

## PLANNING COMMITTEE

THURSDAY 29 MAY 2014 at 4.30pm  
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

### AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 24 April 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: ONE**

**Date: 20 MAY 2014**

<u>Ref No.</u>	<u>Application/Report</u>
<b>3/06/14/001</b> Full Planning	Higher Beverton Farm, Brendon Hill, Watchet, Somerset, Erection Of Entrance Gates And Brick Piers To Northern Access (Retrospective)
<b>3/26/14/009</b> Full Planning	Land off Blindwell Lane, Bilbrook, Somerset Temporary Agricultural Worker's Dwelling, Agricultural Buildings And New Access Track
<b>3/37/14/003</b> Full Planning	Four Locations In Watchet To Install A CCTV System On Four Columns At Highbank, West Street Car Park, On The Esplanade Near Headlands House And The Memorial Ground (As Part Of A Public Space CCTV Surveillance System).

6. **Exmoor National Park Matters** - Councillor to report
7. **Delegated Decision List** - Please see attached

## RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

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

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

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

<b>Application No:</b>	3/06/14/001
<b>Parish</b>	Clatworthy
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Lisa Bullock
<b>Grid Ref</b>	Easting: 302899      Northing: 133980
<b>Applicant</b>	Mr Bill Norman
<b>Proposal</b>	Erection of entrance gates and brick piers to northern access (retrospective)
<b>Location</b>	Higher Beverton Farm, Brendon Hill, Watchet, Somerset, TA23 0LP
<b>Reason for referral to Committee</b>	To consider the planning enforcement issues associated with the proposal

### 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 measures have been actioned and after they have.

### Site Location:

Higher Beverton Farm, Brendon Hill, Watchet, Somerset, TA23 0LP

### Description of development:

Erection of entrance gates and brick piers to northern access (retrospective)

### Consultations and Representations:

The Local Planning Authority has received the following representations:

#### ***Clatworthy Parish Council***

No comments received.

#### ***Brompton Regis Parish Council***

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). 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

### 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:

3/06/11/003	Extension to dwelling	Refuse	01/04/2011
3/06/11/007	Extension to dwelling	Grant	28/10/2011
3/06/13/003	Lawful Development Certificate for the existing use of Higher Beverton Farm as a dwelling (constructed contrary to approved planning permission 3/06/89/001)	Refuse Appeal	23/10/2013 No decision made to date
3/06/13/005	Creation of new access and driveway and closure of existing southern access (retrospective)	Grant	03/02/2014

### Site Location:

Higher Beverton Farm is located on the Brendon Hills along Chitcombe Rocks Lane, which is situated off the B3190. The farmhouse is located adjacent to farm buildings; a path provides pedestrian access to the farm buildings and yard. The farmhouse has garden space to the north of the dwelling and parking space to the south. Since construction of the farmhouse the dwelling has been extended by way of the addition of a second storey, this was granted consent in 2011.

In 2013 permission was granted for the retention of a new access which runs through an adjacent field providing vehicular access to the north of the property. The original access to the property runs straight into the curtilage of the property and is located to the west of the site. This access is due to be stopped up as per condition 3 of planning application reference number 3/06/13/005. Both accesses are taken directly from Chitcombe Rocks Lane.

### Description of development:

The application seeks retrospective consent for the retention of gates (metal 2.1m high) and piers (red brick 2.3m high) which serve the new access.

### Analysis

#### *Principle of Development*

The proposal seeks to retain brick piers and metal gates recently erected. This type of development is considered as a 'minor operation' and in certain circumstances would fall within Part 2, Class A of the General Permitted Development Order but in this instance due to the height being above 1m planning permission is required.

#### *Character and Appearance of the Area*

It is considered that the proposal is out of character with the rural setting.

The site is located in the countryside where fences and gates are generally of utilitarian design. The proposed gates and piers are more akin to a suburban/urban design. The use of red brick is inappropriate to the area where it would be more appropriate to use timber or stone.

The gates and piers are oversized and the structure appears dominant and as such forms an incongruous feature within the lane. Furthermore the use of red brick is out of keeping with the character of the wider area. The choice of materials exacerbates the harm associated with the height of the structure.

The applicant's Agent has identified two examples of similar style gateways located within the countryside of West Somerset. Both of these serve developments which have a tourism use and where it may be considered that the entrance to the site, provides a benefit to the overall business which it serves.

The NPPF makes it clear that whilst every effort should be made to meet business needs in rural areas the Local Authority should also protect the intrinsic character and beauty of the countryside. The design of the gates and piers does not provide any benefit to the agricultural enterprise and therefore the overriding factor is that of protecting the character of the countryside.

#### *Highway Safety*

The proposal meets the requirements of the Highway Authority.

#### Other implications – Enforcement Action

In the event that it is resolved to refuse planning permission for the gates and piers it is recommended that the Planning Committee authorise enforcement action and legal proceedings to secure the reduction in height of the piers and removal of the gates so that they are no higher than 1m in height above the adjoining land level involving the service of the relevant Planning Contravention and Enforcement Notices, allowing 3 months for compliance, together with all necessary legal action including formal prosecution against the landowner to ensure full compliance with the requirements of said Notices. It is recommended that the reason for serving the Enforcement Notice are substantively similar to the reason recommended for refusing the planning application. It is further recommended that the Planning Committee authorise that the service of an Enforcement Notice should be held in abeyance for two months from the date of this committee to allow the applicant the opportunity to voluntarily remedy the breach of planning control. Delegated authority is sought for the Planning Manager to agree the final wording of the Enforcement notice.

It should be noted that in addition to the above the following unauthorised work at the site consists:

-

- New access - this was regularised by planning application number 3/06/13/005. There are two outstanding conditions which need to be discharged. Condition 2, which requires a planting scheme and programme of implementation be submitted within 3 months from the date of the decision (3/2/14) and condition 3, which requires that the redundant access be stopped up within 6 months from the date of the decision (3/2/14) in accordance with details approved by the Local Planning Authority.
- A new garage and alterations from approved planning application reference number 3/06/11/007 – the owner proposes to submit a householder planning application for the new garage and the deviations from the approved planning application 3/06/11/007 after an appeal decision is issued which would determine if the dwelling has an agricultural link (certificate of lawfulness reference number 3/06/13/003).

