different bat species and by small numbers of rare species. There is no reason to believe at this stage that protected species would be affected to the extent that favourable conservation status would be under threat. Nevertheless a comprehensive mitigation plan should be required from the applicants prior to commencement of any works. A lighting strategy will need to be agreed also and this will require identification of bat access points so that bats are inadvertently prevented from making use of roosts.

Nesting Birds – A condition will be needed if the application is approved to require that tree and shrub removal occurs outside of the nesting season or, if not, under the supervision of an ecologist.

The application land is unsuitable for Dormice and for reptiles and amphibians, so mitigation measures for these protected species are not required.

No protected or priority species other than ones already referred to above are known to be associated with Halsway Manor.

Quantock Hills AONB

As you are aware the main purpose of the AONB Service is conserving and enhancing the natural beauty of the landscape. As such, we are concerned with the impact any new development may have on the character and quality of this nationally protected area (including its setting). National guidance contained in the National Planning Policy Framework (NPPF) states that “great weight should be given to conserving landscape and scenic beauty in.... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty” (Section 115).

Re: Planning Application 3/01/14/001, 002 and 003 Halsway Manor, Crowcombe, Taunton. TA4 4BD

The Quantock Hills AONB Service is pleased to note the further development and expansion of this vibrant centre within the AONB. From a landscape perspective the significant changes appear to have been addressed in a comprehensive and effective way and the AONB Service is satisfied that the special character of the landscape and this particular building would not be harmed other than temporarily during construction.

This view is dependent on the applicants meeting the recommendations of English Heritage and the County Ecologist as detailed in their responses and recognises the need for local community concerns to be met.

Quantock Hills ANOB

Environmental Health Officer (DA)

In terms of this development proposal, I understand it is likely to increase the use of this private water supply by 30%. Additional information is sought from the applicant regarding the additional use on the supply (increase / total in number of people and/or increase in volume per day (m³ per day).

In terms of sufficiency of this borehole fed supply it must be able to provide a minimum of 1 bar pressure or 10 metres static head pressure. Additional information is sought to verify this.

In relation to the management of water resources in the area, this may be a matter for the Environment Agency (water resources). The Council’s responsibilities for a private water supply are to ensure all have a wholesome and sufficient supply.

Finally, additional information is also sought to confirm the existing drainage plant is of sufficient capacity to cope with anticipated maximum flows. Otherwise the private drainage plant may need to be modified.

Public Consultation

The Local Planning Authority has received 4 letters of objection/support making the following comments (summarised):

Objections:

- Welcome the developments proposed but have concerns as residents.
- The Manor has 2 bore holes and plans to use grey water. Maintained that this will cater for the increased usage of water without the need for an additional bore hole. Concerned that this could result in more ground water being taken and that our bore hole will run dry in a very hot summer. Want details of the expected increase in borehole water use.
- Whites Lane would be severely damaged during construction. Has the cost of reinstating the lane been taken into account?
- The planned 30% increase in overnight visitors will result in additional traffic and Whites Lane will not cope with this. Recommend that two wide passing bays to allow 2 lorries to pass be provided.
- Has provision for off street parking been made as coaches are left parked on the road partly blocking the road?
- Hill Lane should not be accessed during construction.
- Want assurances that the grey water supply will be provided so leaving the bore holes for drinking water.
- Should improve the existing passing bays before work commences on site.
- Concerned that the Ritter grass paving will become a muddy parking area as I know from experience that it does not work.

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). West Somerset is in the process of developing the emerging Local Plan to 2032, which will replace the strategy and some of the policies within the adopted Local Plan. The emerging Local Plan is at an early stage of production process. It will go to the Publication stage in late Summer 2014 when the contents will acquire some additional weight as a material consideration. Until that stage is reached, policies within the emerging Local Plan can therefore only be afforded limited weight as a material consideration.

The following Policies are considered relevant to this application:

- LB/1 Listed Buildings Alterations and Extensions
- SP/1 Settlement Hierarchy
- SP/5 Development Outside Defined Settlements
- BD/1 Local Distinctiveness
- LC/3 Landscape Character
- NC/4 Species Protection
- NC/5 Wildlife Habitats
- T/3 Transport Requirements of New Development
- T/7 Non-Residential Development Car Parking
- W/4 Water Resources
- BD/3 Conversions, Alterations and, Extensions

National Policy

The National Planning Policy Framework (March 2012) is a material planning consideration.

Planning History

The following planning history is relevant to this application:

Case Ref	Proposal	Decision	Decision Date
3/01/06/008	New fireproof laundry door, fireproofing doors to bedrooms 12, 14, 15, & 16 & fireproof under staircase. - incorporating	Withdrawn by Applicant	9 October 2006

	photographs & door details received on 26/6/06.		
3/01/08/008	Proposed new library within the courtyard of Halsway Manor Mews.	Withdrawn by Applicant	21 May 2008
3/01/06/007	En-suiting of bedrooms 8-16 inclusive incorporating drawings dated November 2004 and June 2006	Grant	18 November 2006
3/01/06/009	Conversion of an unused attic for use as boiler room incorporating roof plan drawings dated July 2006. - as amended by drawing dated 13/10/06.	Grant	19 January 2007
3/01/06/015	Fire door for laundry.	Grant	27 October 2006
3/01/07/004	Installation of stained glass spandrels over staff entrance, 2 hand basins, repositioning of wc in ladies cloakroom and washbasin in ensuite in bedroom 7.	Grant	14 September 2007
3/01/76/018	Fire-proofing internal doors, internal alterations and external fire escape	Grant	17 May 1977
3/01/06/010	Retention of door and doorway as amended by photographs received on 6/7/06.	Grant	29 September 2006
3/01/03/011	Proposed managers house (Part of Water Garden)	Refuse	1 July 2003
3/01/82/005	Change of use from private dwelling to residential annexe of folk music centre (The Mews)	Grant	16 July 1982
3/01/82/005	Change of use from private dwelling to residential annexe of folk music centre (The Mews)	Grant	16 July 1982
3/01/04/017	Internal and external alterations to Halsway Manor and Halsway Mews.	Grant	25 February 2005
3/01/00/003	Internal alterations to form ensuite bedrooms and provision of ramped area as amended by drawing received on 3/4/2000 (The Mews)	Grant	5 April 2000
3/01/11/016	Internal alterations to improve access for those with mobility difficulties.	Grant	28 October 2011

Proposal

The application seeks planning permission for the erection of a performance venue on the side (west) of Halsway Manor, a two storey extension at the rear and a first floor extension on the east end of Halsway Manor.

The proposed performance building (where the performance room measures approximately 21m x 11m) is linked onto the Manor House by a smaller 7m long link building that houses a shop and store and lobby/display area. The building will be set back into the existing bank. The front wall of the performance room will be set back from the front wall of Halsway Manor by 11.5m but will be forward of the rear wall by approximately 3m. The front elevation for the performance room will be predominantly full length glazing comprising of fully glazed sliding doors. The walls will be constructed of ashlar red sandstone whereas the link section will be rubble sandstone to match Halsway Manor and fully glazed doors. The monopitched roof on the performance room will be constructed of stainless steel with 12 roof lights interspersed at regular intervals along the roof whereas the flat roof over the link building section will be a flat 'green' roof planted with grasses and wild flowers. At the bottom of the roof slope on the performance room will be a planted area where the plants will be able to 'fall' over the front parapet edge with brise soleil fixed to the front of the building. To the rear of the link building and part of the performance building is a flat roof triangular equipment and chair store. The rear wall of this part will be constructed from rubble sandstone

The two storey rear building will accommodate toilets, a kitchen, staff rest room, stores, cloakroom and store and will have access into the rear of Halsway Manor. A section of this building will be single storey and will accommodate a laundry and workshop/store. The first floor will accommodate 10 ensuite bedrooms that can be accessed via a lift from the ground floor or through a new door at first floor level from Halsway Manor. The first floor will be clad in dark stained vertical larch cladding. This cladding will also be used for the horizontal sliding louvres on the windows. The flat roof will be a green roof and as the first floor will be set into rising land an access path between the extension and the bank is proposed which will include a living wall on the edge of the bank. The living wall will be formed from retaining blocks sloping up the bank and planted. The rear extension will be linked onto the back of Halsway Manor by a two storey glazed link. The second storey will protrude beyond the side (west) wall of Halsway Manor by approximately 0.9m. The windows will be graphite composite aluminium windows.

The first floor bedroom extension proposed at the east end of Halsway manor is proposed on the rear ground floor flat roof section. The walls will be constructed of ashlar red sandstone to match Halsway Manor with bath stone dressings. The flat roof will have a single ply roofing membrane. When the extension is viewed from the front the roof will be crenellated to match the existing detail. An external fire escape will be removed.

In the attic there are a number of redundant water tanks. These are to be removed and staff overnight accommodation provided which will consist of two ensuite bedrooms and cupboards. A staircase will also be required.

This scheme forms part of a larger proposal which also includes the proposed activity centre, the subject of application 3/01/14/001 and alterations to Halsway Mews. The proposed rear extension forms the second phase of the alterations to Halsway Manor and the performance venue is the third phase.

With regard to parking spaces currently there are 26 spaces. Twenty of these parking spaces will be permanent all weather spaces which are to be adjacent to Halsway Mews and opposite the proposed performance venue. A further 14 spaces in front of Halsway Manor are proposed on vehicle grade honeycomb paving which will be used as an overflow to the permanent spaces. Over flow spaces (10) along the access to Halsway Manor are also proposed. In the Water Gardens the main area is already used as an overflow car park for 30 cars. It is proposed that this area will be reinforced with honeycomb reinforcement to allow for overflow parking together with caravans and camper vans. Two delivery spaces and one car parking space are proposed on the eastern side of Halsway Manor.

Site Description

Halsway Manor lies in an elevated position above the A358 in a bowl surrounded by trees and shrubs with fields rising to the north and east of Halsway Manor. To the west are a number of residential properties and Halsway Mews which is used as bedrooms and a meeting room in conjunction with Halsway Manor. Access to the site is via two single track roads, Halsway Lane and Whites Lane off of the A358. In front and below Halsway Manor is a flat lawned area and to the South of Halsway Lane is a flat area of land known as the Water Gardens that is laid to grass with a number of trees and shrubs. This area is currently used for overflow parking for 30 cars, caravans and there are four bio treatment sewage tanks and reed bed.

Planning Analysis

1. Principle of Development

The site lies outside any development limits lying in open countryside where saved policy SP/5 is the relevant policy. SP/5 states that "In the countryside areas outside of settlement development limits, development will only be permitted where it both benefits economic or social activity without leading to a significant increase in car travel and maintains or

enhances environmental quality and accords with other policies of the West Somerset District Local Plan." As the proposal is to increase the use of the premises by both local and outside groups and users this will benefit economic and social activity through the retention of jobs, the opportunities for recreation and education and the likely use of other facilities in the area by those staying or attending day courses at Halsway Manor. Car travel will increase by approximately 10 additional vehicles travelling along the A358. This is unlikely to have a significant impact on the traffic flows of the A358. The proposed siting of the performance venue and bedrooms together with the overflow car parking particularly in the Water Gardens has taken account of the character and layout of the existing buildings and gardens together with incorporating the ground levels in to the design of the proposed extensions to Halsway Manor so helping to assimilate the building into the landscape without adversely affecting the setting of the AONB, Halsway Manor and Halsway Mews. The proposal is therefore considered acceptable in principle as it complies with saved policy SP/5.

