



To: Members of Planning Committee

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

Our Ref TB/TM

Your Ref

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

Extension 01823 356573

Date 19 July 2017

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Dear Councillor

I hereby give you notice to attend the following meeting:

PLANNING COMMITTEE

Date: Thursday 27 July 2017

Time: 4.30 pm

Venue: Council Chamber, Council Offices, Williton

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

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Yours sincerely

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

BRUCE LANG
Proper Officer

PLANNING COMMITTEE

THURSDAY 27 July 2017 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 29 June 2017 - **to follow**

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: Two

Date: 19 July 2017

<u>Ref No.</u>	<u>Application/Report</u>
3/04/17/008	Erection of a 33kV switch room building (retention of part works already undertaken) Land at Exebridge Substation, Riphay Barton, Dulverton
3/21/17/058	Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works within the garden, 9 Paganel Road, Minehead, TA24 5ET

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

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

8. Appeals Lodged

Appeal against the refusal of planning permission for the change of use of land and building from equestrian stabling to Class C3 (Dwelling) and associated building and engineering operations at The Stables, Chilcombe Lane, Bicknoller, TA4 4ES (planning application 3/01/16/003)

9. Appeals Decided

3/39/14/010 - Redevelopment of the site to provide a food store (A1), retail shops (A1), professional and financial services (A2), food and drink uses (A3), health services (D1), residential dwellings (C3), vehicle and pedestrian access, associated car parking and landscaping (resubmission of 3/39/11/002) in association with 3/39/14/024 on land at Bank Street/Fore Street, Williton, TA4 4NH – Appeal Allowed.

3/39/14/024 – Outline application (with all matters but access reserved) for the erection of up to 480 sq.m. gross of flexible Class A1/A2 floorspace linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping at J Gliddon & Sons Ltd, Bank Street, Williton, TA4 4NH - Appeal Allowed.

10. Reserve date for site visits – 28 August 2017

11. Next Committee date – 30 August 2017

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:	3/04/17/008
Parish	Brushford
Application Type	Full Planning Permission
Case Officer:	Karen Wray
Grid Ref	
Applicant	Mr Hubbard
Proposal	Erection of a 33kV switchroom building (retention of part works already undertaken)
Location	Land at Exebridge Substation, Riphay Barton, Dulverton
Reason for referral to Committee	The recommendation of the planning officer is contrary to the views of the Parish Council

Recommendation

Recommended decision: Grant conditional approval subject to the receipt by the Local Planning Authority of written confirmation from the adjacent landowner of their agreement to the planting of a native hedgerow on their land along the southern and eastern outer boundaries of the site by 31st August 2017

Recommended Conditions (if applicable)

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

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

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

(A0) DRNO PLAN-01 REV 01 SWITCHROOM DETAILS
(A1) DRNO PLAN-02 REV 1 SITE LOCATION PLANS
(A2) DRNO PLAN-03 REV 1 LEVELS PLAN

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

- 3 Within the first planting season following the date of this permission a native hedgerow to include some trees shall be planted along the outer southern and eastern boundary of the site, details of which shall have previously been submitted to and approved in writing by the Local Planning Authority. For a period of five years after the completion of the planting, the hedgerow shall be maintained in a healthy weed free condition and any plants which cease to grow or die shall be replaced by others of a similar size and species as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the surrounding area.

- 4 Within one month from the date of this permission, details of the painting of the walls and the cladding of the southern gable end shall have been submitted to and approved by the Local Planning Authority. The painting and cladding shall then be implemented in full accordance with the approved details within one month from the date of their approval.

Reason: In order to ensure that the new building does not harm the character or appearance of this rural area and to protect the views from the surrounding landscape.

Informative notes to applicant

STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Although the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority, during the consideration of the application certain elements of the proposal were deemed to be unacceptable. The Local Planning Authority contacted the applicant and sought amendments to the scheme to address these issues and amended plans were submitted. For the reasons given above and expanded upon in the planning officer's report, the application, in its revised form, was considered acceptable and planning permission was granted.

Proposal

The proposal is to build a switch room building at the existing Exebridge substation as part of upgrading works at the station by Western Power Distribution Ltd (WPD). The building will accommodate new 33kv switchgear equipment.