#### **Conclusion and Recommendation**

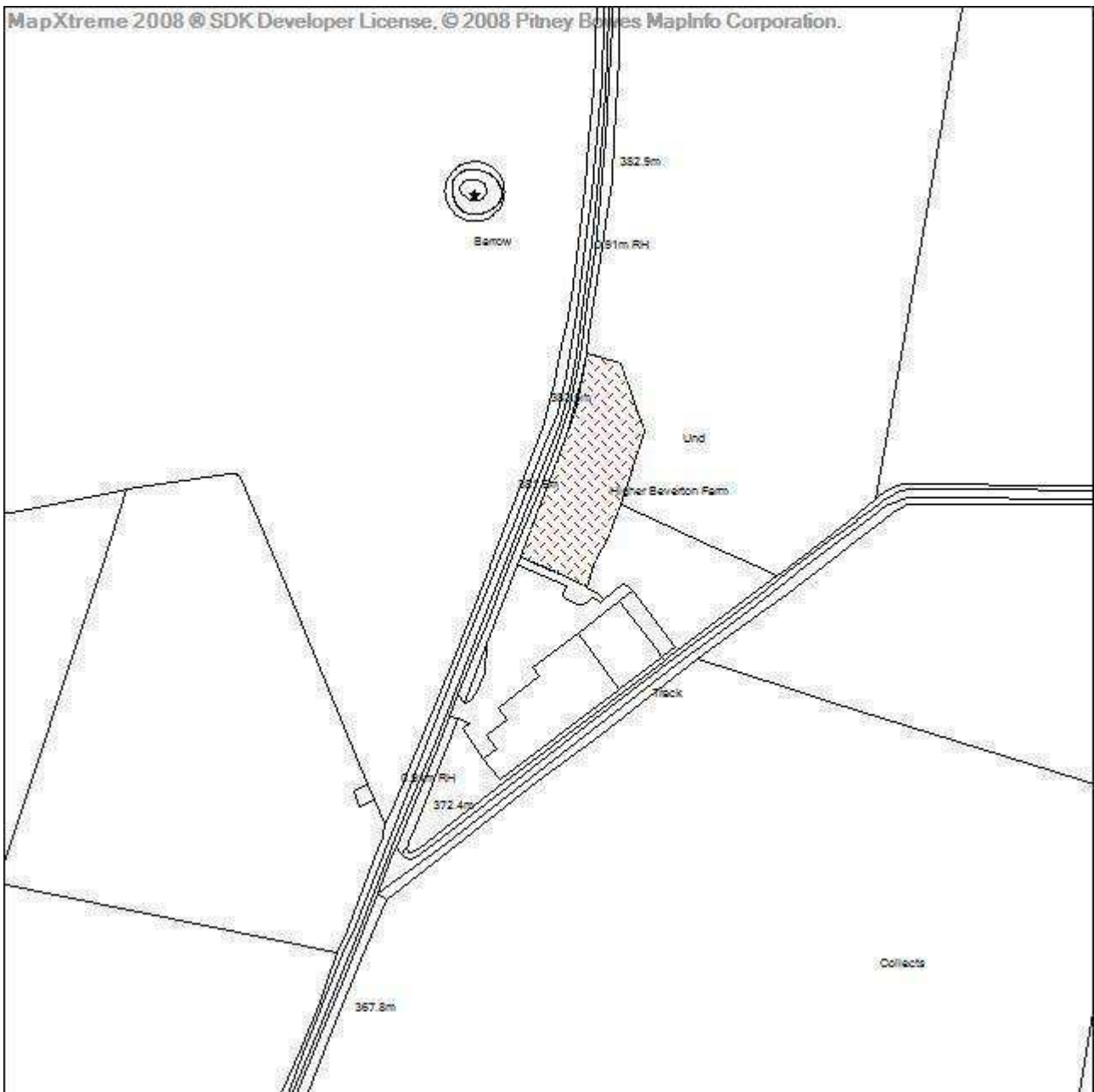
It is considered that the development is unacceptable and that planning permission should be refused.

#### **Reason for refusal:**

- 1 The size and design of the gates and piers are uncharacteristic in the open countryside. A grant of planning permission would, set an undesirable precedent for other similar developments, the cumulative impact of which would be to undermine the principle of protecting the countryside for its own sake. The proposal is therefore not in accordance with Policies SP/5 and LC/3 of the West Somerset District Local Plan and Paragraph 17 of the National Planning Policy Framework.

#### **Notes**

- 1 This decision relates to Drawing Numbers: 2389/3 received on 20 March 2014.



Application No 3/06/14/001  
Erection of entrance gates and  
brick piers to northern access  
(retrospective)  
Higher Beverton Farm, Brendon  
Hill, Watchet, Somerset, TA23  
0LP  
20 March 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: 302906  
1:2500  
Northing: 134017  
Scale:



<b>Application No:</b>	<b>3/26/14/009</b>
<b>Parish</b>	Old Cleeve
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Sue Keal
<b>Grid Ref</b>	E: 3033327 N:139571
<b>Applicant</b>	Mrs Georgina Lock
<b>Proposal</b>	Temporary agricultural worker's dwelling, agricultural buildings and new access track
<b>Location</b>	Land off Blindwell Lane, Bilbrook, Somerset
<b>Reason for referral to Committee</b>	Call in by Chair of 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	3	6
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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:

Land off Blindwell Lane, Bilbrook, Somerset

### Description of development:

Temporary agricultural worker's dwelling, agricultural buildings and new access track

### Consultations and Representations:

The Local Planning Authority has received the following representations:

#### ***Old Cleeve Parish Council***

This application was considered at the meeting of Old Cleeve Parish Council on 28th April and would like to make the following comments to assist the LPA.

### Application forms.

Q7 - Waste storage. No details are provided relating to either the domestic waste or from the chicken house and calf pens.

Q9 - Materials. No details of materials of structures other than 'pine' timber for dwelling.