2. Character and Appearance of the Area

Halsway Manor is a Grade II* listed building, Halsway Mews, the gate piers boundary wall and garden wall to terrace together with the gate and gate piers to the Water Gardens are Grade II. These buildings sit prominently in a bowl and can be seen from the A358 (except for the gate to the Water Gardens) and the Quantock Hills and surrounding areas. These buildings are predominantly constructed of stone with slate roofs. Other properties in the vicinity are stone or render and generally 2 storey. The application site is therefore within the setting of the two listed buildings. The site lies on the edge of the lower slopes of the Quantock Hills and is very rural in appearance and character. The two access roads off of the A358 are single track roads with few passing spaces.

The proposed performance venue has been pushed as far back and away from Halsway Manor as is practicably as possible. The bank at the rear helps to assimilate the building into the landscape together with the proposed vegetation on the edge of the roof. The type of plants to be used will however need to be the subject of a condition to ensure that the type of plants used does not draw your attention to the building. The amount of glass to be used on the front of this building, through the use of fully glazed sliding doors and roof lights is extensive but the effect from glint and glare and light pollution at night has been reduced through the use of brise soliel and sunlight filter screens. In addition the roof is at a low angle so the roof lights will not be prominent when viewed from the front of Halsway Manor. The use of sandstone, which is the local building stone and is used in the adjoining buildings, Halsway Manor and Halsway Mews will help reduce the visual impact of the building on the character of the area and the setting of the listed buildings.

Whilst the design of the two storey rear extension is modern and a contrast to the design of Halsway Manor as it is located at the rear, has a simple design, is not as tall as Halsway Manor, the cladding is to be a dark colour and as the slope to the rear of the proposed extension has been used as part of the design it will not adversely affect the setting of Halsway Manor. It should be noted however that a 0.9m section of the second storey will be visible on the west side of Halsway Manor. It has been suggested to the Agent that the building be completely set back behind Halsway Manor. The Agent has explained that as the extension would have to be made shorter rather than move it as making it shorter would compromise the size of three bedrooms. In addition English Heritage and SPAB have not objected to the design. On balance to ensure that the extension works from a functional point of view and as the proposal will help to ensure the future of Halsway Manor that the scheme not be refused on this ground.

The extension at first floor at the east end of Halsway Manor will use red sandstone to match Halsway Manor and the design has taken account the existing design on that part of the building. The removal of the external fire escape improves the character of the building and is welcomed.

At present the car parking is in front of Halsway Manor and Halsway Mews with over flow parking in the Water Gardens. The parking in front of Halsway Manor significantly detracts

from the setting of Halsway Manor. It is proposed to use this area will be used for overflow parking using reinforced honeycomb system so there area will be appear as if though it is grass with the area adjoining the front of Halsway Manor is to be grass and paving. This will significantly improve the setting of Halsway Manor. The use of the reinforced honeycomb system in the Water Gardens will ensure that the area is more useable for car parking. The amount of the area to be resurfaced however needs to be controlled to ensure that the character of the area is not adversely affected in that a number of trees could be affected and these trees need to be retained or replaced to help screen the area and to help assimilate it into the landscape. A condition concerning the area to be reinforced is therefore required together with a landscaping scheme condition.

3. Residential Amenity

The performance part of the building is approximately 45m to the east of the nearest residential properties so there will be no overlooking, overbearing effects due to the size and location of the building or loss of light to habitable rooms. As the building however is to be used for performances and this could lead to noise emanating from the building a condition limiting the hours this building can be used is required.

The bedrooms will look out onto the proposed new rear pedestrian access and the proposed living wall as well as over the proposed performance venue and the rear of Halsway Manor. Due to the distances involved and the use of the rooms it is considered that the amenity to these rooms is acceptable.

The proposed first floor extension at the eastern end of Halsway will not adversely affect any residential amenity due to its location and distance from any residential dwelling.

4. Highway Safety

The Highway Authority raises no objection to the proposal subject to conditions relating to the submission of a travel plan and a condition survey. Concerns however have been raised by neighbours in relation of the need for further passing bays and/or improving the existing passing bays along Whites Lane together with the potential of damage by construction traffic to Whites Lane, the parking of coaches on the highway and whether the use of the proposed grass paving works in practice.

With regard to damage to Whites Lane by construction traffic this matter is controlled by the Highway Authority and it is suggested that a condition relating to this be imposed. The issue of passing bays has been taken into account by the Highway Authority when making their recommendation and have not objected on the grounds that either more or enlarged passing bays are required. The Highway Authority however does recognise that Whites Lane is single width and sinuous in nature and have requested a Travel Plan to try and minimise the use of the car to reach Halsway Manor. In the submitted Transport and Travel Plan Statement proposals it is proposed that the possibilities of improving the existing passing bays are looked at. A condition to ensure that a Travel Plan is submitted is therefore recommended. The use of grass paving was also raised by the Highway Authority in their response stating that whilst they do not object to the use of a grass reinforcement system the applicant needs to make sure that what is used is suitable for the size and scale of the vehicles that will be using these areas.

The parking of coaches on the highway has been raised as a concern by local residents. In the Transport and Travel Plan Statement schools and young people's groups will arrive in mini buses and not individual cars. The use of coaches is not mentioned but can also be controlled through the Travel Plan. This will help ensure that coaches do not park on the highway.

5 Biodiversity

It is known that a number of species of bat use the adjoining woodland area and feed around the grounds of the Manor and as Halsway Manor lies within the West Somerset Bat Consultation Zone a Test of Likely Significant Effect needs to be carried out and adopted by West Somerset Council. The County Ecologist has undertaken this test on behalf of the

Council and has concluded that there is no significant effect on the Exmoor and Quantock Oakwoods European Site, a Special Area of Conservation This means that no Appropriate Assessment of the application is required and as such under the Habitats Regulations 2010 the application can be approved. If the Council agrees with this recommendation the relevant documentation will need to be adopted and signed. (Attached at Appendix A).

As noted by the County Ecologist on the application for the activity centre in the adjoining woodland (3/01/14/001) , " It is unlikely that the land affected directly by the proposed development (*of the activity centre*) is important to bats for roosting, feeding or commuting purposes, but, nevertheless, the planning authority should ensure that the development does not lead to any harmful lighting of the plantation woodland, its edges or of Halsway Lane. Excessive light spill would be likely to deter light averse bats species from feeding or commuting through the area. To ensure that lighting issues are dealt with appropriately, I recommend that the applicants be required to submit a lighting scheme and have it approved by the planning authority". Additional reasons given for the need for a lighting strategy is to ensure that the bats are not inadvertently prevented from using the roosts in Halsway Manor. It is therefore considered that as lighting on Halsway Manor or in the Water Gardens could adversely affect the bats a condition controlling the amount of lighting erected is required.

Halsway Manor accommodates a number of bat roosts that could be affected by the proposals such as the removal of the water tanks but the advice from the County Ecologist is that there is no reason to believe that any bats will be so affected that the favourable conservation status would be under threat. To ensure that the bats are not adversely affect a comprehensive mitigation plan is required and it is recommended that this is controlled by condition.

6. *Other Implications*

a. *Water Supply*

The water for Halsway Manor is provided through the use of a bore hole. A number of concerns have been raised by local residents concerning how it will affect their water supplies due to the increase in use of water. The Environment Agency have advised that Halsway Manor no longer has an abstraction licence as it abstracts less than 20 cubic metres per day. The proposals may mean that this limit may not be exceeded but if it does an abstraction licence will be required. For a licence to be issued there must be no unacceptable impact on any nearby boreholes. It is therefore considered that this issue will be addressed by the Environment Agency should the 20 cubic metre limit be exceeded. A note is therefore recommended concerning the need for a licence if the limit is exceeded.

A 23,000 gallon grey water tank has already been installed in the lawn to the west of Halsway Manor but is currently not used. This will be used to for example flush the toilets The Agent therefore contends that the amount of water used from the bore hole will not increase significantly due to the use of grey water that is not currently used.

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 acceptable and it is recommended that planning permission be granted.

Reason for Approval :

The proposal accords with the Council's settlement strategy for the location of new development. The proposal, by reason of its design, scale and layout would be in keeping with its surroundings and would safeguard the amenities of neighbouring residents and adjoining land users. The setting of adjoining Listed Buildings would not be harmed. The means of access and parking arrangements meet the required safety

standards and will ensure the free flow of traffic on the highway. The proposal makes adequate arrangements for the protection of biodiversity.

The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:-

Saved Policies SP/1, SP/5, BD/1, BD/3, T/3, T/7, LC/3, NC/4, NC/5, PC/1 and, PC/2 of the West Somerset District Local Plan (adopted December 2006).

Planning Permission is subject to the following conditions:

- 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: 1011 01, 2A, 03A, 05A, 06A, 07, 25B, 26B, 27B, 28, 29, 31, 32, 33, 34C, 35B, 50A, 51A, 52A, 53A, 54, 55, 56, 57, 58, 59, 60, and 61 Preliminary Ecological Appraisal by jh ecology and Travel and Transport Statement.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.
Reason: To ensure that sustainable transport options are taken up minimising the impact of the development having regard to the policy requirements of the National Planning Policy Framework.
- 4 No works shall be undertaken on site unless full details of the new joinery for the windows, horizontal screens and brise soleil have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include elevations at 1:20 scale (but 1:5 for the brise soleil) and cross-sections, profiles, reveals, surrounds, at full or half scale and details of the materials, finish and colour in respect of new windows, external doors, other glazed areas and timber cladding. The works shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the setting of the adjoining listed buildings and the character of the landscape having regard to the provisions of Saved Policies BD/1, BD/3, LB/1 and LC/3 of the West Somerset District Local Plan (2006).
- 5 No works shall be undertaken on site unless samples of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.
Reason: To safeguard the setting of the adjoining listed buildings and the character of the landscape having regard to the provisions of Saved Policies BD/1, BD/2 and LC/3 of the West Somerset District Local Plan (2006).
- 6 No works shall be undertaken on site unless a condition survey of Whites Lane has been submitted to and approved in writing by the local planning authority. Within two months of the completion of the development the section of highway shall be resurveyed and the results submitted to the local planning authority. Any damage to the highway which occurred as a result of the development shall be remedied in

accordance with a scheme and programme agreed in writing by the local planning authority. The scheme shall be submitted within four months of the resurvey.

Reason: In the interests of highway safety having regard to the provision of saved policy T/3 of the West Somerset District Local Plan (2006).

- 7 No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The works shall be carried out strictly in accordance with the approved plan. The Plan shall include:

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from the site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: To prevent pollution to the land and water environment, protect the amenities of local residents and occupiers and to safeguard the natural environment within the site and its surroundings having regard to the provisions of Saved Policies PC/1, PC/2, PC/4 of the West Somerset District Local Plan (2006) and in the interests of highway safety.