The works were commenced by Western Power Distribution (WPD) in the belief that they benefited from permitted development rights by virtue of Part 15, Class B(f) of the Town and Country Planning (General Permitted Development) Order 2015 (GDPO) and that they only had to notify the Local Planning Authority (LPA) of their development. However the correct part of the Order relating to a new building is Part 15, Class B(e). This requires a submission to be made to the LPA to agree the external appearance of the buildings before development is begun. Given the development has already been begun and is predominantly complete, the applicant can no longer benefit from permitted development rights and therefore full planning permission is required to retain the building. Furthermore the proposed development includes a mess room and as a result is not just a building solely for the protection of plant and machinery as is required to be permitted development within the GDPO.

The building is a single storey pitched roof building measuring 15.74 m long by 6.23m wide with a height to eaves of 3.6m and to ridge height 5.56m. The western elevation will have three doorways otherwise all other elevations will be enclosed. The external walls of the building will be rendered and painted magnolia and the roof will be of fibre cement slate tiles.

The building includes a changing room to enable operatives to change into protective equipment when doing maintenance work at the site and for the storage of tools etc.

A gabion basket retaining wall is to be built adjacent to the building in order to address differences in levels across the site.

Site Description

The substation is located approximately 0.9km to the south east of Brushford. It is situated immediately off the eastern side of the B3222.

The substation contains an existing 33KV substation compound with two transformers and associated buzz bars along with the existing plant room. An overhead powerline enters the site from the east and overhead powerlines exit the site towards the south east. The substation is defined by an existing fence and surrounded by agricultural land to the north, east and southern sides. A private access track is adjacent to the northern boundary and provides access to the surrounding fields.

The proposed building is to be located within the south eastern corner of the site.

Relevant Planning History

None

Consultation Responses

Brushford Parish Council - The Parish Council are not in favour of the application for the following reasons:-

1. Site screening. The site has recently been subject to the felling of mature trees and the removal of hedging on the eastern and southern boundaries. The application makes no reference to such removal, neither does it propose the restoration of same. Indeed under Section 16 Trees and Hedges, the application specifically states 'no' in answer to the question 'are trees and hedges on the proposed development site?', which is clearly not the case.

We would strongly recommend that the screening is restored with the planting of semi- mature hedging and trees as previously enjoyed.

2. Building exterior - The chosen cream/white exterior makes no attempt to ameliorate the visual impact of the building and it is not in keeping with the approach to the National Park, using a magnolia finish as it does. We would recommend that the building is subjected to wooden cladding or, at the very least, a more sympathetic colour (green).

3. New entranceway

Under Section 6 'Pedestrian and Vehicle Access, Roads and Rights of Way', the application states 'No' to the question 'is a new vehicle access proposed to or from the public highway?'. Once again, this is clearly not the case as a new, widened steel gateway has been installed. Furthermore, there is no supportive evidence from the Highways Authority Department in this regard as it is believed there will be a necessity of placing 'Site Entrance' signs on the highway.

4. Foul drainage - The application states 'unknown' in answer to the question of the disposal of foul sewage. While the plan shows no provision of toilet facilities, this would become a necessity in the event of staff visits to the building. We therefore believe that consideration of this matter is taken into account.

5. Section 106 Planning Obligations

Whilst writing the Council would be grateful for your advice on the possibility of S106 obligations in this application.

Highways Development Control - No observations to make.

Planning at Exmoor National Park - No comments received.

Mid Devon Council - No comments received.

Biodiversity and Landscaping Officer - I tend to agree with comments made by the Parish Council. The building looks very stark in the landscape especially as the site was formerly screened.

Subject to the adjoining landowners agreement, a native hedge with a single tree planted around the perimeter of the compound would help to settle the development into its setting.

The magnolia colour of the building does in fact complement other buildings in the locality, but unlike nearby dwellings there is no fenestration so the building looks prominent in the landscape. I suggest that the southern gable wall could be softened with timber cladding.

Representations Received

Three letters of representation have been received. All three writers are concerned that the existing trees have been felled and open up views to the site and that the proposal does not include replacement planting. The writers support the views of the Parish Council.

Planning Policy Context

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

The development plan for the West Somerset planning area comprises the West Somerset Local Plan to 2032, retained saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

OC1	Open Countryside development
SP/1	Settlement Hierarchy
NH13	High Standards of Design
EC1	Widening and strengthening the local economy

Determining issues and considerations

The main issues in determining this application are the principle of the development, landscape and visual impact.