- Roof and wall cladding materials and colours?
- Boundary treatments, hedges and fences inadequate information provided.
- The mitigation report does not give specific plant species and refers to ease of re-instatement?
- Should a temporary consent be issued, say three years what is the maximum 'temporary' consent period? Should the enterprise fail who will enforce compliance for removal and re-instatement
- Old Cleeve Parish Council is mindful that the neighbouring 'farm' (sic) 'Thistlewell' did not meet the criteria and the failure of West Somerset Council to enforce its obligations has resulted in an open market property in the open countryside.
- Details of metalled track and yard?

Q10 - Vehicle Parking. Is answered by zero!



The location can only be accessed by private vehicles via the existing narrow lanes. This may be interpreted as unsuitable under the highway policies. HGV restrictions on access route.

Q11 - Drainage. Foul sewage disposal has been answered as unknown!

No public sewer exists in this location.

A septic tank or treatment unit (subject to ground conditions) will be required.

The contours of the land may give rise to discharge to GRace Pit (pond).

No details of foul discharge from calf pens.

Q12 - Surface water. Details of surface water discharge from metalled track, yard and buildings not indicated.

## Plans

Site plan (coloured, unnumbered or dated).

No levels are indicated to confirm ground reduction, embankments or floor levels of dwelling and barns.

The agricultural buildings are shown en bloc, whereas the elevations indicate individual buildings.

Drainage both foul and surface water and point of disposal are not indicated.

No dimensions are given.

Elevation drawings. (not numbered or dated).

Breeder barn, storage barn and calves barn are shown as separate structures, scaled 1:100 & 1:50.

An 'en bloc' common scale drawing is required to assess the collective impact.

- No dimensions, materials doorways or roof lights are specified.
- No sections are provided with existing and new levels stipulated.
- Measures to reduce power (sustainability) not included.

Dwelling drawing no1 1:100 Scale

- The orientation of the elevations is not specified
- material finishes are not specified
- for a small unproven agricultural unit of 4.2Ha, the temporary dwelling size of approx. 140m<sup>2</sup> gross would appear large for a single agricultural worker as stated.
- sustainability, zero carbon measures are not indicated.

## Appraisal/Planning Statement

Planning policy SP/5. The proposal could be considered contrary to this policy as its location will lead to significant increase in car travel plus commercial delivery and collection to the premises.

The proposal may increase (not proven) the economic benefit will not maintain or enhance the environmental quality.

Clause 3.6 - Car travel will increase to this locality, whilst Mrs Lock may well reside on the premises there is no indication how her two children will get to school or be socially interactive.

There is no indication that Mr Lock (presumably) is actively engaged in this venture as reference is made to occasionally engaging contractors. As such Mr Lock's employment elsewhere may require the use of a car?

Policy BD1/BD2. The developer is not of the highest quality and does not reflect the surrounding character.

Policy LC1 & LC3 Exmoor National Park periphery and landscape character O.C.P.C are of the opinion that the proposal on balance has more negativity than positive contribution.

## Summary

Whilst O.C.P.C wish to support farming enterprise we have reservation over the viability and impacts this proposal presents.

There is clear evidence that the neighbouring 'farm' failed the viability test with the result of a isolated open market housing on fragmented, small parcels of agricultural land.

O.C.P.C has received several letters against this proposal and the request was made that this application should go to committee and not be delegated.

Should the L.P.A be mindful to approve this scheme O.C.P.C desire that robust conditions and enforcement are applied to avoid the repeated ten year 'opt out' of agricultural scenario that has been the past history in West Somerset

***Highways Development Control*** - No comments received.

### ***Withycombe Parish Council***

#### **Access**

Withycombe Parish Council notes that the application appears to involve the relocation of some business activity from Gupworthy Farm to the proposed site. The planning documentation does not make it clear whether vehicular activity will increase or decrease as a result of relocation. It is also not clear whether the size of the vehicles or the frequency of journeys to and from the business will be affected.

Withycombe Parish Councillors have received a number of representations from residents of the parish who would like to be assured that the proposed changes would not involve an increase in the level of traffic passing through the settlements of Withycombe and Rodhuish. Clearly the roads servicing these settlements are not of a suitable standard to accommodate any increase in traffic. Problems already occur when larger vehicles attempt to traverse these relatively narrow lanes; this can result in damage to the road surface and adjacent buildings, as well as increase the risk and inconvenience to other road users.

The Parish Council is also concerned that if traffic from the site accesses the A39 at the Dragons Cross junction, any increase in the size of vehicles or frequency of visits, will increase the risk to other road users at, what is already considered by many to be, a hazardous junction.

The Parish Council is concerned that the above points relating to access to the proposed site are not adequately addressed in the planning documents which have been submitted in support of this application or in the pre application response from the Highways Authority.

#### **Landscape and Visual Impact**

The Parish Council note that the Landscape and Visual Impact Appraisal document submitted with the application assesses the landscape value of the locality of the site as **high to very high** (Para 3.8).

It is clear, that if this application is approved, it will have a detrimental impact on the landscape and will involve construction of buildings upon agricultural land. Withycombe Parish Council would like to register its concern at the prospect of construction being permitted on this area of agricultural land in what it considers to be a very sensitive area. The Parish Council feels that every effort should be made by the Planning Authority to limit further construction on agricultural land and by doing so protect the natural landscape of West Somerset.

#### **General Points**

The Parish Council is disappointed that it was not originally contacted about this planning application as part of the original consultation process. This proposal clearly could have a significant impact upon the residents of Withycombe Parish even though the site is just beyond the parish boundary in the parish of Old Cleeve.

Parish Councillors also voiced concern that the information and documentation relating to this application, that is currently available to the public is not easy for the 'layman' to understand. Whilst some of the documentation is by necessity, technical in nature, the Councillors felt that it would be helpful if some of the information could be presented in a more 'user friendly' format.

### ***SCC - Ecologist***

The assertion in the Planning Statement (at paragraph 5.26) that there are no non-statutory nature conservation designations within 1 km of the application site is incorrect. According to Somerset Environmental Records Centre (SERC) there are in fact six County Wildlife Sites within 1 km and one Local Geological Site. I do not anticipate any direct impact on any of these sites given that the closest ones are roughly 500 metres distant, but it is possible there could be indirect impacts due to agricultural run-off or aerial deposition of bio-aerosols. There is little detail in the application that I have seen concerning animal waste management procedures, but I note that there could be at least 4,000 chickens and a substantial number of calves newly introduced to the area, so it is conceivable that woodland, grassland or river habitats could be affected (which are the reasons for five of the designations). I suggest that further detail is sought from the applicant on this issue.