- 8 No works shall be undertaken on site unless a hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of all trees and other planting which are to be retained; the planting specification for the living wall, green roofs and the plants on the roof of the hereby approved performance venue, details of the treatment (including samples of materials) for the area in front of Halsway Manor; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development having regard to the provisions of Saved Policy BD/1 of the West Somerset District Local Plan (2006).

- 9 No works shall be undertaken on site unless a sample panel of all external walling materials has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. 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 Saved Policies BD/1, BD/3 and LB/1 of the West Somerset District Local Plan (2006).

- 10 No works shall be undertaken on site unless full details of the new roof lights been first submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policy LB/1 of the West Somerset District Local Plan (2006).

- 11 The use hereby approved shall not be carried on and no customer shall be served or remain in the hereby approved performance venue outside the hours of 8am to midnight unless agreed in writing by the local planning authority.

Reason: To safeguard the amenities of nearby occupiers having regard to the provisions of Saved Policy PC/2 of the West Somerset District Local Plan (2006).

- 12 No works shall be undertaken on site unless details of a lighting strategy has been submitted and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details and schedule of implementation.

Reason: To ensure that there is no excessive illumination adjacent to the woodland habitat and to safeguard the bats having regard to the provisions of Saved Policy NC/4 of the West Somerset District Local Plan (2006).

- 13 No works shall be undertaken on site unless a bat mitigation plan has been submitted to and approved in writing by the Local Planning Authority. Any necessary mitigation measures shall be incorporated into the development in accordance with an approved schedule of implementation and subsequently retained.

Reason: To enable the Local Planning Authority to retain control where development affects a species protected by law having regard to the provisions of Saved Policy NC/4 of the West Somerset District Local Plan (2006).

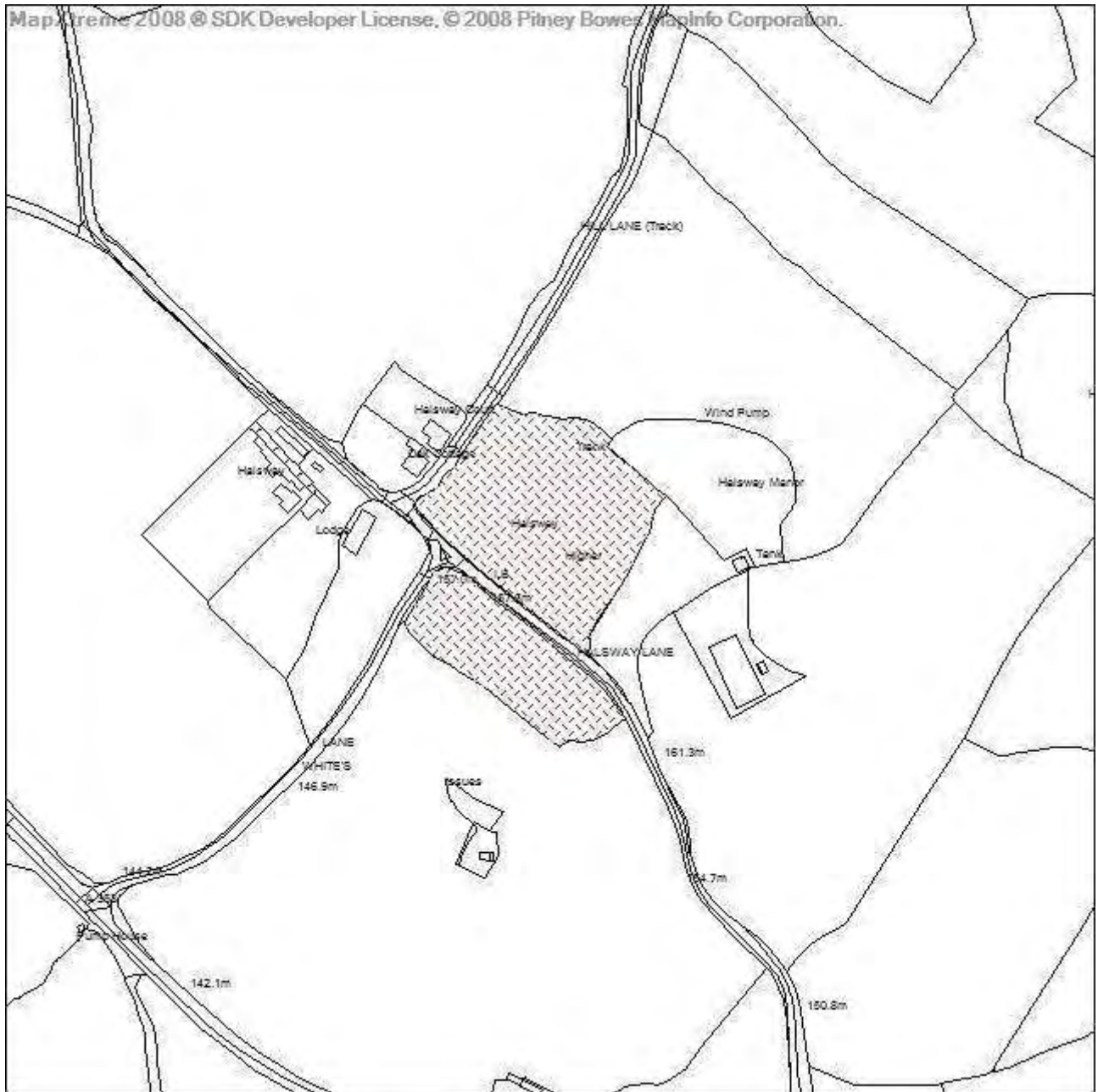
Notes

1 STATEMENT OF POSITIVE WORKING

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

- 2 Any trees and shrubs shall only be removed outside of the nesting season or, if in the nesting season, under the provision of an ecologist. In addition to help improve the biodiversity for bats in the woodland and on the woodland margin it is suggested the species that increase the biomass of insects available as prey be incorporated as part of the landscaping scheme.

- 3 If the daily water abstraction exceeds 20 cubic metres per day an abstraction licence will be required. It should be noted that the abstraction must not have an unacceptable impact on any nearby protected water rights such as boreholes for individual householders.



Application No 3/01/14/002
 Erection of a two storey performance venue with accommodation linked to the existing Manor. Alter and refurbishment of the existing Manor with new extension to the east.

Halsway Manor, Crowcombe,
 Taunton, TA4 4BD

15 January 2014

Planning Manager
 West Somerset Council
 West Somerset House
 Killick Way

Williton TA4 4QA
 West Somerset Council
 Licence Number: 100023932



This Map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of HMSO © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Easting: 312642 Northing: 138220

Scale:

1:3000

Application No:	3/01/14/003
Parish	Bicknoller
Application Type	Listed Building Consent
Case Officer:	Elizabeth Peeks
Grid Ref	Easting: 312642 Northing: 138220
Applicant	Mr James The Halsway Manor Society Ltd
Proposal	Erection Of A Single Storey Performance Venue With Two Storey Accommodation Building Linked To The Existing Manor. Alter And Refurbishment Of The Existing Manor With New Extension To The East.
Location	Halsway Manor, Crowcombe, Taunton, TA4 4BD
Reason for referral to Committee	At the request of the local Ward Member

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:

Halsway Manor, Crowcombe, Taunton, TA4 4BD

Description of development:

Erection of a single storey performance venue with two storey accommodation building linked to the existing Manor. Alter and refurbishment of the existing Manor with new extension to the east.

Consultations and Representations:

The Local Planning Authority has received the following representations:

Bicknoller Parish Council

Bicknoller PC is pleased to see a proposed major development in our parish, which will help both the local economy and provide jobs for local people. The Parish Council is therefore fully supportive of all the plans submitted by Halsway Manor, but would like to draw attention to two issues that need to be resolved prior to consent: (1) Provision should be made to reduce potential vehicular blockages in Whites Lane. (2) A potable water supply must be available at all times to residents in the near vicinity.

English Heritage

Society for the Protection of Ancient Buildings

The SPAB has been involved in two previous rounds of consultation about this scheme, most recently in the summer of 2013 when architect Tim Greensmith, one of our volunteer caseworkers, assessed the proposals on our behalf. Our views were conveyed to Angela Dudley of Chedburn Dudley in our letter dated 16 August 2013 (copy attached for reference).

It is clear from the documentation accompanying this LBC application that the scheme has developed considerably since last summer and we welcome the level of detail now present in the drawings and reports. This information has been very useful to us in terms of gaining a

full understanding of the revised proposals.

Having considered the revised scheme in detail, we have concluded that it appears to address a number of the concerns we expressed last year and therefore we would not wish to object to the proposals as they now stand. However, we would advise that there is still a need for a little more finesse with regard to the detail of the design of the new elements. In particular, we would recommend that the suggestion to break up the expanse of glazing to the southwest elevation of the new performance space is considered again. We note that the southwest elevation of the manor house is characterised by its tall windows with the fine vertical proportions articulated by slender mullions and we believe that the facade treatment of the performance space would benefit from taking a greater cue from this existing language. There will also need to be a high level of elegance in the detailing of the new structures to ensure that they are complimentary to the existing building. In addition, we would suggest that the entrance area between the manor house and the performance space appears a little unresolved. The hierarchy of the various entrances into the complex is not entirely clear and could possibly be expressed a little more legibly.

Lastly, we remain concerned about the loss of some of the original fabric within the manor house as a result of changes to the door and window openings and would seek some reassurance that either the fabric intended for removal is modern or that the removal of historic fabric is properly justified and absolutely necessary.

English Heritage

Halsway Manor house is grade II* listed. The listing description identifies that whilst it was built in the 15th Century the Manor house was enlarged and almost completely rebuilt in the late 19th century. The architect of the rebuilding is thought possibly to have been J.D.Sedding who published plan and elevations in a national publication, the Building News, in 1875. The House is arranged over two floors with the front elevation facing south over formal gardens. The great hall is positioned just to the west with Victorian extensions beyond. To the right of the porch are smaller rooms thought to date from the first phase. Elevations are 15th century in style.

The explanation of need as set out within the application is understood and acknowledged. Pre application discussions have been on-going with the local authority and English heritage since 2012.

Two storey extension to the rear of Manor House.

New kitchen and staff facilities on the ground floor with 10 bedrooms at first floor level.

The setting of the new building into the hillside, as proposed, significantly helps to reduce its apparent mass and the potential to dominate the core building as does the fact that it is largely set away from the listed core. The new-build element would sit slightly to the west of the front elevation, when viewed square on, however the impact of this will be reduced as the development is set back north off the west end. The slope of the land down from the house and the fact that the driveway is to the east further helps to reduce the impact.

Whilst there are clear functional requirements of creating new kitchen and ancillary space beyond the core of the building for the trust from an historic building perspective there are also benefits. After the new build element has been completed the rooms that are currently occupied for kitchen uses can be reinstated to something similar to their original form. The first floor accommodation provides the much needed overnight accommodation, The design adopted with a green roof and simple dark stained oak boarding is of quality but at the same time subservient.

