

PLANNING COMMITTEE

THURSDAY 27 FEBRUARY 2014 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 30 January 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: TEN

Date: 19 February 2014

<u>Ref No.</u>	<u>Application/Report</u>
3/21/11/136 Advertisement Consent	Electric Avenue, 20 The Avenue, Minehead Display of two internally illuminated signs (retrospective)
3/21/14/009 Full Planning	Harbour Master's Office, Quay Street, Minehead Erection of a column fitted with a CCTV camera to the outside of the harbour master's office.
3/39/14/001 Full Planning	Public Conveniences, Killick Way, Williton, Taunton Change of use of part of toilet block to work space/storage (B1, B2 and B8).

6. Exmoor National Park Matters - Councillor to report

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

8. **Appeals Lodged**

Appellant

Dr Penny Rawson

Proposal and Site

Land at 9 Copse Close, Watchet
Erection of a Two Bedroomed House with Car Parking

Procedure

Written Reps

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

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

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

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

Application No:	3/21/11/136
Parish	Minehead
Application Type	Advertisement Consent
Case Officer:	Sue Keal
Grid Ref	Easting: 297029 Northing: 146231
Applicant	Mr Kravis The Betting Office Ltd
Proposal	Display of two internally illuminated signs (retrospective)
Location	Electric Avenue, 20 The Avenue, Minehead, TA24 5AZ
Reason for referral to Committee	An elected member is joint owner of the freehold of the premises

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.

Site Location:

Electric Avenue, 20 The Avenue, Minehead, TA24 5AZ

Description of development:

Display of two internally illuminated signs (retrospective)

Consultations and Representations:

The Local Planning Authority has received the following representations:

Minehead Town Council

Recommend Approval.

Highway Liaison Officer

No comments received.

Public Consultation

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

Planning Policy Context

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

The following Policies are considered relevant to this application:

- W/6 Flood Plains
- CA/4 Advertisements in Conservation Areas
- BD/7 Advertisements
- SP/1 Settlement Hierarchy
- SP/2 Development in Minehead and Rural Centres

Planning History

The following planning history is relevant to this application:

3/21/02/192	Formation of betting office from part of amusement arcade - as amended by plans rec. 11/12/02	Grant	19/12/02
3/21/07/038	COU from amusement arcade to takeaway & cafe	Grant	03/05/07
3/21/07/041	Display of illuminated signs	Grant	20/04/07
3/21/07/042	Display of illuminated & non illuminated signs	Grant	20/04/07

Analysis

This application relates to the retrospective display of two new internally illuminated signs for the amusement arcade known as 'Electric Avenue' which are being displayed as replacement signs to the previously approved signs ref. 3/21/07/041.

This application is being presented to the Planning Committee as an elected member is a joint owner of the freehold of the premises. In other circumstances this type of application would remain a delegated decision for the Development Management Department.

The application is displayed at a central position above the commercial unit and the building itself is a single storey building constructed in the post war period and which has a flat roof that is hidden from view by a parapet wall at the front. The building is rendered and painted black with an aluminium shopfront and entrance doors finished in silver with blacked out glazing. A large pavement adjoining the front of the building which forms the edge of the main Wellington Square Conservation Area of Minehead. The premises themselves are located outside of this designated area.

The existing canopy located between the two signs is to remain in situ.

The impact of the advertisement on amenity

The proposal is for static internally illuminated signage in the form of two perspex box signs which will project from the front of the existing building and have the following dimensions;

Advertisement 1

Is located 3.2m in height from the base of the advertisement to the ground and will project from the building by 75mm. The sign measures 4800mm x 700mm, with a combination of small red letters ' ALL, CASH, CASINO' and larger 'ELECTRIC AVENUE' lettering in a golden colour on a matt black perspex background.

Advertisement 2

Is located 2.6m in height from the base of the advertisement to the ground and will project from the building by 65mm. The sign measures 4200mm x 300mm, with a combination of small black letters ' ALL, CASH, CASINO' lettering on a golden matt perspex background.