According to SCC's 'EcoNet' GIS mapping, there are records of Dormice in the area. Therefore, any significant removal of hedgerow to improve access to the site could have implications for this European Protected Species. In terms of affecting movement through the landscape, the effects might not be too dire if there is similar hedge on the opposite side of the road and some connectivity of trees across the road. It would be worth putting an informative note on any planning certificate issued drawing attention to the legal protection afforded to Dormice. It is possible to time hedge removal works and to adopt methods of working so that the hedge removal is unlikely to affect Dormice. Hedgerow removal can also impact on nesting birds and I would recommend a similar approach to that I have described in relation to Dormice.

The applicants state that they have adopted design principles that minimise the risk of light pollution drawing on advice from the Bat Conservation Trust and Institution of Lighting Professionals (see section 5.2.1 of the Planning Statement), however it is not clear to me specifically how the good practice guidance has been applied. I would recommend that a lighting scheme is required by condition if the application is approved as excessive lighting in a location like this could adversely impact upon local bat populations.

### ***Environmental Health Team***

Further to the above planning application for a Temporary agricultural worker's dwelling, agricultural buildings and new access track (03/26/14/009) I have no objections subject to the following conditions;

1. **Waste;** The applicant refers to brooding approx.. 4000 chicks (up to 21 days) in a new poultry house within the site. It appears these will be transferred on to mobile poultry units on surrounding land when older. There will also be Calves Barn (2 calves)
  - **Condition:** A map or plan of the Farm Waste Management Plan identifying for example, land where no spreading or storage of wastes will occur at any time.
  - **Note;** Regard should be had to guidance on travel times from the Environment Agency and impacts on most sensitive (human) receptors.
  
1. **Drainage and Water;**
  - **Condition:** Details must be supplied of the water supply prior to development showing suitable static head pressure (in metres or bar), flow above minimum standards (m/s), any storage reservoir (m3) of suitable capacity and plan of the distribution pipework. This is not subject to Building Regulations. Regard should be

had where utilising existing supply, that no detrimental impact will occur and up to date WRAS standards.

- **Advisory;** Capacity and provisions of drainage from the buildings is subject to Building Regulations.

Advisory: The applicant refers to Caravans Act. For clarity, this should be corrected with reference to current legislation regarding building regulations standards. If the home is intended to be temporary only for 3-years, this should be conditioned appropriately.

### *Public Consultation*

The Local Planning Authority has received 21 letters of objection/support making the following comments (summarised):

### Summary of Representations

#### Access

- A request for a temporary permission is transparent and laughable and who believe the site would be restored to the original condition.
- This application is an easy route to getting a foot in the door.
- Access objections – the planning application seeks development of a poultry rearing barn plus a single dwelling however, the statement makes no reference to the substantial storage barn and calf unit and whose size clearly form part of the development.
- The assess statement refers to the dwelling being for one worker only but the plan shows two double bedrooms and a single bedroom.
- The access statement indicates HGVs leaving the site can use Lodge Rocks Lane as access to the A39? HGVs are prohibited from entering Lodge Rocks Lane or Bataller's Lane at Piano Corner and therefore would have to travel 3.6 miles along the lanes to reach the A39 via Rodhuish and Withycombe.
- This route is unsuitable for HGV's and is subject to at height restriction of 4m (this would exclude bulk feed lorries and cattle lorries of average size. The route has already been used for many farms as the only means of access. The route is not a one-way system with few passing places and there is considerable congestion if two HGV's meet or a large agricultural vehicle.
- Parking of cars in the centre of Withycombe often makes the village impassable for HGV's.
- Thistle well is a Goods Vehicle Operating Centre and already encounters difficulty in using the route as the only permitted access to the A39.
- During Harvest, when combines, grain lorries and other large machines use the lanes, virtual grid lock can develop causing inconvenience to other road users and could hinder access by emergency vehicles.
- HGVs entering the site from Lodge Rocks Lane would need to negotiate Piano Corner which is dangerous due to the sharpness and adverse camber and is dangerous.
- For HGV access to the site from Blindwell Lane at right angles (required by the Highway Authority), the on site track and entrance splay would need to be carved out of the steep bank at the edge of the lane and would involve cutting back undergrowth and have substantial destruction of a deep and attractive lane which characterises the area.
- Blindwell Lane is often used by walker's cyclists and horse riders who use the bridleway from Hungerford which joins Blindwell Lane at Piano Corner.
- As there are no footpaths and often only steep banks without verges, walkers, cyclist or horse riders confronted by vehicles often have to climb into the hedge to let vehicles pass which is unpleasant and dangerous.
- The access statement makes no reference to HGV movements for the removal of poultry. Assuming full stocks through the year, there would be 5 occasions when 4000 birds would need to be removed which would include 2 or 3 HGV movements every 3 months and more

if stoking an de-stocking with calves are staggered, No stocking levels are given to determine the number of HGVs needed?

- The delivery of poultry feed and fodder for the calves plus the removal of poultry litter and calf manure would mean further movements and the access statement makes no account of this.
- The access assessment was given in ignorance of many vital elements of the application and ignorance of highway restrictions which apply in the area.

#### Environment

- The site is in a Special Landscape Area on the edge of the Exmoor National Park from which it is clearly visible.
- Photographs supporting the application were taken from the immediate vicinity and do not give an indication of the impact of development when view from sloping ground further away.
- The development does not respect or enhance the local character of the landscape on which it would have significant detrimental effect and visual impact is just one aspect.
- The development would have substantial impact on lanes between the site in both directions which are not suitable for HGVs or large agricultural vehicles hauling manure etc, many of the corners can only be negotiated with care and often result in damage to banks and hedges.
- There are many residential properties bordering the lanes that would have to bear increased HGV traffic caused by the development, particularly properties in Withycombe who have open or direct frontage onto the highway, resulting in danger to pedestrians and animals.
- The house at Thistlewell and the existing bungalow at Lodge Farm are within 400m of the site and thus are protected residential buildings. The application does not indicate protection to these properties and other properties in the vicinity who need protection from smell, noise and nuisance emanating from the site on a daily basis especially when chicken and calf litter are being removed.
- As the catching and loading of poultry can only be done overnight, this will cause considerable disruption on lanes in both direction.
- The site is the only land in the area owned by the applicant; consideration must be given whether the business can operate successful in this single isolated field.
- The Soil Association recommends no more than 500 birds should be kept in each house which will mean 8 houses and it is difficult to see how many houses can be accommodated in the field given the rotation of the houses every 9 months.
- The poultry would need to be segregated from the calves and manure removed from the site and segregation would be difficult without frequent vehicle movements removing manure to where it is stored or spread.
- Viability of the business must be questioned and it would be unfortunate if the business failed and irreparable damage to the environment has occurred.