To the east of the main core there is currently a single storey addition. This is of limited architectural interest and the external treatment is unsatisfactory. Under the scheme a two storey addition would be added in this location. On balance the impact on character is acceptable.

Suggested conditions:

- The manner in which the new build will interface with the historic rear elevation is key to the success of the project. Similarly the lobby design to the east end will be important. We would suggest that details at 1:5 are submitted of the different points at which glazing will visually cut into the historic core, prior to commencement of development.
- The rear external walls that will become internal should be left as external finishes.
- Given the significance of the cladding conditions relating to the provision and agreement of sample areas of boards will be critical to the success of the scheme, as will the method of fixing.

Performance dance rooms extension

The proposed extension is quite large but will create appropriate performance space, as justified within the accompanying reports. On balance the new structure's design is of quality but does not overly compete. It is set away from the building, to the northwest, separated by a natural stone rubble wall and softened by the use of a brise soleil and planning at the base of the roof slope.

Suggested conditions:

- Sample of stainless steel roof.
- The specific design of the brise soleil at a scale of 1:5.
- The details of the planting. Planting is not identified on the cross section at plan 1011 58.

Internal and external alterations to the Manor House.

Under the scheme unsympathetic alterations in the rear sections of the building have been detailed to be removed. Whilst the insertion of the doors into the rear Dining Room is regrettable the importance of this route, access off the main entrance lobby is recognised.

Suggested conditions

- Cornice work is present in the hallway at the rear, further thought should be given as to how this can be retained.
- The glazing bar details to the new doors from the rear of the manor, as shown on Plan 1011 54 should be conditioned at a 1:1 scale.

Open Activity Centre.

This new space would address the trusts lack of a large performance space and the difficulties it faces in providing practical workshop sessions. The design as proposed is for a simple timber workshop building within the screened wooded area to the north-east. Initially concerns were raised that the Activity centre was too tall large and that the glass gable made the new structure too visible. On balance, subject to the retention of trees, as identified, the proposals are accepted.

Suggested conditions

- Submission and agreement of shingles and a sample 1sqm section post installation.
- Formal agreements should be put in place with the trust to ensure the continued management of the trees in the foreground to the Activity Centre.

Access drive

This is sensitively designed to have as limited visual impact as feasible. The major benefit of creating an additional driveway with car parking is that, as demonstrated by the proposed landscaping scheme, area directly in front of the Manor House can be cleared of cars.

The following conditions are suggested:

- Samples of the proposed surfaces for the new driveway should be agreed on site.
- The stone paving and gravel detailed in front of the house.
- Formal agreement with the trust is required to ensure that the car parking and paved

surfaces in front of the house are cleared upon completion of the driveway and new parking facilities to the east.

Summary

The strategic and comprehensive approach taken by the applicants is welcomed. The requirement of the trust to develop the facilities at Halsway is acknowledged as is their desire to develop proposals that are compatible with the building and its setting.

To ensure that the high standard of design proposed is carried forward we would suggest a range of conditions to ensure that the proposals are implemented in accordance with the architects plans.

Recommendation

We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Quantock Hills AONB

As you are aware the main purpose of the AONB Service is conserving and enhancing the natural beauty of the landscape. As such, we are concerned with the impact any new development may have on the character and quality of this nationally protected area (including its setting). National guidance contained in the National Planning Policy Framework (NPPF) states that "great weight should be given to conserving landscape and scenic beauty in.... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty" (Section 115).

Re: Planning Application 3/01/14/001, 002 and 003 Halsway Manor, Crowcombe, Taunton. TA4 4BD

The Quantock Hills AONB Service is pleased to note the further development and expansion of this vibrant centre within the AONB. From a landscape perspective the significant changes appear to have been addressed in a comprehensive and effective way and the AONB Service is satisfied that the special character of the landscape and this particular building would not be harmed other than temporarily during construction.

This view is dependent on the applicants meeting the recommendations of English Heritage and the County Ecologist as detailed in their responses and recognises the need for local community concerns to be met.

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). West Somerset is in the process of developing the emerging Local Plan to 2032, which will replace the strategy and some of the policies within the adopted Local Plan. The emerging Local Plan is at an early stage of production process. It will go to the Publication stage in late Summer 2014 when the contents will acquire some additional weight as a material consideration. Until that stage is reached, policies within the emerging Local Plan can therefore only be afforded limited weight as a material consideration.

The following Policies are considered relevant to this application:
LB/1 Listed Buildings Alterations and Extensions

National Policy

The National Planning Policy Framework (March 2012) is a material planning consideration.

Planning History

The following planning history is relevant to this application:

Case Ref	Proposal	Decision	Decision Date
3/01/06/008	New fireproof laundry door, fireproofing doors to bedrooms 12, 14, 15, & 16 & fireproof under staircase. - incorporating photographs & door details received on 26/6/06.	Withdrawn by Applicant	9 October 2006
3/01/06/007	En-suiting of bedrooms 8-16 inclusive incorporating drawings dated November 2004 and June 2006	Grant	18 November 2006
3/01/06/009	Conversion of an unused attic for use as boiler room incorporating roof plan drawings dated July 2006. - as amended by drawing dated 13/10/06.	Grant	19 January 2007
3/01/06/015	Fire door for laundry.	Grant	27 October 2006
3/01/07/004	Installation of stained glass spandrels over staff entrance, 2 hand basins, repositioning of wc in ladies cloakroom and washbasin in ensuite in bedroom 7.	Grant	14 September 2007
3/01/76/018	Fire-proofing internal doors, internal alterations and external fire escape	Grant	17 May 1977
3/01/06/010	Retention of door and doorway as amended by photographs received on 6/7/06.	Grant	29 September 2006
3/01/04/017	Internal and external alterations to Halsway Manor and Halsway Mews.	Grant	25 February 2005
3/01/11/016	Internal alterations to improve access for those with mobility difficulties.	Grant	28 October 2011

Analysis

The building is a Grade II* Listed Building.

The main consideration of this application is the impact that the proposal will have on the character and appearance of the listed building and any features of architectural and historic interest.

The proposal involves a number of alterations to Halsway Manor and includes:

- The erection of a single storey performance venue
- A link building
- A two storey extension on the rear of Halsway Manor
- An extension at first floor level at the eastern end of Halsway Manor.
- Internal alterations including six ensuite bathrooms, reordering of the existing kitchen and dining room to form a larger dining room and bar and creation of two staff bedrooms and cupboards in the attic
- Replacing a ground floor window with doors and a first floor door and fire escape to form a link with the proposed rear extension..

The proposed performance building (where the performance room measures approximately

21m x 11m) is linked onto the Manor House by a smaller 7m long link building that houses a shop and store and lobby/display area. The building will be set back into the existing bank. The front wall of the performance room will be set back from the front wall of Halsway Manor by 11.5m but will be forward of the rear wall by approximately 3m. The front elevation for the performance room will be predominantly full length glazing comprising of fully glazed sliding doors. The walls will be constructed of ashlar red sandstone whereas the link section will be rubble sandstone to match Halsway Manor and fully glazed doors. The monopitched roof on the performance room will be constructed of stainless steel with 12 roof lights interspersed at regular intervals along the roof whereas the flat roof over the link building section will be a flat 'green' roof planted with grasses and wild flowers. At the bottom of the roof slope on the performance room will be a planted area where the plants will be able to 'fall' over the front parapet edge with brise soleil fixed to the front of the building. To the rear of the link building and part of the performance building is a flat roof triangular equipment and chair store. The rear wall of this section will be constructed from rubble sandstone where it is not enclosed by the bank. It is considered that the design, size, materials to be used and location have taken into account the character of Halsway Manor and as such the proposed building whilst altering the appearance of Halsway Manor will not adversely affect the listed building.

The two storey rear building will accommodate toilets, a kitchen, staff rest room, stores, cloakroom and store and will have access into the rear of Halsway Manor. A section of this building will be single storey and will accommodate a laundry and workshop/store. The first floor will accommodate 10 ensuite bedrooms that can be accessed via a lift from the ground floor or through a new door at first floor level from Halsway Manor. The first floor will be clad in dark stained vertical larch cladding. This cladding will also be used for the horizontal sliding louvres on the windows. The flat roof will be a green roof and as the first floor will be set into rising land an access path between the extension and the bank is proposed which will include a living wall on the edge of the bank. The living wall will be formed from retaining blocks sloping up the bank and planted. The rear extension will be linked onto the back of Halsway Manor by a two storey glazed link. The second storey will protrude beyond the side (west) wall of Halsway Manor by approximately 0.9m. The windows will be graphite composite aluminium windows. Whilst a modern approach has been taken to the design of this proposed extension due to it being subservient to Halsway Manor itself, its location at the rear of the property and the use of lightweight materials (timber cladding and glazed links) means that it does not adversely affect the character of the listed building. It should be noted however that the extension does protrude approximately 0.9m at the western end of Halsway Manor so will be seen from the front of Halsway Manor. The extent of the protrusion is considered to be minimal in terms of the size of Halsway Manor and as English Heritage and SPAB have not objected, on balance, it is considered that this application could not be refused on these grounds. How the extension will be fixed to Halsway Manor is important and a condition to ensure that details are submitted detailing how the extension and link building will interface with the existing building is proposed.

The first floor bedroom extension proposed at the east end of Halsway Manor is proposed on the rear ground floor flat roof section. The walls will be constructed of ashlar red sandstone to match Halsway Manor with bath stone dressings. The flat roof will have a single ply roofing membrane. When the extension is viewed from the front the roof will be crenellated to match the existing detail. An external fire escape will be removed. The design and size of the extension has taken into account the character of Halsway Manor and does not adversely affect the plan form, integrity or character of Halsway Manor.

Within Halsway Manor itself a number of internal alterations are proposed to create links at both ground and first floor into the proposed rear extension, for the formation of six ensembles within bedrooms that currently do not have these facilities, the creation of overnight staff accommodation (two ensuite bedrooms) in the attic together with alterations to the kitchen and dining room on the ground floor. The proposed links mean that a window on the ground floor and a door and fire escape at first floor will be removed. The ground floor window is currently visually cut into two by a wall that divides the dining room from the kitchen. This is an original stone mullion window and the loss of this window will mean the loss of historic fabric. This is regrettable but it is noted that an access from Halsway Manor

to the proposed extension is necessary and that the reordering of this part of the building is essential to the continued use of Halsway Manor (as a sufficiently sized dining room separate from the Long Room (used for performances and workshops)) is required compared to the problem at present where residents have to dine in the Long Room and then it has to be cleared for their use). On balance it is therefore considered that the loss of this window is acceptable to help ensure the future of the building. The reordering consists of removing the wall that cuts the window in two to create a larger dining area two corridor walls and the blocking up of an existing doorway. Part of the character of this area is the substantial cornice and details of how it will be retained in this part of the building will need to be conditioned. The proposed link at first floor means the loss of a door that has no historic value and a fire escape that has an adverse effect on the character of the building. The proposed ensembles have been located within the bedrooms so that the character of those rooms are not adversely affected. The rooms that would be detrimentally affected by the insertion of ensembles are to remain without ensembles and will be used as a meeting room or for dormitory accommodation. One of these rooms will be enhanced with the removal of storage areas and is welcomed. Three new door or adapted door openings and the removal of walls that are not significant are proposed on the ground floor to enable access to these rooms and to ensure that the rooms can accommodate the uses proposed. These alterations are considered acceptable. Joinery details of these proposed internal doors have been submitted and are appropriate. A condition requiring these details is therefore not required. The formation of the overnight accommodation in the attic will require the removal of redundant water tanks and the insertion of a staircase. These alterations are considered acceptable. Details of the staircase have been submitted and are considered acceptable so the design does not need to be controlled by condition.