Principle

The application site lies within an open countryside location whereby development is strictly controlled. Policy OC1 'Open Countryside Development' of the West Somerset Local Plan up to 2032 aims to restrict development in such locations. Although the proposal does not fall into any specific category for a development that is permitted under Policy OC1, it does state that in 'exceptional circumstances development may be permitted where this is beneficial for the community and local economy. WPD is the electricity distribution network provider for the South West. The Company is responsible for electricity distribution in the area and are in the process of upgrading the existing substation facility to ensure the quality of supply to customers is maintained and furthermore increased. The proposal will therefore clearly be beneficial to the local community.

In terms of economy, the proposal is supported by Policy EC1 'Widening and Strengthening the Local Economy' as the enhanced facilities at the site will benefit local economy.

The proposal is also consistent with National Planning Policy Framework (NPPF) in that the development makes use of land within the existing substation and thus results on the development of previously developed land. On this basis the principle of the development is considered acceptable.

Landscape and /visual impact

The main reason for objections to the application relate to the landscape impact of the building in this sensitive landscape setting which is in close proximity to the Exmoor National Park boundary.

The substation was previously screened along the southern and eastern boundary by a row of poplar trees and beech trees which limited views of the substation. The trees however have been recently removed, thereby exposing the substation and this new development. The reason being to reduce leaf fall and root risk to the existing apparatus within the sub station. In addition new High Voltage cables have been laid along the southern and eastern boundaries and the removal of the trees were necessary in order to install the cables. This however has left the site very open and the building is highly visibly from views from Exebridge, while travelling on the B3222 in a northerly direction and also from residential properties that overlook the site from higher ground to the west of the B3222. However, it is important to note that the trees were not protected and no form of permission was therefore required from the Local Planning Authority to remove them. Their removal was beyond the control of the LPA.

Concerns have been expressed over the colour of the building which is a magnolia colour and although there are a number of properties in the area of the same colour, the elevations of the building are fairly featureless and bland which make's the building appear even more prominent in the landscape. Following negotiations and in order to mitigate the visual impact of the building, it is now proposed to paint the external walls below finished floor level black, to reduce the impression of the building's height and clad the southern gable end of the building with wooden weatherboarding.

The applicant further proposes to carry out replacement planting to help screen the substation and therefore proposes to plant a native hedgerow around the perimeter of the site to the southern and eastern boundaries. This is supported by the Council's Landscape Officer. The hedgerow however would need to be planted on the adjacent farmland as there is no space within the existing compound and thus would be on land not within the applicant's control. As a result, there maybe no guarantee that the landowner of the adjacent field would permit the applicant to carry out this planting. Without such planting, the visual impact of the building in its current form would be detrimental to the character of the surrounding rural area. It is considered though that subject to receiving written confirmation from the adjacent landowner of their agreement for the hedge planting on their land and thus

demonstrating that the hedgerow can in fact be planted and subject to the planting being carried out within the next planting season by use of a planning condition, the proposal can be considered acceptable on landscape grounds.

Other matters

Regarding the comments raised by the Parish Council, firstly in terms of possible works to the access, the proposed development does not include any works to the existing access. A new gate structure however has been installed and this was carried out in order to both deter and provide restriction of ready access to the site from the highway. This is for security reasons. The facility now provides for safer access for low loaders which will be delivering new transformers to the site in due course. Although such works have been carried out and do not fall within the scope of this current application, they were carried out as Permitted Development under Class B, part 15 of Schedule 2 under B(f) ... 'Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of any development carried out in, on over or under operational land of the undertaking'.