#### General Objections

- The applicant justifies the application as she wishes to relocate an existing business. The previous business in which she was involved has been discontinued, therefore she is applying to start a new business and establish residential use where it would not usually be permitted.
- The applicants present address is not stated on the application and it is not clear what connection she has to the area
- The applicants experience was with poultry and there is no evidence of running a calf rearing business.
- The application attempts to deal with some environmental issues but if the development were permitted, effective control would be difficult to restrain activity at the site and injure the sensitive neighbourhood. What control would there be for feed silos for example.

- The application does not comply with local and national policies in terms of access, environmental and general.
- The access and all along the field in question follows the Exmoor National Park boundary and development should not be allowed to scar the area. Also around all National Parks, the borders are an area of Outstanding Natural Beauty covered by strict planning regulations.
- I live in Golsoncott a hamlet of 10 properties and frequently use Blindwell Lane and Lodge Rocks Lane neither are safe to encounter HGVs.
- Our concerns are smell noise and the visual impact of the units and the loss of a beautiful view up the Channel to the bridge.
- Many HGV drivers already ignore the 7.5 tonne weight limit.
- If this application is successful, it could be used as a precedent for further industrial type development in this beautiful area.
- If the previous poultry business use was not a success, why would moving down the road improve the next ones chances.
- The application could be a ruse to build a house in this beautiful place.
- Why does the new dwelling need 3 bedrooms and 2 bathrooms.
- Our house has been damaged by HGVs on 7 occasions by inconsiderate drivers using the southbound route to Rodhuish businesses that have clipped the roof and corner of the building causing great distress, inconvenience and despair.
- The recommended route set up 4 years ago has eased the situation but vehicles still ignore the 4m height restriction.
- Somerset is increasingly aware of applications across the county for new dwellings to provide accommodation for farm workers in the countryside and are concerned that on some occasions applications like this are a 'back door' way of building in the countryside.
- Some recently approved farm workers dwellings are large executive style homes which would never be approved in open countryside.
- CPRE Somerset has no wish to make life difficult for farmers and appreciate they need homes for themselves and their workers but we remain vigilant and comment on applications where it is felt the planning system is being sidestepped.
- We strongly support traditional pastoral management of farmland and appreciate the need for farms to diversify, however this leads to enterprises not attached to an existing farm holdings or making use of existing buildings and infrastructure.
- This large scale building would be detrimental to the landscape which could be located in a less sensitive location elsewhere.
- The temporary 3 bed home cannot be supported on the size of the plot available.
- I am against all types of battery farming.
- The access lanes are very narrow and dangerous for horse riders and walkers corner is wrong.
- It would be stupid to allow this to take place.
- Consideration should be given to local inhabitants whose lives will be affected by this development.
- There will be considerable upheaval and on Blindwell Lane with the removal of a section of ancient hedgerow in order to create a new wider entrance to the field.
- According to the applicant this entrance will facilitate the entrance of huge lorries serving the development.
- The opposite bank will no doubt be worn away by manoeuvring lorries and the bank had wild orchids growing there.
- There is already an increase in traffic along Blindwell Lane with the change of status of Croydon Hall School to a hotel which was another mistake.
- This project is adjacent to a farm where there was a similar proposal in 2002 which failed.
- The application is poorly constructed lacking quite a number of important details.

- I wish to express my concerns regarding the development site having a number of springs which I have drained in the 80's as do the fields on either side which were drained at the same time.
- The development may cause disruption to these and put pressure on spring either side.
- I presume the development will have a septic tank and foul water may enter the spring system and therefore suggest a robust drainage system is installed to prevent future problems.
- This site has several outlying properties, a clutch of properties in Lower Roadwater and down to St Pancras.
- The development does not respect the character of the local area.
- The Environmental Assessment submitted would appear to be in error and does not refer to Local Government Guidance.
- The associated roads have been subject of concern from before 2002 and an attempt to resolve this with SCC by reverting to the route coming up from Dragons Cross. The Lodge Rocks road is totally unsuitable for HGVs.
- The A39 junction is already notoriously dangerous and it is dangerous to reverse through tortuous narrow roads for up to 1 mile.
- Until the Highway Authority resolve the road issues development should be held back.

### **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
LC/1	Exmoor National Park Periphery
LC/3	Landscape Character
H/2	Agricultural and Forestry Workers Accommodation
E/5	New Business Developments Outside Settlements
W/5	Surface Water Run-Off
BD/1	Local Distinctiveness
BD/2	Design of New Development
BD/6	Agricultural Buildings
T/3	Transport Requirements of New Development
T/7	Non-Residential Development Car Parking
T/8	Residential Car Parking
TW/1	Trees and Woodland Protection
TW/2	Hedgerows
PC/1	Air Pollution
PC/2	Noise Pollution
NC/4	Species Protection
NC/4	Species Protection

### **National Policy**

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

Chapter 3, Supporting a rural economy, Chapter 4, Promoting Sustainable transport, Chapter 6, Delivering a wide choice of homes, Chapter 7, Requiring good design, Chapter 8, Promoting healthy communities, Chapter 11, Conserving and Enhancing the natural environment are particularly relevant.

PPS 7 Annex A is still an appropriate mechanism by which to assess proposals for new agricultural workers dwellings in the countryside.

### **Planning History**

There is no relevant history for this site.

### **Proposal**

The application seeks planning consent for the erection of a Temporary agricultural worker's dwelling, (for a period of three years from the decision date), agricultural buildings and new access track on land off Blindwell Lane, Bilbrook.