It is considered that the proposed advert(s) would be in keeping with the amenity of the surrounding area by reason of the design, scale, colour and proposed use of materials.

The impact of the advertisement on public safety

The replacement fascia signage is to be fixed to the existing building in place, at a height of 3.2m and 2.6m above the ground level and over the existing main frontage and entrance door and it is considered that the proposed advert would not have an undue impact on highway or public safety by reason of the design, siting, and nature of illumination proposed.

Conclusion and Recommendation

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

Reason for Approval :

The proposed signage would be in keeping with the amenity of the surrounding area and would not adversely impact upon public safety. 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 SP/1, SP/2, CA/4, BD/7 and W/6 of the West Somerset District Local Plan (adopted December 2006).

Advertisement Consent is subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the approved drawings: Drawing Numbers: Site location plan, Proposed front elevation plan and accompanying photographs submitted on 06/12/13.

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

- 2 (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(ii) No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour, or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(iv) Any structure of hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

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

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

- 4 The sign(s) hereby approved shall not be illuminated by any intermittent light source.

Reason: In the interests of amenity and public safety having regard to the provisions of Saved Policy BD/7 of the West Somerset District Local Plan (2006).

Notes

1 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.

2 STATEMENT OF POSITIVE WORKING

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



Application No 3/21/11/136
 Change of facia
 Electric Avenue, 20 The Avenue
 Minehead
 16/12/2013



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

West Somerset Council
 Licence Number: 100023932

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 Easting: 297029 Northing: 146231
 Scale: 1:1250

Application No:	3/21/14/009
Parish	Minehead
Application Type	Full Planning Permission
Case Officer:	Sue Keal
Grid Ref	Easting: 297129 Northing: 147122
Applicant	Mr Wigglesworth West Somerset Council
Proposal	Erection of a column fitted with a CCTV camera to the outside of the harbour master's office.
Location	Harbour Master's Office, Quay Street, Minehead, TA24 5UL
Reason for referral to Committee	District Council owned land

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.

Site Location:

Harbour Master's Office, Quay Street, Minehead, TA24 5UL

Description of development:

Erection of a column fitted with a CCTV camera to the outside of the harbour master's office.

Consultations and Representations:

The Local Planning Authority has received the following representations:

Minehead Town Council - Recommend Approval.

Highways Development Control - No comments received.

SCC - Archaeology - No comments received.

Wales & West Utilities

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General conditions for your guidance. This plan only shows those pipes owned by Wales & West Utilities in its role as Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed, service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales and West Utilities, its agents or servants for any error or omission.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains pipes, services and other apparatus on site before any mechanical plant is used, It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

If you have requested a new connection or diversion of our apparatus, information will be sent under a separate letter.

Public Consultation

The Local Planning Authority has received 2 letters of objection/support making the following comments (summarised):

The following comments have been received from members of the public;

Comment regarding Incidents of Concern at Minehead Harbour.

- A number of incidents have occurred around Minehead Harbour over the past 12/18 months.
- Some have caused damage to member's property, and some just a nuisance to all harbour users.
- It time we had a system of better monitoring and vigilance by the council and harbour operators.
- This vulnerable area needs to be better controlled.
- Incidents, include broken glass bottles, urinating and defecating around harbour walls, dog faeces, rocks and stones into boats, lock on the harbour post to stop vehicular access smashed, people have been disturbed in the early hours messing around in boats and the harbour tackle kiosk, discarded fishing line, dangerous hooks and rotten bait left lying around, items stolen from the yacht club, windows smashed on boats and the dangerous practice of harbour jumping.

Support

- Have no objection to this CCTV installation, as long as the privacy measures that have been stated are put in place regarding the possible 360 degree angle of the camera.
- Looking at the current and proposed photos of the CCTV installation, you will see that this would look directly onto our 1st floor balcony and into our lounge, and the whole idea of having these first floor features are to offer a high degree of privacy.
- We have no objection to this proposal. We would be grateful for careful consideration when re positioning the existing mast.