Conclusion and Recommendation

It is considered that the proposal, is acceptable and it is recommended that listed building consent be granted.

Reason for Approval :

The proposals would not damage or result in the loss of the historic form of the building or any feature of special architectural or historic interest. The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:

Saved Policy LB/1 of the West Somerset District Local Plan (adopted December 2006).

Listed Building Consent is subject to the following conditions:

- 1 The works hereby approved shall be begun before the expiration of three years from the date of this consent.
Reason: As required by Section 18 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990 (as amended 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: 1101 01, 02A, 03A, 05A, 06A, 07, 25B, 26B, 27B, 28, 29, 31, 32, 33, 34C, 35B, 50A, 51A, 52A, 53A, 54, 55, 56, 57, 58, 59, 60, and 61.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No works shall be undertaken on site unless full details of the new joinery for the windows, horizontal screens and brise soliel have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include elevations at 1:20 scale (but 1:5 for the brise soliel) and cross-sections, profiles, reveals, surrounds, at full or half scale and details of the materials, finish and colour in respect of new windows, external doors, other glazed areas and timber cladding. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building having regard to the provisions of Saved Policy LB/1 of the West Somerset District Local Plan (2006).

- 4 No works shall be undertaken on site unless samples of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building having regard to the provisions of Saved Policy LB/1 of the West Somerset District Local Plan (2006).

- 5 No works shall be undertaken on site unless the planting specification for the hereby approved green roofs and the performance venue roof have been first submitted to and approved in writing by the Local Planning Authority. The planting specification shall include numbers, density, size, species and positions of all new plants and a programme of implementation.

Reason: To safeguard the appearance and character of the listed building having regard to the provisions of Saved Policy LB/1 of the West Somerset District Local Plan (2006).

- 6 No works shall be undertaken on site unless a sample panel of all external walling materials has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The works shall thereafter be carried out only in accordance with the details so approved.

Reason: To safeguard the character and appearance of the listed building having regard to the provisions of Saved Policy LB/1 of the West Somerset District Local Plan (2006).

- 7 No works shall be undertaken on site unless full details of the new roof lights been first submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building having regard to the provisions of Saved Policy LB/1 of the West Somerset District Local Plan (2006).

- 8 The rear external walls of Halsway Manor that will become internal walls shall be retained as their existing finish.

Reason: To safeguard the character and appearance of the listed building having regard to the provisions of saved policy LB/1 of the adopted West Somerset District Local Plan (2006).

- 9 Prior to commencement on the hereby approved development details to a scale of 1:5 shall be submitted of the different points at which glazing will visually cut into the rear and eastern elevations of Halsway Manor and approved in writing by the Local Planning Authority. Only the approved details shall be used.

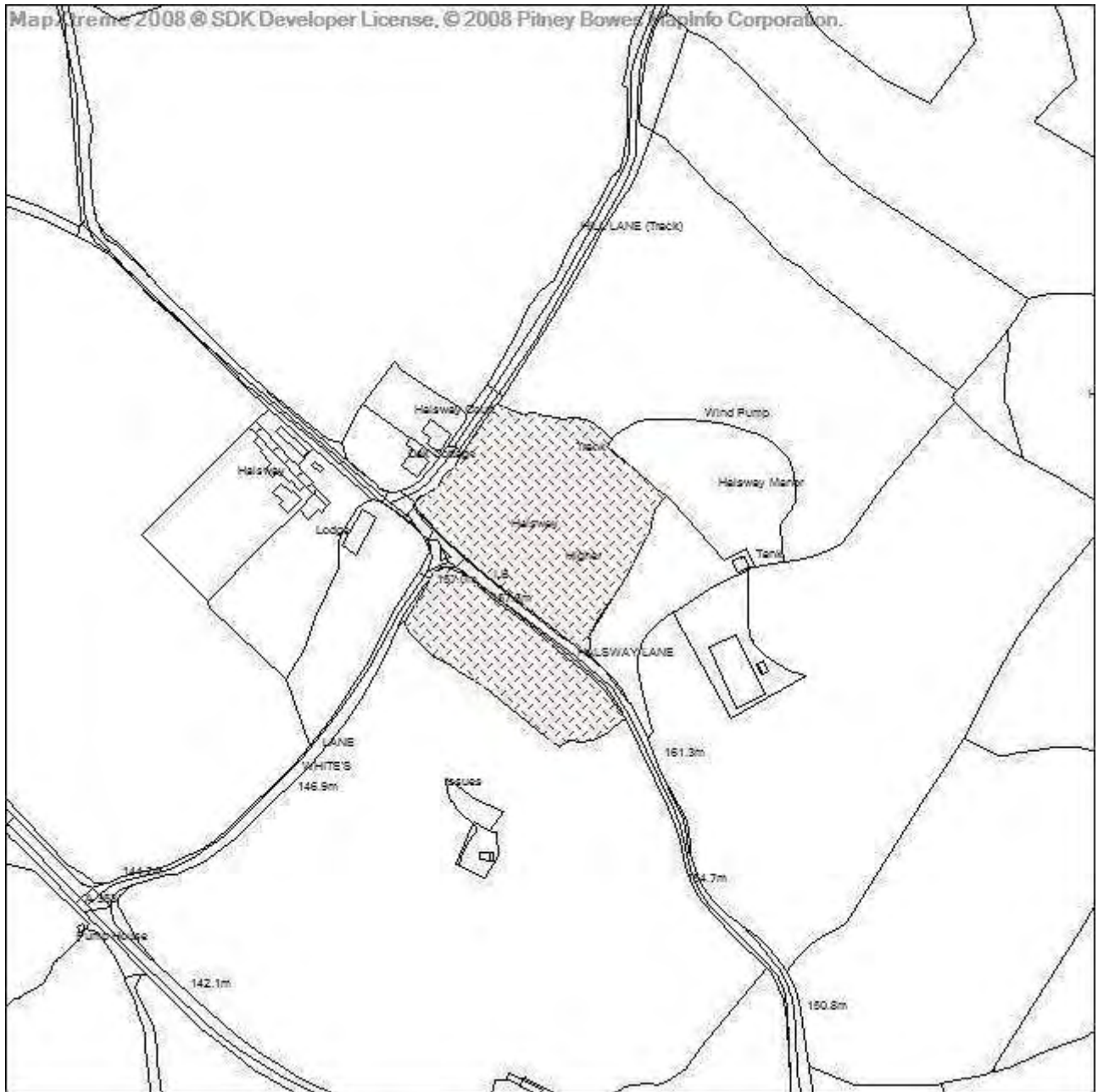
Reason: To safeguard the character and appearance of the listed building having regard to the provisions of saved policy LB/1 of the adopted West Somerset District Local Plan (2006).

- 10 Prior to work commencing on the ground floor of Halsway Manor details of how the cornice will be retained at the rear of the property shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

Reason: To safeguard the character, appearance and integrity of the listed building having regard to the provisions of saved policy LB/1 of the adopted West Somerset District Local Plan (2006).

- 11 Prior to work commencing on the new doors to the rear of Halsway Manor as shown on approved drawing 10011 54 the glazing bar details shall be submitted to and agreed in writing by the Local Planning Authority. The plans shall be at a scale of 1:1. Only the approved details shall be used.

Reason: To safeguard the character and appearance of the listed building having regard to the provisions of saved policy LB/1 of the adopted West Somerset District Local Plan (2006).



Application No 3/01/14/003
Erection of a two storey
performance venue with
accommodation linked to the
existing manor. Alter and
refurbishment of the existing
manor with new extension to the
east.

Halsway Manor, Crowcombe,
Taunton, TA4 4BD

15 January 2014

Planning Manager

West Somerset Council

West Somerset House

Killick Way

Williton TA4 4QA

West Somerset Council

Licence Number: 100023932



This Map is based upon Ordnance Survey material with the
permission of Ordnance Survey on behalf of the controller of
HMSO © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may
lead to prosecution or civil proceedings.

Easting: 312642 Northing: 138220

Scale: 1:3000

Application No:	3/26/14/004
Parish	Old Cleeve
Application Type	Full Planning Permission
Case Officer:	Lisa Bullock
Grid Ref	Easting: 304081 Northing: 140861
Applicant	Mr Marcus Kravis
Proposal	Conversion of existing annexe to self-contained unit
Location	Halscombe House, Washford, Somerset, TA23 0PW
Reason for referral to Committee	An elected member is joint owner of the property

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	2	4
Clear advice from Planning Officers and Legal advisor during the Committee meeting	2	2	4

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 measures have been actioned and after they have.

Consultations and Representations:

The Local Planning Authority has received the following representations:

Old Cleeve Parish Council

Old Cleeve Parish Council considered the above application at its meeting on March 17th and have the following observations to make:

1. The parish council has huge concerns about the access, there has been a fatality in the past and the road is subject to a 50mph which is frequently not observed.
2. Large concern expressed about the huge chestnut tree which could be affected by the turning area.
3. In order to protect the tree during construction there should be no digging near the tree and a fence should be erected around it.
4. The visibility splay should be much improved.

Apart from these observations we think that the house is a lovely building and the proposed alterations should not spoil this.

Highways Development Control

The proposal relates to the conversion of the existing annexe to self-contained dwelling.

In terms of vehicle movements this proposal would generate between 6-8 vehicle movements per day based on the TRICS data sets. This would be considered a significant increase in vehicle movements for the site.

It is noted that the proposal would utilise the existing access onto the A39, which carries a significant volume of traffic especially during the peak summer periods. The access is located within a 50mph speed limit as a consequence Manual for Streets cannot be applied in this location. Therefore splays would need to be based on the design guidance in Design Manual for Roads and Bridges (DMRB), which in this instance would be 2.4m x 160m in either direction. On Drawing No. 17003-08 the applicant has indicated that a full splay of 2.4m x 160m can be provided in either direction. This will be achieved by cutting back the

existing vegetation to achieve the splays. This is considered to be acceptable however the applicant will need to submit a drawing that shows both splays in their entirety.

Whilst on site it was observed that the existing access only provides a width for a single vehicle to enter and exit. With the introduction of a second dwelling this will provide a separate set of vehicle movements. Consequently there is the potential scenario that when a vehicle is exiting the site and there is another vehicle wishing to enter the site. That vehicle would need to wait on the carriageway, which would cause obstruction to other road users. Therefore to solve this issue the applicant would be required to widen the existing access to 5.0m over the first 6.0m. This would allow a vehicle to pull off the carriageway and therefore not obstruct the carriageway.