The complete proposal seeks to provide the following;

Installation of a temporary low profile timber cabin type agricultural workers dwelling (20m x 6.8m x 4.3m (2.5m internal room height)

The erection of a Brooder Barn (9m x 9m x 3m)

A Calves Barn (12m x 18m x 3m) and

A Storage Barn, for machinery and hay etc (9m x 18m x 3.6m) and could be partially used for livestock if required.

All of the proposed agricultural buildings above are to be constructed in low profile, single span steel portal framed.

A new access track is to be provided from the field entrance off Blindwell Lane to link the proposed buildings and agricultural land behind. The length of track has been kept to a minimum and the proposed materials for the track will include a gravel finish to encourage visual integration into the landscape.

Following the initial three year period permission will be sought for a permanent agricultural dwelling when the business viability has been established. The proposed development will enable the formation of an agricultural enterprise for a local farmer who has connections in the area.

### **Site Description**

The site is a field located south of Lodge Farm. The field occupies an elevated position which is triangular in shape with two boundaries adjacent to the highway. The first is known as Lodge Rocks and Batallers Lane, where there also exists another field gate entrance to an adjoining field. The other entrance is adjacent to the entrance to Lodge Farm.

There are two access points to the site, one used by Lodge Farm northeast of the site, the other along Blindwell Lane is located on the on the southeast corner of the site.

Existing boundaries are typical agricultural hedgerows and small trees

The southern side of the site abuts the Exmoor National Park. The site is located within a Special Landscape Area and therefore Policies LC/1 and LC/3 are relevant.

### **Planning Analysis**

#### *1. Principle of Development*

This site is located outside of settlement development limits. It is understood that the current lawful use of the site is for agricultural activities. The provision of an agricultural



workers dwelling and farm buildings will need to accord with Policies SP/5, H/2 and paragraph 28 of the NPPF as well as any other relevant policies.

The site does not lie within any development limit and as such is in open countryside where local plan policy SP/5 is the relevant settlement policy. This policy states:

*"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."*

It is considered that a new dwelling would benefit economic activity if it means that the agricultural business continues. However, this needs to be weighed against other factors. There will be dependence on the car for daily living needs. The environmental quality of the area will not be enhanced as the proposed dwelling will be intrusive in the landscape due to its location and the associated paraphernalia and this could have a negative impact until such time as these temporary buildings were removed and the land reinstated to its former natural state.

#### *Agricultural appraisal and need.*

Policy H/2 also needs to be assessed as the proposal relates to a dwelling for an agricultural worker.

The guidance previously contained in PPS7 has effectively been revoked. The NPPF however, contains a similar set of criteria to that contained within PPS 7, namely paragraph 55 which states that:

*"Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as ... the essential need for a rural worker to live permanently at or near their place of work in the country side ..."*

The applicant has sought permission based on the fact that the justification for the dwelling is on the basis of bullet point 1 of Paragraph 55 which allows an exemption for *"the essential need for a rural worker to live permanently at or near their place of work in the countryside"*.

The submission confirms in the agricultural appraisal of need prepared by AKC Agriculture (dated 28/10/13) the requirement for agricultural workers to be located at the site to tend the day old chicks purchased from Hook 2 Sisters in batches or crops of 4,000 at a time up and until the age of 21 days old when the chicks would then be moved outside of the brooder building into mobile modarks or pens.

The chicks are dependent on being raised in a stable temperature that is regulated by thermostat and have automatic water supply. The birds must be monitored daily and temperature fluctuations could result in increased mortality of the birds and therefore result in a loss of profit. The birds are totally dependent on artificial heat as they are unable to regulate their body temperature for the first 10 to 15 days of their life.

Similarly the calves would be collected from the market by the applicant and by trailer when they will be reared on milk for the first 6 weeks and then weaned and fed on until 3 months of age. Regular checks are also required as to the animals welfare.

An assessment of the business (in this case the agricultural enterprise and a new poultry enterprise and calve rearing) as a whole must be undertaken in order to conclude whether there is an essential need to have a worker on site. Policy H/2 of the Local Plan states that (amongst other matters) dwellings for agricultural workers will only be permitted where there is a proven need for a

dwelling on the holding. This policy is broadly in line with the NPPF and as such weight can be given to policy H/2.

When considering the issue of need, PPS 7 Annex A was previously the key Policy consideration in the determination of applications and associated appeals when considering the functional need for a dwelling to be located on site and also the level of financial viability of the business. This approach is still considered by decision makers to be an appropriate way of assessing applications and has been accepted in numerous appeals. Annex A contained 6 key criteria relevant to this proposal:

1. A clearly established existing functional need for a dwelling.
2. The need should relate to a full time worker.
3. The unit and business activity should have been established for at least 3 years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so.
4. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation.
5. The size of the dwelling is commensurate with the established functional needs of the holding and the cost of constructing the dwelling should be in line with the income from the business.
6. The dwelling should be well related to existing buildings or other dwellings.

A pre-application enquiry was submitted by the applicants and the Council consulted Rural Planning Ltd, Agricultural Consultants (30/10/13). The consultant appraised the then submission for the 10.37 acres (4.2ha) of bare pasture land near Bilbrook and the proposed development and future business. He concluded that "the proposal could potentially meet the Annex A of PPS7 guidance for temporary accommodation to enable establishment of the relevant agricultural activities providing clarification of the financial soundness and sustainability of the proposed business". The consultant also requested that further information be provided on the following points;

- a) Details of previous tenanted holding were 48,000 birds were reared, the location and available facilities and why this new business could not be located there.
- b) Explanations regarding the wide variations in profit for the business covering the years 2009-2011.
- c) Confirmation and references from Hook 2 Sisters of their support of the prospective business, availability of contract and the satisfaction of the physical facilities and management proposed together with the cost of birds supplied and price paid for reared birds.

These details are discussed further below within this report.

The proposal relate to the rearing of 26,000 organic chickens and 80 calves a year. The rearing of the chickens will require constant monitoring and it is accepted that there will be a requirement for a worker to be on site 24hrs a day to ensure the welfare of the stock from an animal welfare perspective. Therefore it is accepted that there will be a functional need for a dwelling. The proposal contains details of the business previously run by the Applicant with a forecast for the proposed smaller enterprise at the site. In addition to this, details of the capital input for the proposal have been provided.