Planning Policy Context

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

The following Policies are considered relevant to this application:

CA/1 New Development and Conservation Areas
W/6 Flood Plains
AH/3 Areas of High Archaeological Potential
LB/1 Listed Buildings Alterations and Extensions
BD/1 Local Distinctiveness
BD/2 Design of New Development
SP/1 Settlement Hierarchy
SP/2 Development in Minehead and Rural Centres
T/14 Harbour Facilities at Minehead and Watchet

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:

3/21/81/010	Temporary siting of mobile kiosk to serve as booking office.	Refuse	16/03/81
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Analysis

Principle

The proposed development is within the development limits of Minehead. The proposal is acceptable in principle with respect of policies contained within the West Somerset District Local Plan.

Character and Appearance of the Area

The existing area comprises of the harbour area of Minehead and is also adjacent to a mixture of buildings constructed in both natural stone and painted render finishes that are clad in both natural slate and plain terracotta tiles. The buildings are comprised of residential cottages, a public house and small fishermen's church known as St Peter's on the Quay.

The Harbour Masters Office is located within the Quay Street Conservation Area of Minehead and is not listed.

The installation will not have any significant impacts on the Character and Appearance of the existing Conservation Area, as there is an existing VHF antenna (which will be relocated) and also a further pole and aerial beyond the Harbour Masters Office behind the existing harbour wall. Therefore the character and appearance of the Conservation Area will be preserved.

There are also several listed building in the vicinity. These include 'The Quay' which is a Grade II Listed Building built in 1610 with later additions. The Old Ship Aground is also listed and is approximately 63.9m away.

A Heritage Statement accompanies the submission, which guides that the proposed column on the corner of the Harbour Master's building is the ideal location in order to cover an area of Quay Street, Quay Street West, Culvercliffe and the harbour environs. The proposed CCTV and new column will not damage or impacts on the character and appearance of adjacent listed buildings or features of architectural and historic interest.

The new column is constructed in boxed galvanised steel 75mm x 75mm which will be fixed to the wall of the building with 2 stainless steel brackets and will protrude through a hole in a lip of the concrete roof. The column will measure 5.2m from the ground level (3m above roof level). The column will be equipped with one CCTV camera, one webcam, one IR lamp and an anti-climb bracket. The column will be hinged to allow a drop down for servicing.

Residential Amenity

The proposed development will not have a significant impact on residential amenity in the area. The siting of the column has been located on the south eastern corner of the existing Harbour Masters building.

Privacy issues of residents with regard to the CCTV camera will be dealt with accordingly by the Police and the Council's Community Safety Officer and the cameras are to be fitted with privacy zones to prevent intrusion into nearby properties in Harbour Court.

Highway Safety

The proposed development will not have any significant impacts on highway safety. No comments have been received from the County Highways Department.

Flood Risk

The proposed development is located within Flood Zone 3, however, the applicants have confirmed that none of the electrical work required for the installation of the new column and associated CCTV will be at ground level. The installation would be installed through a hole cut into the existing concrete roof, and this will not affect the integrity of the harbour masters office.

The development will not have significant impacts on surface water flooding or excessively high tides, it is therefore considered that a flood risk assessment is not required in this instance.

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.

The character and appearance of the Conservation Area would be preserved. The setting of adjoining Listed Building/s would not be harmed. The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users.