Turning to the internal arrangements the applicant has made provision for three parking spaces, which is considered to be acceptable. The applicant has also proposed a turning head, which would allow vehicles to turn and leave in a forward gear. It is noted that no drainage details have been provided on the submitted drawing. It is likely that the site has already provided suitable drainage but it would need to be shown on a drawing.

Therefore to conclude there is no objection in principle to this proposal however the applicant will need to provide a more detailed plan which shows the entire length of the visibility splay and also the widening of the existing access. This would need to be submitted to the Highway Authority prior to any further comments can be provided.

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). West Somerset is in the process of developing the emerging Local Plan to 2032, which will replace the strategy and some of the policies within the adopted Local Plan. The emerging Local Plan is at an early stage of production process. It will go to the Publication stage in late Summer 2014 when the contents will acquire some additional weight as a material consideration. Until that stage is reached, policies within the emerging Local Plan can therefore only be afforded limited weight as a material consideration.

The following Policies are considered relevant to this application:

- SP/1 Settlement Hierarchy
- SP/5 Development Outside Defined Settlements
- BD/1 Local Distinctiveness
- BD/3 Conversions, Alterations and, Extensions
- H/6 Conversion to Residential of Holiday Accommodation
- LC/3 Landscape Character

National Policy

The National Planning Policy Framework (March 2012) is a material consideration.

Planning History

The following planning history is relevant to this site:

3/26/75/013	Conversion of a stable/workshop into two bedroom bungalow	Grant	16/06/1975
3/26/98/026	Conversion of stables and workshop to granny flat/holiday let	Grant	22/10/1998

Proposal

The application seeks planning permission for a conversion of an outbuilding to a residential dwelling. This involves the following changes to the building and site:-

- Removal of a greenhouse, store and single garage.
- A single storey extension 7.1m x 4.3m on the western elevation running parallel to the northern elevation which will provide space for an additional bedroom.
- A single storey extension 4.2m x 2.1m on the western elevation would extend the lounge.
- The provision of three parking spaces, a turning area and a recycling/bicycle store.

Site Description

Halscombe House is a detached property sited to the south of the A39 between Dragons Cross and the Washford Railway Station. Within the grounds of the house there is a large 'L' shaped single-storey outbuilding. The building is rendered with plain clay roof tiles and has timber windows. The building has been designed to look like a dwelling. It has a half hipped roof and a chimney stack on the Western side of the building. The style of the building is similar to Halscombe House.

Planning Analysis

1. Principle of Development

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 are 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 55 of the National Planning Policy Framework (the NPPF) identifies that new isolated homes in the countryside should be avoided unless there are special circumstances. One of the special circumstances listed is development that would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Policy H/6 of the Local Plan permits the conversion or change of use of existing buildings outside designated settlements to permanent residential use provided that the proposal does not adversely affect the character of the surrounding countryside, has adequate space for parking, any alterations respect special features of the existing building and would not involve substantial reconstruction or extension. In addition the policy requires that the applicant demonstrates that every reasonable attempt has been made to secure a business use of the building; this part of the policy conflicts with the framework.

Annex 1 of the framework informs that decision makers should give due weight to the relevant policies in existing plans according to their degree of consistency with the framework. In this instance it would not be reasonable to require that a business use is sought as this is not a requirement of the NPPF.

The proposed conversion of an out building to a dwelling would lead to an enhancement of the immediate setting, by way of maintaining a building which is in decline and bringing to life an unused building. For this reason it is considered that in this instance the formation of a new dwelling in the countryside would be considered acceptable in principle due to its special circumstances.

2. Character and Appearance of the Area

The application seeks consent to add two extensions to the building both located on the western side. The larger of the two extensions is 7.1m x 4.3m which would run parallel to the northern elevation and provide space for an additional bedroom. A smaller extension 4.2m x 2.1m would extend the lounge. The application seeks to use the same materials as the original dwelling for the proposed extension. This would involve removal of a greenhouse and store.

The proposal includes the provision of three parking spaces, a turning area and a recycle/bicycle store; this would involve the removal of a single detached garage.

The proposed development incorporates the design features of the original building, as such, it is considered that the proposal would be in keeping with its surroundings by reason of its design, scale, layout and proposed use of materials.

The outbuilding is disused, a change of use to residential would enhance the building and the surrounding area. The building is starting to deteriorate and so a change of use would ensure the future maintenance of the building. At present the building is lifeless with no lights, smoke from the chimney or any visible signs of use. Converting the building into a dwelling would bring the building back to life.

3. Residential Amenity

Halscombe House is located some 270 metres from any dwelling. The outbuilding is approximately 35 metres from Halscombe House; planting between the main house and outbuilding forms a natural boundary and screening. For these reasons the proposed conversion would not have any adverse effect to any residential amenity.

4. Highway Safety

Halscombe House and the proposed new dwelling share direct access to a principal road the A39. This access does not meet the required highway standards of today. Proposed improvements to the access are shown in the submitted plan. These include moving back the 500mm high stone wall to provide a wider visibility splay, this would allow any vehicle leaving the site a clearer view from further back.

The Highway Authority has raised no objections in principle to the proposal but does require further detail. This is to ensure that the full length of both splays is included within the submission and alterations to widen the access are agreed prior to any decision being made. Drainage details have not been provided and this element can be conditioned.

5. Flood Risk

The site is not located within either flood zone 2 or 3 and as such a flood risk assessment will not be required.

6. Other Implications

The Parish Council has raised concerns with regards to the development causing damage to the chestnut tree located near to the existing garage. It is proposed to remove the garage and provide parking and a turning space located next to the tree. Should the application be approved a condition ensuring that the tree is retained should be added.

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 acceptable and it is recommended that planning permission be granted.

Planning Permission is subject to the following conditions:

- 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: 17003-01, 17003-02, 17003-03, 17003-04, 17003-05, 17003-06, 17003-07, 17003-08 submitted on 04/03/2014.
Reason: For the avoidance of doubt and in the interests of proper planning.

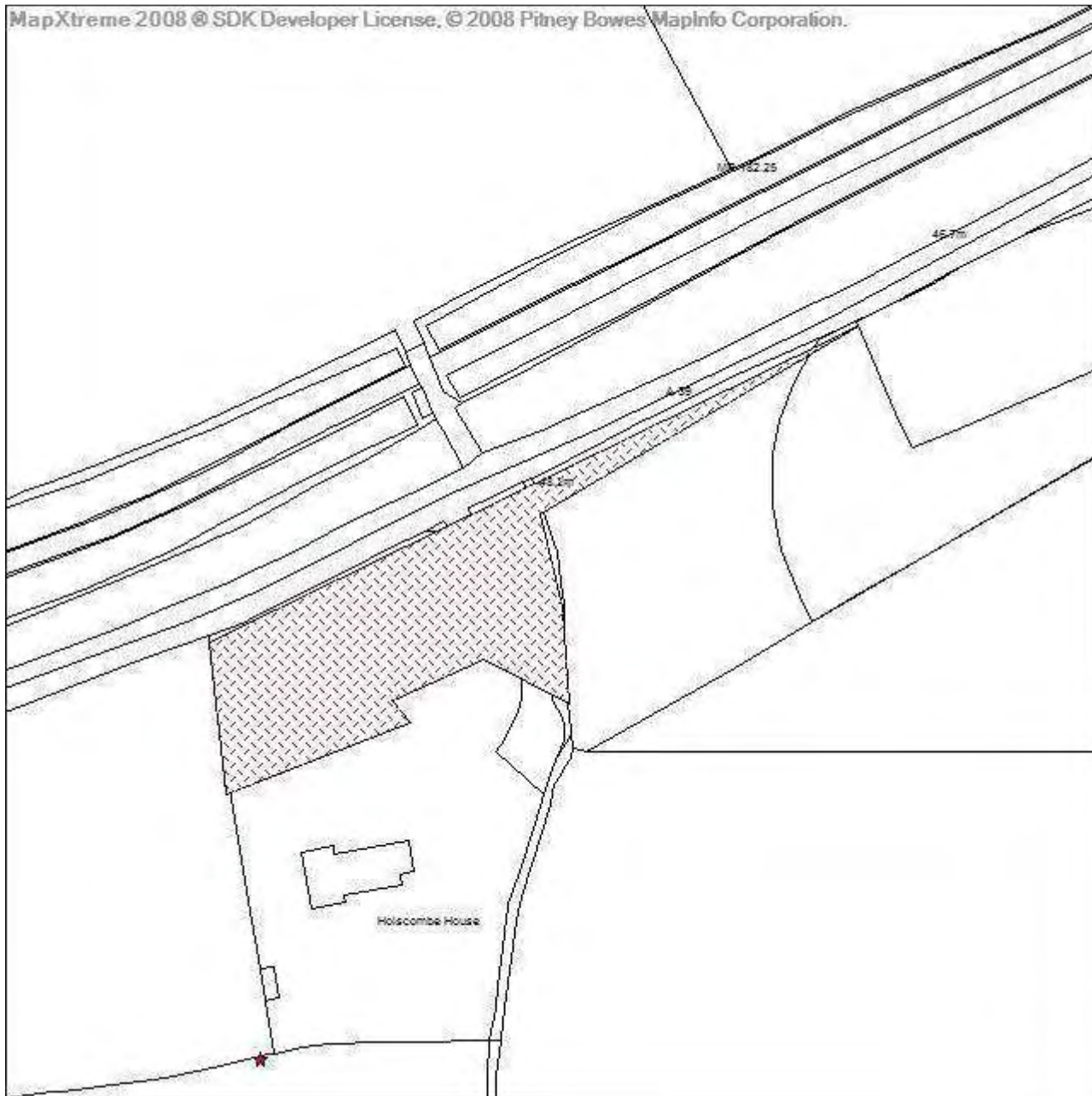
- 3 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.
Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policy/ies BD/1 and BD/3 of the West Somerset District Local Plan (2006).
- 4 There shall be no obstruction to visibility greater than 900 mm above the adjoining carriageway level across the entire site frontage. Such visibility shall be provided prior to the occupation of the dwelling(s)/building(s)/commencement of the use hereby approved. The visibility shall thereafter be retained in the approved form.
Reason: To ensure suitable visibility is provided and retained at the site access, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).
- 5 The existing trees shall be retained in accordance with the approved details. Any retained tree which within five years of the approved development being occupied or completed, whichever is the sooner, dies, are removed or become seriously damaged or diseased shall be replaced by a similar species, of a size to be first approved in writing by the Local Planning Authority, during the next planting season or in accordance with a programme of replacement to be agreed in writing with the Local Planning Authority.
Reason: To safeguard the appearance of the development and the surrounding area having regard to the provisions of Saved Policies BD/1 of the West Somerset District Local Plan (2006).