The proposal contains details of the business previously run by the Applicant with a forecast for the proposed smaller enterprise at the site. In addition to this details of the capital input for the proposal have been provided.

Three years profit and loss accounts have been provided for G & T Farming Limited of which the Applicant was a partner of, from 2009 to 2011. These show a significant difference in the net profit for each year. Paragraph 6.2 of the Rural Business Appraisal explains that the fluctuation is due to the difference in the chicken sale and feed price and a change in the time between poultry house refill. Some variation in the net profits as seen from the submitted accounts are due the fluctuation in the price of that sale of chickens together with the variation in feed prices. Both of these have had impacts on profitability and in particular in the year 2010, the price and time for refilling the houses was extended by a gap of several weeks thereby reducing the overall output.

The applicant originally began her business on her parents tenanted farm at Gupworthy in 2004 with 2,500 chickens and latterly expanded to 5,000 and then 8,000 birds. The father's tenancy with The Crown Estate, has less than five years left to run when the farmer will retire and under FBT tenancy rights there would be no succession rights and the farm is likely to be put out to tender. This business was wound up at the end of 2012 as Georgina's sister the other major shareholder withdrew from the agriculture business. In support of an application further details of the tenanted holding where the previous company the Applicant farmed and reared 48,000 birds have been provided. It was confirmed that until the end of 2012, Georgina Lock was running a company with her sister who were both directors and shareholders. This business had a contract with 'Hook 2 Sisters' for the supply of organic table chickens and the 48,000 birds per year were grown in crops of 8,000 birds up to 70 days, when they were then sold onto meat processing companies who supply meat to UK supermarket retailers.

The financial appraisal has been assessed with the assumption that the business will be able to rear organic chickens. Clearly this will only be possible with certification with the Soil Association. A risk assessment of this element of the proposal should be supplied. In principle the proposal put forward, subject to some additional information, as set out above is likely to meet the functional and financial tests of Annex A and would therefore meet the requirements of Policies SP/5, H/2 and paragraph 28 of the NPPF.

Initial contact has been undertaken with the certifying body in the Soil Association in order to initiate the process of registering the land as organic in order to establish an organic broiler enterprise and including a small calf rearing venture. Once this application is made, the land is classed as under conversion and this process usually takes 2 years, but for poultry purposes this can be reduced to a one year period if the land has been essentially organically managed for 12 months prior to conversion. Funding from the Rural Development Programme for Environmental Stewardships are no longer available, however it is apparent that there are some ring fenced funds for new agreement in special cases and organic conversion is one such case. Therefore, it is proposed to apply for this following application to the Soil Association and would be a five year commitment on the land.

Confirmation from the main customer, Hook 2 Sisters providing details of their support of the prospective business in terms of the availability of a contract relates to the original farming business of Georgina's parents have a contract to supply up to 10,000 organic birds per crop to Hook 2 Sisters and production is currently at between 8,000-9,000 birds per crop. Over the next five years prior to the farmers retirement, production at Gupworthy would be reduced to 5,000 birds per crop and Georgina would make up the balance of 4,000 organic free range broiler chickens to make up the balance of the contract. Poultry supplies under the Hook 2 Sisters contract have previously been supplied from different lying land previously without any issues. The ultimate aim would be to take on the full contract when the father retires.

The day old chicks would be purchased from 'Hook 2 Sisters' in batches or 'crops' of 4,000, and would be raised for 70 days old and then purchased and collected by 'Hook 2 Sisters'. There is a firm intention that the new business would be run along the lines set out by the previous business arrangement. The existing contract held by Mr Lock (father) allows for the potential for poultry to

be supplied from the proposal site as soon as facilities are in place and the supplied trading forecast confirms that the enterprise would be profitable following the payment for overheads and will allow a salary to Georgina Lock.

Overall, it is accepted that a functional need has been proven.

## *2. Character and Appearance of the Area*

### *Design – General*

Policies BD/1 and BD/2 of the Local Plan requires that development is sympathetic in scale to the surrounding built development and open spaces in terms of layout, design, use of materials, landscaping and use of boundary treatments. The site is located within a Special Landscape Area and as such Policy LC/3 is relevant.

The existing site is a triangular piece of land to the south of Bilbrook at a raised level. The site is not within a designated Conservation Area and there are no Listed Buildings in the vicinity. The land is located within an area of Special Landscape Character and the Exmoor National Park boundary is located on the opposite side of Blindwell Lane which passes the site.

The nearest residential/farm unit is Lodge Farm which is located on the adjoining north western boundary and is accessed off of Lodge Rocks Lane. This farm unit has traditional steel clad agricultural buildings and there is an existing single storey bungalow at the site.

The buildings are located towards the south west of the site. This location has been chosen because this section of the field is level and it is close to the access along Blindwell Lane. The enterprise comprise of 3 agricultural buildings, the temporary dwelling, a driveway and a yard area. It is proposed that these buildings are in the range of 3 – 3.6m high with a similar height for the temporary dwelling.

### *Landscape/ Visual Appraisal*

As previously mentioned the site is within a Special Landscape Character Area and close to the adjoining Exmoor National Park and therefore West Somerset Local Plan Policies LC/1 and LC/3 are applicable.

The applicant has submitted a Landscape and Visual Appraisal to support this application. This was produced by Crestwood Environmental Ltd (dated 31 march 2014). This document confirmed that a desk and field study was undertaken in order to fully assess the visual aspects of the site in order to minimise adverse effects on the landscape from the proposed agricultural buildings and temporary log cabin building being sited in this location.

As the existing site is adjacent to the Exmoor National Park boundary, the visual impact of the proposal is classed as having a high to very high landscape sensitivity. The report has undertaken a visual assessment from five different viewpoints (to be discussed further), and it is considered that the proposed development will have an initial impact on the land at close quarters, however, the majority of the proposed buildings are of typical agricultural appearance and construction and the visual impact of this would be of a moderate level. The proposed siting of the new development when being read with the existing dispersed settlement character of existing woodlands and varying land heights and levels ranging from 0m to a 4m visible height and also only visible form 4m, together with existing topography and proposed additional planting, the character would be retained. The siting of the buildings have been arranged to reduce as much as possible the scale, height and massing witnessed from the main viewpoints.