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:-

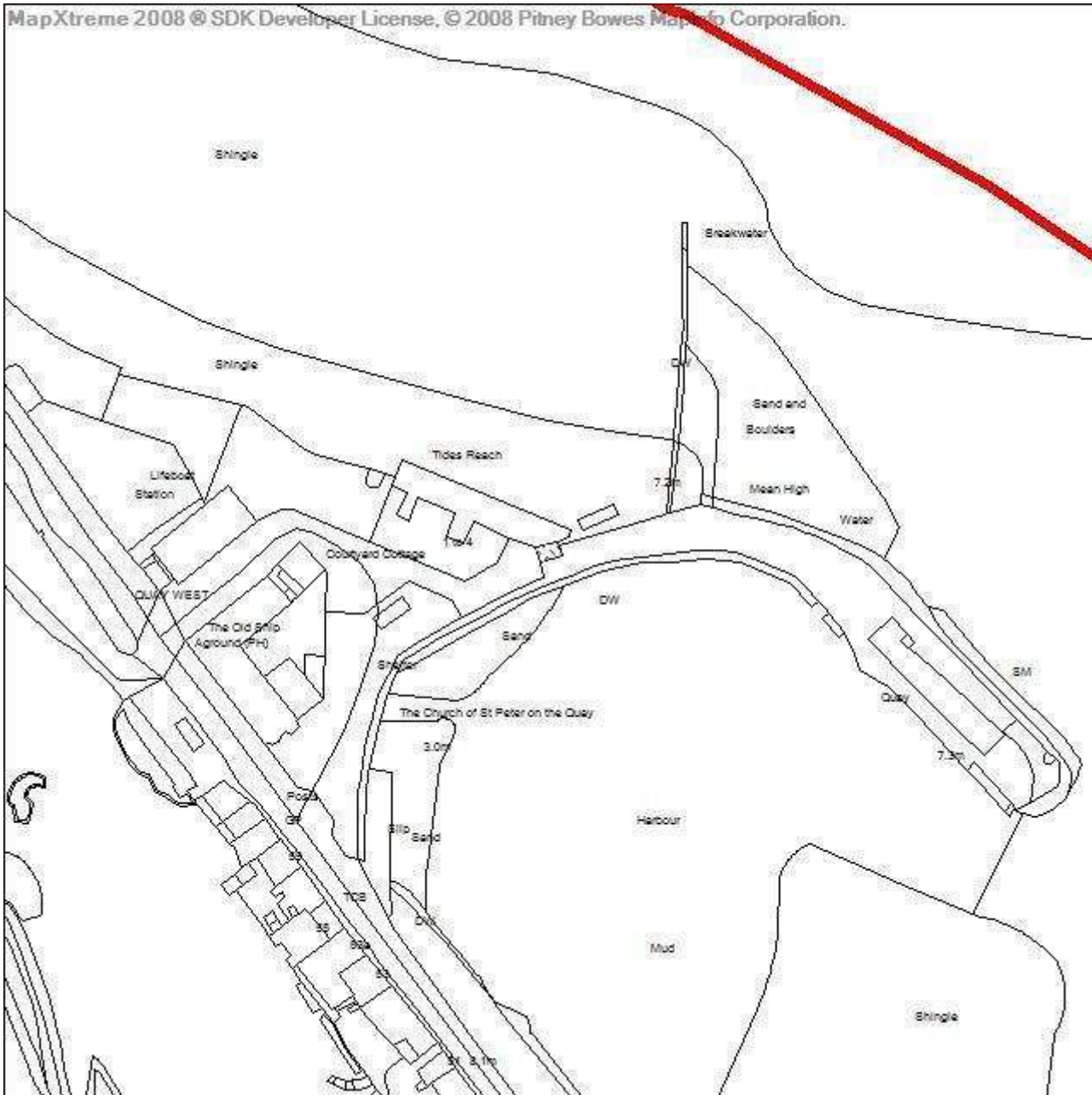
Saved Policies SP/1, SP/2, CA/1, LB/1, AH/3, BD/1, BD/2, W/6 and T/14 of the West Somerset District Local Plan (adopted December 2006).

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: Site location plan, (dated 10/12/2013) and accompanying Proposed installation photographs (2 and 4) submitted on 30/01/14.
Reason: For the avoidance of doubt and in the interests of proper planning.

Notes

- 1 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.
- 2 **STATEMENT OF POSITIVE WORKING**
In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Although the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority in advance of submitting the application, for the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.