Notes

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 nature of the submitted scheme. During the consideration of the application issues were raised by a statutory consultee in respect of the access. The Local Planning Authority contacted the applicant 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 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 3/226/14/004
Conversion of existing annexe to
self contained unit
Halscombe House, Washford,
TA23 0PW
04/03/2014



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

West Somerset Council
Licence Number: 100023932

This Map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of HMSO © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Easting: 304081
Scale: 1:1250
Northing: 140861

Application No:	ECC/EN/13/00/102
Parish	West Quantoxhead
Application Type	Enforcement
Case Officer:	Lisa Bullock
Grid Ref	Easting: 310939 Northing: 141583
Applicant	Mrs Penny Gibbons
Proposal	Erection Of Steel Shed And A Biomass Boiler Plus Chimney (Retrospective)
Location	Staple Farm, West Quantoxhead, Taunton, TA4 4EA
Reason for referral to Committee	Report to committee for members to consider formal enforcement action following refusal of retrospective planning application by March planning committee

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	2	4
Clear advice from Planning Officers and Legal advisor during the Committee meeting	2	2	4

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 measures have been actioned and after they have.

Breach of planning control:

Without Planning Permission the unauthorised development in the form of the installation of a domestic biomass heating system and flue.

Introduction

This report has been prepared in order to consider the appropriateness and expediency of West Somerset Council serving an Enforcement Notice in relation to the breach of planning control occurring on land at Staple Farm, West Quantoxhead, Taunton, TA4 4EA.

Planning History

This matter was first brought to the attention of the Local Planning Authority on October 2013. A complaint from a nearby resident who was concerned with the smoke emanating from the boiler. Several other complaints from nearby residents followed.

The site was visited on 22/1/14 by the Council's Planning Enforcement Officer, which revealed unauthorised works had taken place on land at Staple Farm. The works consisted of the erection of a biomass boiler, steel building and flue on agricultural land.

Application 3/38/14/001

On the 24th February 2014, West Somerset Council registered a retrospective planning application (3/38/14/001), which had been submitted by Mrs Penny Gibbons for:

“Erection of steel shed and a biomass boiler plus chimney (retrospective).”

The Council's Planning Committee considered this retrospective application on 27th March 2014 and resolved to refuse permission for two reasons.

Planning Analysis

Residential Amenity

The application was refused for the first reason as follows:

“The proposed development will cause a significant increase in emissions of pollutants associated with the biomass boiler which would be detrimental in terms of air quality to the amenities of the surrounding area. The proposal would be contrary to the provisions of Policies SP/4 and PC/1 of West Somerset District Local Plan (2006) and paragraphs 98 and 109 of the National Planning Policy Framework.”

Local Plan policies SP/4 and PC/1 is mentioned in the Council’s reason for refusal. Policy SP/4 restricts development in this location where it does not protect or enhance the environmental quality. Policy PC/1 restricts development that generates atmospheric emissions which would cause harm or offence to human health, senses or property.

National Planning Policy Framework paragraphs 98 and 109 are also relevant. Paragraph 98 informs that applications for renewable energy should be approved if its impacts are acceptable. Paragraph 109 seeks to either protect or enhance the natural environment.

The main issue with this proposal is the impacts of the smoke being emitted from the chimney and how this affects neighbouring properties. Objections have been raised with regards to smells, fumes, health, wellbeing and visual amenities.

The objections received in relation to smells and fumes state that these are apparent when the boiler is burning and will affect different areas of the village dependent on wind direction. The fume is similar to that of a bonfire and can be smelt when outside, it lingers on washing and within houses when windows or doors are opened.

Other comments received relate to health and wellbeing where residents describe the effects as having a taste which in turn causes coughing. Some residents are concerned with unknown future health effects or if the proposal would be detrimental to existing health problems such as asthma.

Environmental Health has confirmed that increased concentrations of small particulate matter (e.g. PM₁₀) are associated with potential health effects. These effects are explained in the UK’s Air Quality Strategy (Defra, 2007).

West Somerset Council's Environmental Health department raised an objection to the application in terms of the levels of uncertainty associated with fuel quality and its potential to lead to significant increase in emission of the pollutants associated with this biomass boiler. Based on health risks particularly associated with the particulate matter they recommended refusal.

Landscape impact

The application was refused for the second reason as follows:

“The proposed development would represent an industrial intrusion in the countryside causing a damaging impact on the visual amenities of this attractive part of the Quantock Hills Area of Outstanding Natural Beauty. As such, the proposal would be contrary to the provisions of Policies SP/4 and BD/1 of West Somerset District Local Plan (2006) and paragraphs 98 and 109 of the National Planning Policy Framework.”

Local Plan policies SP/4 and BD/1 is mentioned in the Council’s reason for refusal. Policy SP/4 restricts development in this location where it does not protect or enhance the environmental quality. Policy BD/1 permits development which is sympathetic to the countryside.

National Planning Policy Framework paragraphs 98 and 109 are also relevant. Paragraph 98 informs that applications for renewable energy should be approved if its impacts are acceptable. Paragraph 109 seeks to either protect or enhance the natural environment.

The boiler is contained within a three sided metal building which has a pitched roof; the height of the building to the pitch is 4.4 metres. A 9 metre high chimney is located next to the building and a steel frame is attached to add strength to the stability of the chimney. The chimney is 0.45 meters in diameter.

A visual impact assessment was submitted with the application providing views of the structure from four vantage points surrounding the structure.

The building is located near other buildings within the farm complex. It is read with these buildings and does not look out of place. It is not unusual to see different types of structures on agricultural land, such as silos or storage tanks. Although the chimney is different from structures usually associated with farming practices, it does not look out of place when the chimney is not smoking.

The photos provided within the visual impact assessment differ from photos which have been submitted by neighbouring residents; in so much as they do not show the chimney with smoke being discharged. When viewed with smoke the chimney looks very different. The chimney takes on an industrial feel and look, making it incongruous in its rural setting and also within the street scene.

The Quantock Hills Area of Outstanding Natural Beauty Service believe the boiler, shed and chimney is contrary to the primary purpose of AONB designation and it does not conserve nor enhance the natural beauty of this nationally protected landscape.

Period for compliance

Due to the adverse impacts of the smoke on occupants of neighbouring properties it is recommended that a 3 month period be applied. It should be noted that the boiler is supplying two residential properties and a further two holiday properties.

A 3 month period should allow for arrangements for alternative heating in these properties.

Extent of the Notice

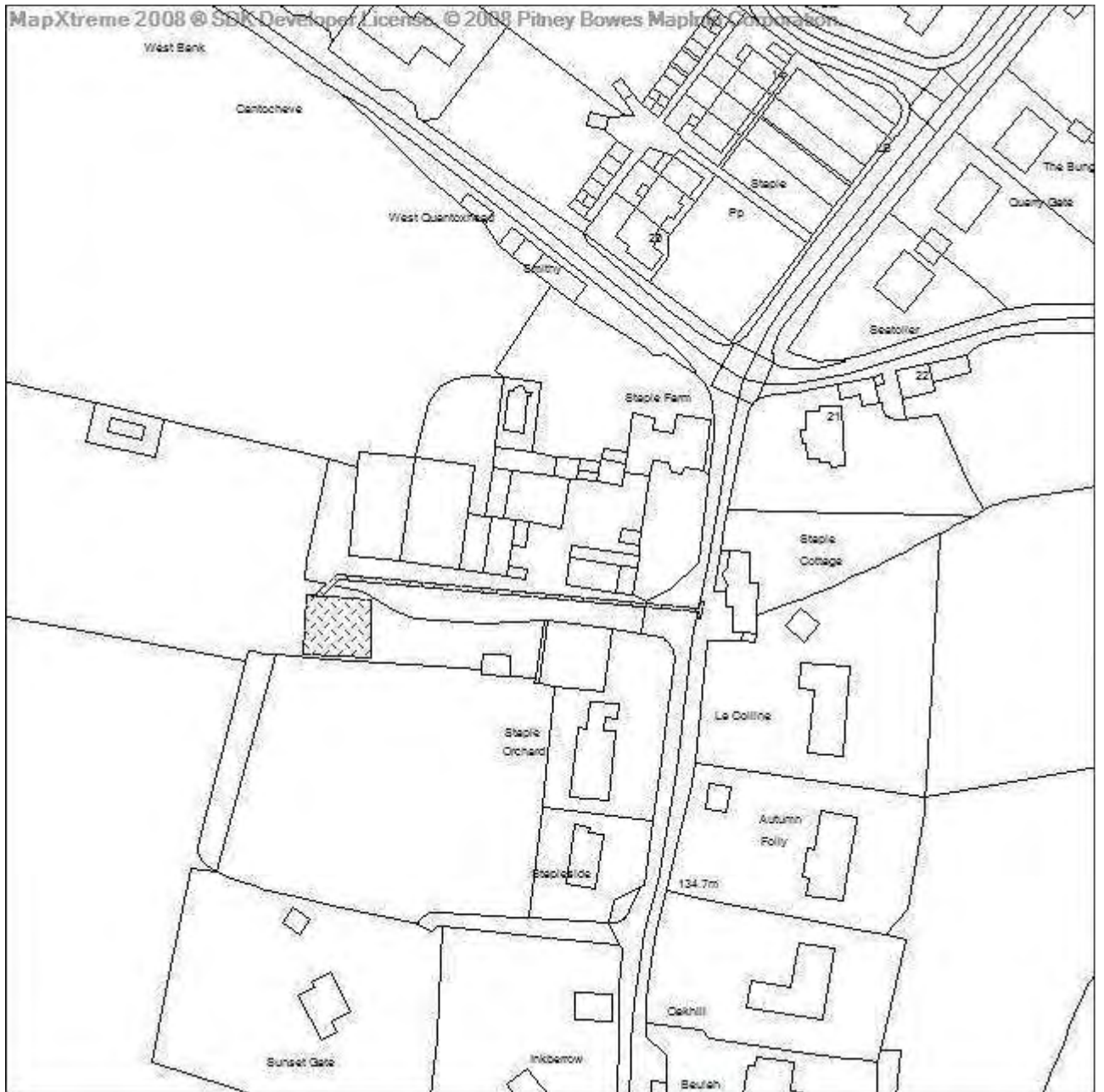
A land registry search has revealed that the biomass boiler is located on land owned by Mrs Penny Gibbons and Mr Gibbons.

Conclusion

For the reasons provided above, it is considered appropriate to issue an enforcement Notice in respect of the breach of planning control. A period of three months for compliance is considered appropriate.

Reasons for issuing the Notice:

- 1 It appears to the Local Planning Authority that the above breach of planning control has occurred within the last ten years. The development causes a significant increase in emissions of pollutants associated with the biomass boiler which is considered to be detrimental in terms of air quality to the amenities of the surrounding area. The proposal would be contrary to the provisions of Policies SP/4 and PC/1 of West Somerset District Local Plan (2006) and paragraphs 98 and 109 of the National Planning Policy Framework.
- 2 The development represent an industrial intrusion in the countryside causing a damaging impact on the visual amenities of this attractive part of the Quantock Hills Area of Outstanding Natural Beauty. As such, the development is contrary to the provisions of Policies SP/4 and BD/1 of West Somerset District Local Plan (2006) and paragraphs 98 and 109 of the National Planning Policy Framework.