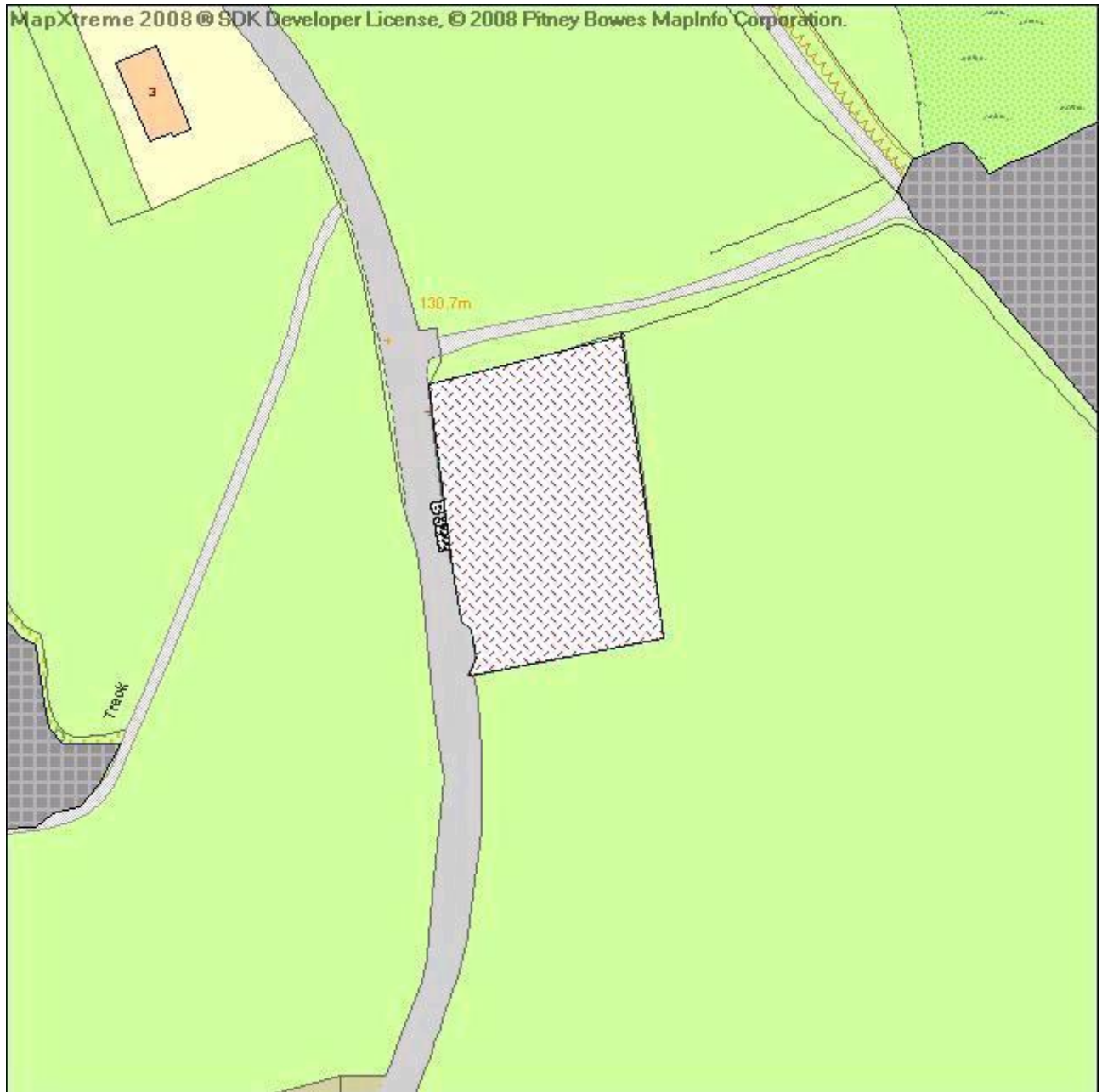
The Parish Council also raised the issue of foul drainage however there are no toilet facilities proposed within the building and therefore foul drainage is not an issue.

In terms of planning gain, subject to ensuring the landscape planting scheme to mitigate the landscape impact, it is considered there are no other matters that warrant mitigation through planning gain.

Conclusion

The proposed development will support the continued development of the local economy and will also benefit the surrounding community. However with the removal of the trees that screened the substation, the building will be very prominent in the landscape. Unless a new native hedgerow is planted to the southern and eastern boundaries of the site, the proposed development is considered to be visually intrusive and detrimental to the surrounding rural area. Subject to the Local Planning Authority receiving written confirmation from the adjacent landowner to confirm that they are in agreement with the planting of a native hedgerow on their land and subject to a condition that would then ensure the hedgerow is planted within the next planting season, it is recommended that planning permission is granted.