Application No 3/21/14/009
Erection of a column fitted with a
CCTV camera to the outside of
the harbour master's office.
Harbour Master's Office, Quay
Street, Minehead, TA24 5UL
30 January 2014
Planning Manager
West Somerset Council
West Somerset House
Killick Way
Williton TA4 4QA
West Somerset Council
Licence Number: 100023932



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Application No:	3/39/14/001
Parish	Williton
Application Type	Full Planning Permission
Case Officer:	Sue Keal
Grid Ref	Easting: 307828 Northing 141049
Applicant	Mrs Mulcaire West Somerset Council
Proposal	Change of use of part of toilet block to work space/storage (B1, B2 and B8).
Location	Public Conveniences, Killick Way, Williton, Taunton, TA4 4PY
Reason for referral to Committee	District Council owned building and land.

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.

Site Location:

Public Conveniences, Killick Way, Williton, Taunton, TA4 4PY

Description of development:

Change of use of part of toilet block to work space/storage (B1, B2 and B8)

Consultations and Representations:

The Local Planning Authority has received the following representations:

Williton Parish Council

As this application came in late it was resolved to recommend to Full Council not to object provided that the disabled toilet was accessible during all hours

There were no objections provided that the disabled toilet was accessible during all hours received 5/2/2014

Highways Development Control - Standing advice.

SCC - Archaeology

As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

Public Consultation

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

Planning Policy Context

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

The following Policies are considered relevant to this application:

SP/1 Settlement Hierarchy
 SP/2 Development in Minehead and Rural Centres
 BD/1 Local Distinctiveness
 BD/2 Design of New Development
 BD/3 Conversions, Alterations and, Extensions
 PC/2 Noise Pollution

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:

3/39/79/007	Formation of additional parking area	Raise no objection	02/05/79
3/39/86/069	Proposed toilet block	Grant	22/01/87
3/39/03/048	Construction of community & family centre with ancillary accom. & assoc. car park works - as amended by plans no 20507/WII/05 (C), 06(C), 09(A), & 10(A) & 1745.01A & 1745.06C.	Grant	23/10/03
3/39/04/038	Construction of community & family centre with ancillary accom. & assoc. car park works - as amended by revised dwg. nos. 2981/03/A & 2981/06/A rec. on 01/10/04 & 2981/04/B, 05B, rec. on 4/11/04.	Grant	04/11/04
3/39/06/020	Residential development of existing council offices & assoc. parking areas.	Grant	27/07/06
3/39/06/045	Proposed 2 1/2 storey council office. - As amended by revised dwfg. nos. 061126/002C, 003C, 004C, 005C, 006C, 007B & 008B rec. on 17/01/07 & revised dwg. no. 061126/001E & Design Statement rec. on 19/01/07.	Grant	22/02/07

Planning Analysis

1. Principle of Development

The proposed development is located within the defined rural centre of Williton.

The proposal seeks planning consent for the partial change of use of an existing Public Convenience building from a Sui Generis use to B1, Business, B2 General Light Industry and B8, Storage and Distribution. This is acceptable in principle, as the change if uses of such buildings are permitted as long as the social or economic well-being of the local community is not adversely affected.

2. Character and Appearance of the Area

The building is not located within a designated conservation area and there are no listed buildings in the vicinity.

The existing street scene known as Killick Way, consists of West Somerset District Councils Offices and surrounding car park, a Sure Start Nursery building, Doctors surgery and chemist, as well as the local library, parish office and local solicitor's premises.

The buildings are constructed predominantly in brick with some painted render, steel cladding and plain tiles on the roof.

The proposed alterations will involve the removal of the closure and removal of both the male and female toilets in 2/3rds of the building. The two existing toilets (disabled toilet and Baby changing room) on the western end towards Fore Street will be refurbished to provide two toilets at the site.

The remainder of the building is to be divided into two separate units for workspace/storage. These units would be accessed via an existing service door on the southern elevation. Proposed works involve internal alterations, including the removal of internal partitions, structural overhaul works to the roof and lining of walls.

3. Residential Amenity

The Proposed development provides additional workspace and storage uses in the area and will not have any significant impact on residential amenity in the area.