Application No 3/38/14/001
 Erection of steel shed to house a
 biomass boiler plus chimney
 (retrospective)
 Staple Farm, West Quantoxhead,
 Taunton, TA4 4EA
 24 February 2014
 Planning Manager
 West Somerset Council
 West Somerset House
 Killick Way
 Williton TA4 4QA
 West Somerset Council
 Licence Number: 100023932



This Map is based upon Ordnance Survey material with the
 permission of Ordnance Survey on behalf of the controller of
 HMSO © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may
 lead to prosecution or civil proceedings.

Easting: 310954 Northing: 141555
 1:1250

Scale:

Delegated Decision List

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/01/13/006	Upcott Farm, Bicknoller, Taunton, TA4 4EY To provide self storage facilities via 28 lockable containers on an unused former overflow car park plus car parking facilities for container users.	11 April 2014	Refuse
3/01/14/004	Blakes, Woolston, Williton, Taunton, TA4 4LN Demolition of barn and existing porch and erection of side extension and new porch	03 April 2014	Grant
3/01/14/005	Rainbows End (also known as Halway Nurseries), Halsway, Crowcombe, Taunton, TA4 4BB Erection of two extensions to the north west and south west elevations of the existing bungalow, plus a single storey porch extension. Also raising the wall-plate height of the dwelling by 1.2m but retaining the original ridge line.	08 April 2014	Grant
3/04/14/002	Higher Upcott Farmhouse, Brushford, Dulverton, TA22 9RS Proposed enclosing of existing porch area and replacing corrugated asbestos roof with natural slates	11 April 2014	Grant
3/04/14/003	Higher Upcott Farmhouse, Brushford, Dulverton, TA22 9RS Proposed enclosing of existing porch area and replacing corrugated asbestos roof with natural slates	11 April 2014	Grant
3/05/14/003	Land adjacent to The Croft, Park Lane, Carhampton, Minehead, TA24 6NN Outline application for the erection of a single dwelling house	07 April 2014	Grant
3/05/14/005	Little Firs, Carontoc Place, Carhampton, Minehead, TA24 6NE This application seeks consent to erect a conservatory to the east of the existing dwelling.	11 April 2014	Grant
3/07/14/003	Crowcombe Heathfield Station, Bakers Orchard, Crowcombe Heathfield, Taunton, TA4 4BU Relocation of lamp shed and reinstatement of goods office building	04 April 2014	Grant
3/17/14/001	Chitcombe, Huish Champflower, Taunton, Construction of 30kW PV array to power farm and camping barns	01 April 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/17/14/003	West Shute Farm, Huish Champflower, Taunton, TA4 2HB Erection of agricultural building for the storage of animal feed and hay, farm equipment and machinery and use as an egg grading/packing room	15 April 2014	Prior approval not required
3/21/13/113	Former Beechfield House, The Parks, Minehead, TA24 8BT Variation of condition 2 on planning permission 3/21/12/077 to provide a door/window in lieu of approved window in the bedroom of apartment no. 19 in order to gain access to the approved balcony.	26 March 2014	Grant
3/21/14/002	Flat 5, Merton Place, Western Lane, Minehead, TA24 8BZ Replacement of five single glazed wooden windows to double glazed upvc windows (retrospective)	17 March 2014	Grant
3/21/14/007	St Andrews Church, Wellington Square, Minehead, TA24 5NH Erection of fencing and gate at south east corner of chancel and at north-west corner of aisle, plus erection of pergola and paving opposite the chancel window to create a planted sitting enclosure	24 March 2014	Grant
3/21/14/008	7 Summerland Avenue, Minehead, TA24 5BL Installation of 3.84kw solar pv system to front roof of property facing highway.	27 March 2014	Refuse
3/21/14/012	30 The Parks, Minehead, TA24 8BT Erection of a detached dwelling within the garden area to the west of 30 The Parks (resubmission)	27 March 2014	Refuse
3/21/14/013	St Michael the Archangel Church, Church Street, Alcombe, Minehead, TA24 6BN Fitting of new external doors to the porch, replacing the original iron gates which were removed previously.	20 March 2014	Grant
3/21/14/014	Alcombe Cote Cottage, Manor Road, Minehead, TA24 6EH Erection of a detached outbuilding to provide storage and a workshop for agricultural use (resubmission)	08 April 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/14/015	39 Summerland Road, Minehead, TA24 5BS Extension to existing garage	11 April 2014	Grant
3/21/14/016	Alcombe Methodist Church, Lower Meadow Road, Alcombe, Minehead, TA24 6AN Proposed replacement roof to existing entrance porch, replacement of windows and external alterations.	02 April 2014	Grant
3/21/14/017	6 Woodcombe Cottages, Woodcombe, Minehead, TA24 8SE Erection of a summerhouse and an existing garden shed (part retrospective)	20 March 2014	Grant
3/21/14/019	Minehead and West Somerset Golf Club, Warren Road, Minehead, TA24 5SJ Erection of driving bay	11 April 2014	Grant
3/21/14/020	Beaver Ford, Brunel Way, Minehead, TA24 5BY Erection of a two storey side extension to the east elevation of the existing industrial unit.	07 April 2014	Grant
3/21/14/022	14 Bernard Crescent, Minehead, TA24 5HP Replace existing windows with UPVC double glazed windows.	11 April 2014	Grant
3/21/14/025	33 Periton Lane, Minehead, TA24 8AQ Removal of existing flat roof to existing two storey extension and replacement with pitched 'slated' roof	14 April 2014	Grant
3/23/14/001	Court Hall, Monksilver, Taunton, TA4 4JB Remove existing cement based render to the property (main house only not extensions), and re-render with lime based products.	17 March 2014	Grant
3/26/13/007	38 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JE Install wood burning stove with flue (retrospective)	10 April 2014	Grant
3/26/14/002	Dudley Cottage, Washford, Watchet, TA23 0PE Demolition of existing rear extension and construction of new 2 storey and single storey extensions (resubmission of 3/26/13/008)	17 March 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/31/14/001	Higher Vexford House, Lydeard St Lawrence, Taunton, TA4 3QF Removal of one brick wall, with lime plaster works to surrounding walls and cleaning of beams.	17 March 2014	Grant
3/31/14/003	1 Hill Street, Stogumber, Taunton, TA4 3TD Replacement of existing 600x300mm fibre/cement roof tiles to main house with new 500x250mm Marley Eternit Thrutone fibre/cement slates (blue/black).	24 March 2014	Grant
3/32/13/036	Stogursey Primary School, Tower Hill, Stogursey, Bridgwater, TA5 1PR Variation of condition 2 on planning permission 3/32/12/034 to enable a new gateway in the north-east corner of the field.	01 April 2014	Grant
3/37/14/002	Land at West Street, Watchet, TA23 0BQ Outline application (with some matters reserved) for the erection of a one four-bedroom detached dwelling	20 March 2014	Refuse
3/38/14/002	East Bank, Staple Lane, West Quantoxhead, Erection of single storey rear extension	11 April 2014	Grant
3/39/14/004	DESO Engineering, Slade Way, Roughmoor Industrial Estate, Williton, Somerset, TA4 4TB Installation of 122.58 kwp solar PV system to North East and South West roof slopes.	20 March 2014	Grant
3/39/14/005	J Gliddon & Sons Ltd, 2 Bank Street, Williton, Taunton, TA4 4NH Installation of new shop front	15 April 2014	Grant
3/39/14/006	J Gliddon & Sons Ltd, 2 Bank Street, Williton, Taunton, TA4 4NH Display of internally illuminated fascia sign to replace existing non-illuminated fascia sign	15 April 2014	Grant
3/39/14/007	Land to the north of Red Park Equestrian Centre, Egrove Way, Williton Industrial Estate, Williton, Taunton, TA4 4TB Erection of building for storing agricultural and forestry machinery	27 March 2014	Prior approval not required
3/41/14/002	3 West Street Court, West Street, Withycombe, Demolish single storey extension, construct two storey extension	24 March 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/17/14/001	Lower Westcott, Huish Champflower, Taunton, TA4 2BX Approval of details reserved by condition 3 (relating to finished floor levels) and condition 4 (relating to materials) in relation to planning permission 3/17/13/013.	17 March 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/21/14/004	Land at Solitaire, Bircham Road, Alcombe, Minehead, TA24 6BQ Approval of details reserved by condition 4 (relating to shedule of materials) condition 5 (relating to hard and soft landscaping) condition 6 (relating to boundary treatments), condition 7 (relating to disposal of surface water) and Condition 8 (relating to the surface of the access) in relation to planning permission 3/21/12/141	02 April 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/32/14/002	Hinkley Point C, Hinkley Point Road, Stogursey, Bridgwater, TA5 1UF Approval of details reserved by condition SP19 (relating to Materials Management Plan) in relation to planning permission ref: 3/32/10/037	11 April 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/32/14/004	Hinkley Point C, Hinkley Point Road, Stogursey, Bridgwater, TA5 1UF Approval of details reserved by condition SP21 (relating to Soil Management Plan) in relation to planning permission ref: 3/32/10/037	11 April 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/32/14/005	Hinkley Point C, Hinkley Point Road, Stogursey, Bridgwater, TA5 1UF Approval of details reserved by condition G37 (relating to Historic Environment, Ecology and Landscape: Green Lane preservation in situ during phase 2) in relation to planning permission ref: 3/32/10/037	11 April 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/39/14/001	Land adjacent to 9 Whitecroft, Williton, Taunton, TA4 4RU Approval of details reserved by condition 3 (relating to materials) condition 5 (relating to parking) and condition 6 (relating to drainage) in relation to planning permission 3/39/12/014	26 March 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
CA/21/14/001	Irnham Lodge Surgery, Townsend Road, Minehead, TA24 8EE Removal of Prunus tree	19 March 2014	Raise No Objection

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
PRE/21/14/07	FLAT 1 & 2, 12 PARK STREET, MINEHEAD, TA24 5NQ Replacing front windows in flats 1 & 2 to match existing	17 March 2014	Advice Given

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
PRE/30/14/01	TOWNSEND FARM, SKILGATE, TAUNTON, TA4 2DQ Conversion of existing agricultural outbuildings at Townsend Farm for use as holiday lets	10 April 2014	Advice Given

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
PRE/37/14/03	8 CHERRY TREE WAY, WATCHET, TA23 0UB Two storey extension and a single-storey porch to side elevation of property.	04 April 2014	Advice Given

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
PRE/39/14/06	7 Robert Street, Williton, Taunton, TA4 4PG Proposed extension	08 April 2014	Advice Given

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
T/21/14/001	Irnham Lodge Surgery, Townsend Road, Minehead, TA24 5RG Removal of limb and broken branches of Macracarpa.	19 March 2014	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
T/21/14/003	The Observatory, Martlet Road, Minehead, TA24 5QE Crown reduction on T1 Reduce lateral branches on T2 Crown T3	14 April 2014	Refuse

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
T/26/14/002	1 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JA Removal of Evergreen Oak and replacement with Silver Birch	14 April 2014	Refuse