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



Application No 3/04/17/008
Erection of a 33kV switchroom
building at substation (retention
of part works already
undertaken)

Land at Exebridge Substation,
Riphay Barton, Dulverton
Planning Manager
West Somerset Council,
West Somerset House
Killick Way
Williton TA4 4QA
West Somerset Council
Licence Number: 100023932



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Easting: 292842
Northing: 125007

Scale: 1:1250

Application No:	3/21/17/058
Parish	Minehead
Application Type	Outline Planning Permission
Case Officer:	Sue Keal
Grid Ref	Easting: 296815 Northing: 145719
Applicant	Mrs L Hayden
Proposal	Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works within the garden
Location	9 Paganel Road, Minehead, TA24 5ET
Reason for referral to Committee	The officer's recommendation is contrary to the views of Minehead Town Council.

Recommendation

Recommended decision: Grant

Recommended Conditions (if applicable)

- 1 Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of three years from the date of this permission. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of S92 (2) Town and Country Planning Act 1990 (as amended by S51 (2) Planning and Compulsory Purchase Act 2004).

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

(A1) DRNO 1570/200A Proposed Site Layout Plans (in as much as it relates to the point of vehicular access into the site only).

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

- 3 There shall be no obstruction to visibility greater than 600 mm above the adjoining carriageway level within the visibility splays shown on the approved

plans. Further details relating to proposed visibility shall be provided prior to any other works being carried out in relation to the development 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.

Informative notes to applicant

1 STATEMENT OF POSITIVE WORKING

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

Proposal

Outline application with all Matters Reserved except for means of access, for the erection of a dwelling within the garden of 9 Paganel Road, Minehead. Vehicular access is shown off Whitegate Gardens which is at the rear of the site.

Indicative plans have been submitted which show that a single dwelling and detached garage can be accommodated at the proposal site. Appearance, Landscaping, Layout and Scale are all to be considered at Reserved Matters stage.

Site Description

The proposal site is part of a generous garden belonging to the large detached house at 9, Paganel Road, Minehead. Boundaries of the site comprise of 2m high boundary hedges and tree planting. At the front of the site the boundary on Paganel Road is a 0.5m high natural stone wall with two stone piers supporting 2m + high wooden gates. There is also a 0.5m high hedge on top of the wall. Adjacent to the site to the east and west are two separate footpaths linking Paganel Road with Whitegate Gardens to the south.

The proposed new access would be formed from Whitegate Gardens which is situated on the southern (rear) boundary of the existing dwelling.

Relevant Planning History

1 representation has been received which asks for assurances that the elevation of the proposed building would not mean that the adjacent houses can be overlooked. This is a matter that would primarily be considered at the reserved matters stage. .

Consultation Responses

Minehead Town Council -

Recommend refusal for the following reasons;

1. The development is out of character with the streetscene.
2. No ownership of access to the property.
3. No footpath on that side of the road.

Highways Development Control - Standing advice applies.

Wessex Water Authority - No comments received.

Environment Agency - No comments received.

Representations Received

Agents response to the comments received by Minehead Town Council.

1. The development is out of charter with the street scene.

The proposed application is an outline application with some matters reserved. The design and character of the dwelling is a reserved matter. However, the indicative proposal strongly relates to the design and character of Whitegate Gardens, which are detached dwellings with double garages in a non-uniform layout.

2. No ownership to access of the property

The applicant is aware that the access is owned by others and all necessary notices / certificates have been completed at submission stage.

3. No footpath on that side of the road

There is a grass verge directly adjacent to the access along with two foot paths connecting with Paganel Road. The site also accommodates ample locations for a pedestrian access gate onto public footpaths, if necessary.

Planning Policy Context

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

The development plan for the West Somerset planning area comprises the West

Somerset Local Plan to 2032, retained saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013). Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

SD1	Presumption in favour of sustainable development
MD1	Minehead Development
SC1	Hierarchy of settlements
SC2	Housing Provision
TR2	Reducing reliance on the private car

Retained policies of the West Somerset Local Plan (2006)

T/8	Residential Car Parking
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Determining issues and considerations

The main issue and considerations in this case are;

- Principle of development
- Impacts on character and appearance of the area,
- Access.
- Flooding & Drainage.
- Other Matters.

Principle of development

The site is located within the current built development close to the centre of Minehead. This is a sustainable location and an assumed preferable site for development because of its position within the existing urban area.