No objections to the scheme have been received by surrounding neighbours, and the Parish Council also had no objections as long as the remaining disabled toilet was accessible during all hours.

4. Highway Safety

Comments from County Council refer the planning department to Standing Advice. Such advice guides that the Highway Authority will continue to make 'no observation' on planning application that have no impact on the highway network.

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. The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users.

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/2, BD/1, BD/2, BD/3 and PC/2 of the West Somerset District Local Plan (adopted December 2006).

Planning Permission is subject to the following conditions:

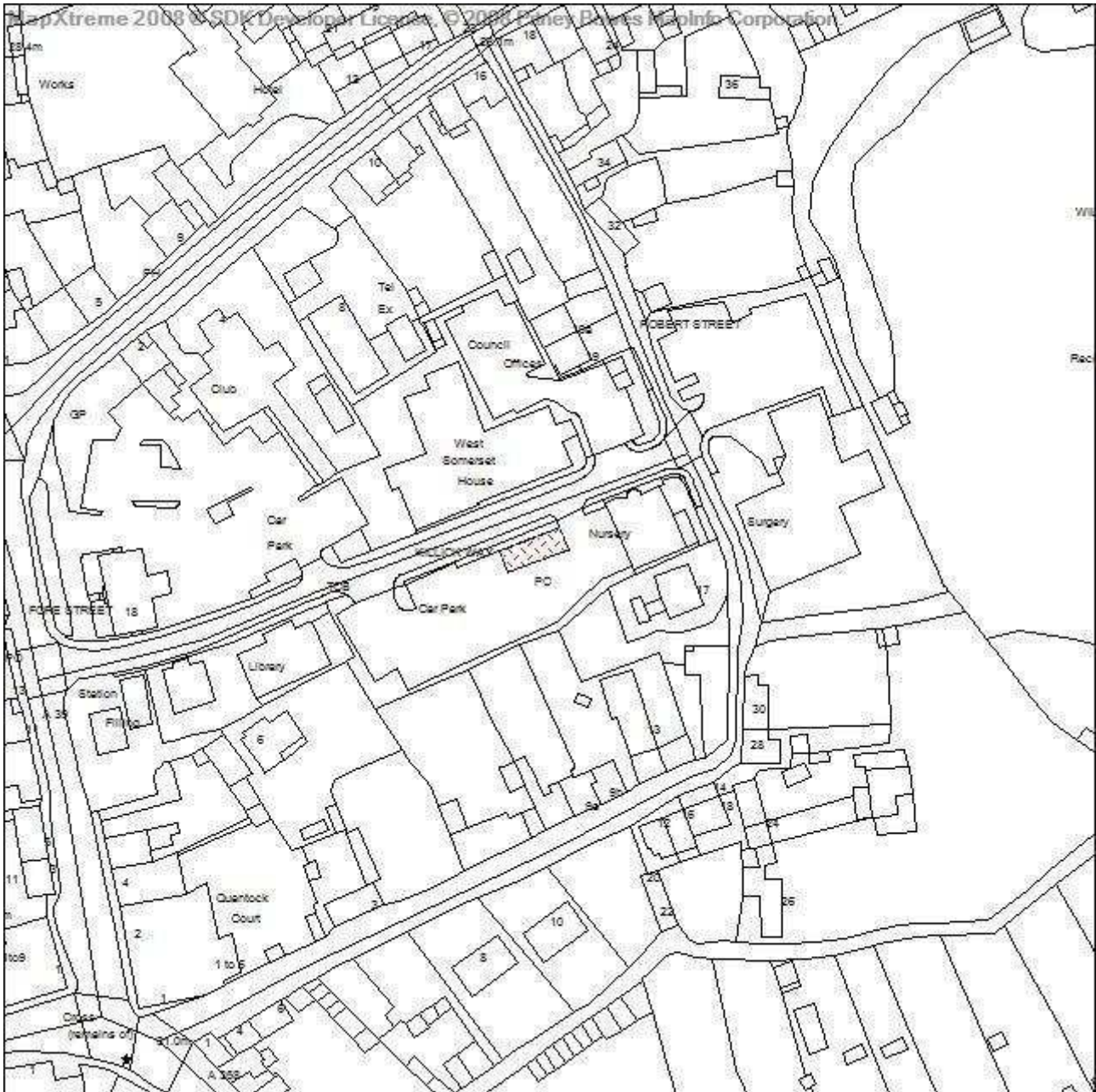
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the approved drawings: Drawing Numbers: Site location plan, Block plan and Proposed Plan submitted on 09/01/14.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No machinery shall be operated, no process shall be carried out and no deliveries shall arrive, be received or despatched from the site outside the hours of (7pm and 8am, Monday for Sunday).
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).
- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification),

the premises shall be used only for a workshop/storage use (B1, B2, B8) and Toilet block (Sui Generis) in accordance with the details contained in the statement received (09/01/14), without the prior written approval of the Local Planning Authority.

Reason: The approved use only has been found to be acceptable in this location and other uses within the same use class may require further detailed consideration by the Local Planning Authority having regard to the provisions of Saved Policy (BD/3) of the West Somerset District Local Plan (2006).

Notes

- 1 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.
- 2 **STATEMENT OF POSITIVE WORKING**
In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Although the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority in advance of submitting the application, for the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.
- 3 The applicant is advised to contact Wessex Water, if the proposed alterations to the existing water supply might require a licence from the Water Authority.



Application No 3/39/14/001
Change of use of part of toilet
block to work space/storage (B1,
B2 and B8)
Public Conveniences, Killick
Way, Williton, Taunton, TA4 4PY
9 January 2014
Planning Manager
West Somerset Council
West Somerset House
Killick Way
Williton TA4 4QA
West Somerset Council
Licence Number: 100023932



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Easting: 307828 Northing: 141049
Scale:
1:1250

Delegated Decision List

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/01/13/008	Woolston Dairy, Woolston, Taunton, TA4 4LN Variation of condition 2 on planning permission 3/01/12/015 to amend the proposed dormer window to a square window with cedar boarding in apex and increase cedar boarding on link section of north elevation.	20 January 2014	Grant
3/01/13/009	Site adjacent to Woolston Dairy, Woolston, Taunton, TA4 4LN Variation of condition 1 on reserved matters 3/01/12/010 to add a window on the first floor of the north elevation, align building line between ground and first floor on south elevation, increase cedar boarding on link section of north elevation and the use of black UPVC for gutters and rwps.	20 January 2014	Grant
3/02/13/008	Sandpit Meadows, Brompton Ralph, Taunton, TA4 2RT Change of use from one of 'caravan incidental to agricultural use of land' to temporary agricultural workers dwelling.	14 February 2014	Refuse
3/02/13/009	The Old Farmhouse, Courtlands Farm, Brompton Ralph, Taunton, TA4 2RS Reinstatement of The Old Farmhouse to use as a single dwellinghouse	03 February 2014	Grant
3/02/13/010	Glebe Farmhouse, Brompton Ralph, Taunton, TA4 2RY Increased and improved stabling for domestic use, new external manege and new access to lane to provide access to stables and manege for horseboxes.	14 February 2014	Grant
3/04/14/001	Wildanhow Lodge, Brushford, Dulverton, TA22 9AW Erection of timber framed car port and log store (resubmission of 3/04/13/009)	03 February 2014	Grant
3/05/14/001	2 Church Close, Carhampton, Minehead, TA24 6NS Variation of condition 2 on planning permission 3/05/13/011 to install a door and reposition a	05 February 2014	Grant

window on the south-east elevation and replace the door on the north-west elevation with a window.