Policy SC1 of the West Somerset Local Plan to 2032, guides that new development will be concentrated in the districts main centre of Minehead/Alcombe. The scale of the development will primarily be considered at reserved matters stage. However, it is considered that it can be designed to be on a scale generally proportionate to the respective role and functions to the community within which it is proposed. The site is located off Paganel Road which adjoins Townsend Road in the main town centre. The site is considered to be well linked and close to the essential services and facilities in Minehead. Therefore the proposal is considered to be in accordance with policies SD1 and MD1 of the adopted Local Plan and thus acceptable in principle.

The development is seeking Outline approval for the siting of a dwelling and vehicular access only. Further details such as the scale siting and size of the proposed development will be considered at Reserved Matters stage.

Impacts on character and appearance of the area,

The indicative layout plan shows the new dwelling being sited behind the current building line of Paganel Road and fronting onto Whitegate Gardens. Whilst this does not align with the existing building line, it is not felt that the position would be so injurious to the street scene as to justify refusal. This is in an outline application and the applicant only needs to demonstrate that the proposal site is suitable for the erection of a dwelling. The detailed positioning and relationship with adjoining properties would be considered at the reserved matters stage. As such overlooking cannot be fully considered at this stage either, but it is considered likely that a new dwelling could be positioned on the site and designed so as to minimise any potential loss of amenities. The agent has suggested that the scale of the new house when measured externally are 60sqm in an overall site area of 640sqm.

The proposed new dwelling is shown on the submitted indicative plans as being accessed from a new opening to the rear of the site from Whitegate Gardens with an adjoining speed of 20mph. It is noted that Paganel Road has a 30 mph speed limit and so it would be preferable from a highway perspective to take the vehicular access from the rear (Whitegate Gardens).

Materials of surrounding residential dwellings are a mix of natural stone and brick plus red brick facing and painted render under clay tiles. It is noted that this application is for Outline permission only and siting, design, layout, scale and landscaping are to be considered at Reserved Matters stage.

Access and parking.

The Highway Authority recommends Standing Advice, which asks the LPA to consider in the case of a new dwelling, design requirements (visibility splays, surfacing and drainage), parking and turning requirements.

The visibility splays as shown on the submitted plan (dwg. no. 1570/200A) meet the required standards and are therefore acceptable. The agent has stated that the suggested new entrance walls to the site would be at a height of 800mm which would be acceptable as they are indicated outside of the visibility splay. A condition is appended to seek that no structure within the visibility splay is higher than 600mm above ground level, as per Highways guidance.

Further details will need to be finalised prior to development and a suitably worded condition is appended to the decision to agree details such as contained within the Manual for Streets, this is particularly important in regards to a lamp post close to the new access and also the close proximity of the speed bump to the east of the new access. neither of these though are considered to be an obstacle to approval.

The site is classed as being within Zone B, where a four bedroom dwelling (as shown on the feasibility plan) would need to provide three parking spaces plus one visitor space plus appropriate turning and manoeuvring within the site in order for any vehicle to be able to leave the site in a forward gear. Cycle storage for a 4

bedroom house would also be needed as per the SCC adopted Parking Strategy. This represents a maximum required provision, as the size of the house (number of bedrooms) will be determined at the reserved matters stage. However, officers are satisfied that this can be achieved in an acceptable manner.

To conclude the proposed access and parking would be acceptable in terms of the Highway Authority's requirements which therefore makes the proposal compliant with retained policy T/8 of the West Somerset District Council Local Plan 2006 and policy TR2 of the West Somerset Local Plan to 2032.

Flooding & Drainage.

The site is located within 2 and the agent has submitted a Flood Risk Assessment with this proposal. This report confirms that surface water drainage would be via an on site soakaway located 5m from any road or buildings. The Flood Mitigation notes confirm that the ground levels of the site will remain unaltered and the internal floor level will be a minimum of 200mm from external ground level. Robust water resilient materials are to be used for both the boundary treatments and the proposed dwelling. All internal electrical devices are to be installed a minimum of 450mm or 1.2m above finished floor levels.

No external electrical devices are proposed to be installed other than wall mounted light fittings at a minimum height of 2.1m above external ground level.

The proposed new access and ground cover is proposed to be tarmac with on site gullies and an Aco drain to be inserted for surface water drainage.