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/06/13/005	Higher Beverton Farm, Brendon Hill, Watchet, Somerset, TA23 0LP Creation of new access and driveway and closure of existing southern access (retrospective)	03 February 2014	Grant
3/17/13/013	Lower Westcott, Huish Champflower, Taunton, TA4 2BX Erection of a single storey double garage in front garden	14 February 2014	Grant
3/18/13/004	A Winters Tale, Sea Lane, Kilve, Bridgwater, TA5 1EG Conversion of garage to ancillary accommodation with extension for A Winters Tale (resubmission of 3/18/13/002)	31 January 2014	Grant
3/21/13/107	Lakeside Caravan Village, Butlins Minehead Resort, Warren Road, Minehead, TA24 5SH Relocation of 22 caravan bases and the addition of 11 caravan bases within the existing Lakeside Caravan Village	27 January 2014	Grant
3/21/13/111	Land to the north of Moor Road, Minehead, TA24 5RU Creation of new vehicular access into agricultural land together with regrading of existing access track, creation of new access track with associated fencing and gates and the construction of a storage shed for animal feed/fodder (part-retrospective)	29 January 2014	Grant
3/21/13/116	Alcombe Cote Cottage, Manor Road, Minehead, TA24 6EH This application seeks consent to erect a detached outbuilding to provide ancillary storage and hobbies room for Alcombe Cote Cottage.	24 January 2014	Refuse
3/21/13/118	Northfield Hotel, Northfield Road, Minehead, TA24 5PU Provision of additional high level windows and removing existing lights to existing flat roof (3 no)	23 January 2014	Grant

and providing new roof lanterns (Resubmission)

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/119	10 Hopcott Terrace, Hopcott Road, Minehead, TA24 6DW Erection of a replacement lean-to extension to the rear of the dwelling.	22 January 2014	Grant
3/21/13/122	Coombe Lodge, Bratton Lane, Minehead, TA24 8SG Variation of condition 2 in order to omit the approved parapet to the edge of the roof and replace with a timber fascia painted white in respect of Planning Permission 3/21/13/037	22 January 2014	Grant
3/21/13/123	West Somerset Garden Centre, Mart Road, Minehead, TA24 5BJ Replacement roof and cladding to wall on south elevation	14 February 2014	Grant
3/21/13/124	Former Builders Yard, Tythings Court, Minehead, TA24 5NT Erection of two 3 bedroom dwellings	14 February 2014	Refuse
3/21/14/005	D J Miles & Co Ltd, Stephenson Road, Minehead, TA24 5EB Formation of new office on existing mezzanine floor with new window to new office	17 February 2014	Grant
3/26/13/017	Cherry Trees, Warren Bay Caravan Park, Cleeve Hill, Watchet, TA23 0JR Variation of condition 2 in order to change wall cladding in respect of Planning Permission 3/26/13/009	24 January 2014	Grant
3/37/13/038	Bridge Garage Swain Street, Watchet, TA23 0QE New Dormer Window, Porch Roof, Window to Landing, Loft lights, Biomass Boiler, Pellet Store and Flue	28 January 2014	Grant
3/37/13/039	Bridge Garage, 1 Swain Street, Watchet, TA23 0QE	05 February	Refuse

Proposed covered storage area and balcony
(resubmission of 3/37/13/014) 2014

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/37/14/001	Existing garage site, East side of Reed Close, Watchet, TA23 0EE Demolition of an existing garage site and erection of a detached four bedroom dwelling with garaging.	17 February 2014	Grant
3/38/13/007	Church Lodge, West Quantoxhead, Taunton, TA4 4DS Change of use from dwelling house to use in conjunction with St. Audries Park for overnight accommodation for guests attending weddings at St. Audries Park	12 February 2014	Grant
3/39/13/033	2 Long Street, Williton, Taunton, TA4 4QN Change of use of registry office (B1) to florist (A1)	24 January 2014	Grant
3/41/14/001	Escott Farm, Rodhuish, Minehead, TA24 6QY Erection of 5KW solar array and 5KW wind turbine	14 February 2014	Grant
T/01/13/004	Brook Cottage, 6 Parsons Close, Bicknoller, Taunton, TA4 4EN Reduction of one Common Alder by 20-30%.	05 February 2014	Grant