In terms of drainage, the new dwelling would require an additional connection to the existing mains system and would be considered at Reserved Matters stage.

Other Matters

Comments returned from Minehead Town Council, recommending refusal to this scheme due to the impacts on the character of the streetscene, no ownership of access and no footpath on that side of the road. The impacts on the character of the streetscene cannot really be considered at this stage because the application only seeks approval to the principle of development and the means of access. The owner has clearly shown ownership of a means of access to the public highway. In respect of the footpath provision on Whitegate Gardens, it should be noticed that the feasibility plan also shows a pedestrian access onto Paganel Road which does have an appropriate footpath link. It is not therefore felt that there are any issues raised by the Town Council that would prevent approval; to this outline application.

The indicative layout shows the new dwelling to the rear of the host dwelling where there are several small trees. However, the retention of these trees and/or new or additional landscaping would be determined at Reserved Matters stage. It is noted that Landscaping has been shown on the indicative site plan indicating how the landscaping and boundary treatments could be designed. These details will be

confirmed at Reserved Matters stage.

Conclusion.

The proposed development of a dwelling on this site is considered to be acceptable in principle. The access is also considered acceptable and meets the Highway Authority's adopted Parking Strategy and highway safety requirements. The design, appearance layout and scale of the development has not been established at this stage, and are to be considered under Reserved Matters. It is therefore recommended that this application be approved as sustainable development within Minehead. Appropriate conditions are recommended to accompany any approval.

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



Application No 3/21/17/058
 Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works within the garden
 9 Paganel Road, Minehead, TA24 5ET
 Planning Manager
 West Somerset Council,
 West Somerset House
 Killick Way
 Williton TA4 4QA

West Somerset Council
 Licence Number: 100023932



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Easting: 296813
 Northing: 145716

Scale: 1:1250

Delegated Decision List

Ref No. 3/01/17/005	Application Rainbows End, Paradise Lane, Bicknoller, Taunton, TA4 4BB	Proposal Conversion of outbuilding into a one bedroom granny annex to be used as ancillary accommodation to the main house	Date 23 June 2017	Decision Grant	Officer SW
Ref No. 3/07/16/011	Application Roebuck Farm, Roebuck Gate Lane to Leigh Farm, Crowcombe, TA4 4BN	Proposal Change of use and conversion of barn to holiday unit (revised submission of 3/07/16/001)	Date 03 July 2017	Decision Grant	Officer SK
Ref No. 3/21/17/044	Application Flat 2, 8 Friday Street, Minehead, TA24 5UA	Proposal Erection of balcony on west elevation on the third floor	Date 29 June 2017	Decision Grant	Officer SW
Ref No. 3/21/17/049	Application 59 Staunton Road, Alcombe, Minehead, TA24 6EA	Proposal Erection of a single storey rear extension	Date 30 June 2017	Decision Grant	Officer SW
Ref No. 3/21/17/053	Application 1 Queens Road, Minehead, TA24 5DZ	Proposal Replacement of double garage and erection of a single storey rear extension.	Date 04 July 2017	Decision Grant	Officer SW
Ref No. 3/21/17/057	Application Appletrees, Church Road, Minehead, TA24 5SA	Proposal Raising of ridge line of the property by 800mm	Date 10 July 2017	Decision Grant	Officer SW
Ref No. 3/21/17/060	Application Appletrees, Church Road, Minehead, TA24 5SA	Proposal Raising of hard standing area to the west of the property and erection of a detached timber clad workshop	Date 11 July 2017	Decision Grant	Officer SW

Ref No.	Application	Proposal	Date	Decision	Officer
3/26/17/016	Sea Point, Old Cleeve, Minehead, TA24 6JN	Erection of detached garage and study	14 July 2017	Grant	SW
3/31/17/008	The Old Forge, 1 Castlake Lane, Stogumber, TA4 3TT	Erection of single storey side extension and conversion of first floor store room	11 July 2017	Grant	SW
3/31/17/009	Whitmoor Farm, Willett Hill Cross to Thornbush Cross, Elworthy, TA4 3QD	Erection of single storey extensions (resubmission of 3/31/16/017)	06 July 2017	Grant	SW
3/37/17/015	3 Churchill Way, Watchet, TA23 0JQ	Erection of first floor extension	04 July 2017	Grant	SW