Some re-grading of the land to the east of the proposed building is proposed in order to achieve further screening from key viewpoints, with the soil for this work being reused from the levelling of the surfaces for the proposed buildings which are on a slightly sloping site.

A visual appraisal by Crestwood Environmental Ltd (dwg. no. CE-BH0691-DW02-FINAL, dated 31/3/14) shows the viewpoints into the site from public rights of way footpath WL18/22 which ends at Piano corner and continues onto Washford, WL18/20 public footpath runs from Lodge Rocks along the north western boundary of the site. Public footpath WL18/19 links Forches Lane , Thistlewell and links with Blindwell Lane. The Macmillan Way West long distance footpath is located to the south of the site from Torre and Beggearn Huish to Clitsome Farm, across agricultural land opposite the site, follows the road and diverts to Forches Gardens and onto Escott farm and further north west.

The conclusion of the Visual Appraisal on the location of the site is that the development would be considered as having a high to very high landscape sensitivity. The impacts would be especially significant at close quarters. The proposal has however, been sited in order to minimise as much as possible the impact on the visual impact and character of the area. As mentioned previously when taken in context with the existing dispersed character of several farming venture in the area and the proposed mitigation of additional planting and new planting the impact is then classed as being at a moderate level.

The proposed low profile log cabin temporary accommodation has been chosen in order to restrict the visual impact in the area.

The development would have no significant visual impact on residential neighbours in the vicinity and it is considered that the submission accords with the West Somerset District Local Plan policies LC/1 Exmoor Park Periphery and LC/3 Landscape Character.

### *3. Residential Amenity*

Policy BD/2 of the Local Plan requires that the siting of new buildings has regard to the relationship with adjoining buildings and open spaces. One of the core principles of the NPPF is to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (paragraph 17).

Lodge Farm is the only residential building with any proximity of the site. The siting of the proposed dwelling and buildings is such that there will not be any adverse effects on the occupants of Lodge Farm.

Several comments have been received from persons living in the locality regarding traffic and HGV issues and health and safety. This will be considered by Somerset County Council Highway Authority. The Access Assessment submitted with the application addresses the necessary visibility splay required by the local highways department and also the vehicle movement to and from the site which will be discussed further in section 4. It is also stated within the report that the impact on traffic in the area will be negligible.

With regards to smell and noise at the proposed development this is outside of the planning remit and falls under the remit of Environmental Health legislation and they have been consulted through this proposal. With regards to lighting at the site this can also be controlled by a pre commencement condition and may also fall under the Environmental Health legislation and the illumination guidance.

Comments from colleagues in Environmental Health have no objections subject to conditions requiring a Waste Management Plan which should identify land where no spreading or storing of waste will occur so that this does not impact on residential properties.

Details of the water supply and possible utilising of existing supply should not have any detrimental impacts on WRAS standards, and this is subject to Building Regulations.

The applicant refers to the proposed temporary log cabin building as being classed under the Caravan Act (1960) and for clarity this should be corrected with reference to current legislation with regards to building regulations standards. The temporary home should be conditioned accordingly. A condition has been added to reflect this point.

Therefore, the proposal would not have significant impacts on residential amenity in the area in terms of overlooking, overbearing impact and loss of light and there remains an acceptable level of amenity for the proposed development

#### *4. Highway Safety*

##### *General*

Paragraph 32 of the NPPF makes it clear that decisions should take into account whether a safe and suitable access to the site can be achieved.

One of the core principles for the planning system in paragraph 17 of the NPPF is to focus significant development in locations which are or can be made sustainable. Planning policies should also aim for a balance of land uses so that people can be encouraged to minimise journey lengths (paragraph 37).

##### *Parking*

Policies T/7 and T/8 of the Local Plan set out the parking standards. However the County Council adopted a Parking Strategy in 2012, this document set out an up to date parking strategy and parking standards for development. The County has been separated into various zones. West Somerset is located within predominately in Zone C (low population areas). However Minehead and Watchet are located within Zone B (mid range population areas).

In this case the site is located within Zone C. Zone C requires that 1 Bed dwelling have 2 parking spaces, 2 Bed have 2.5, 3 Bed have 3 and 4 Bed have 3.5 spaces. The dimensions for cycle and car parking bays are set out in table 7.1 of the parking strategy. Proposals for parking provision above or below the standards must be supported by evidence detailing the local circumstances that justify a deviation from the standards.

An Access Assessment, prepared by PTPlanners (report no PTP/21263/01 dated March 2014) has been submitted to accompany this proposal in response to the previous comments from highway at the pre application stage.

In the vicinity of the site the access lane is a single track width of a rural lane that is approximately 3.5m wide and following a site visit by the area highways they confirmed that Blindwell Lane is lightly trafficked. The speed limit of 30mph exists on the connecting lanes from Bilbrook around the site though in reality traffic speeds are lower than this.

The existing site has a gated entrance from Blindwell Lane which has historically been used for agricultural use in the south western corner of the site. Forward of this gate is a small gravelled area and there is also another entrance gate to the adjoining field. It is understood that the applicant has a right of access across this gravelled area.

It will be necessary to remove a small amount of existing hedgerow to the east of the existing entrance in order to provide the required visibility at the site. However, this has not been indicated on the proposed site plan, but within the accompanying planning statement, advises that the existing access gate is to be widened and the plan shows visibility to the west of 64m from a setback of 2.4m into the site and a visibility of 51m to the east.

A new access track is proposed to link the entrance to the site a service yard measuring 19m x 36m and the agricultural land behind the proposed buildings. The proposed materials for this track will be a gravel finish to encourage visual integration of the feature of the landscape.

Confirmation of the number of vehicle movements to and from the site per week has been provided and are to amount to 2-3 vehicles movements per week for the delivery of feed and the removal of waste. The applicant would reside at the agricultural unit and it is suggested that typical residential traffic movements would be at a rate of 5 trips for the residential use together with at least 2 per day that would be associated with travelling to and from a place of work. However, these additional trips by a temporary worker living on site would not result in off-site commuting trips.

Currently vehicle movements associated with Lodge Farm to the North West come from the A39 via Lodge Rocks, Blindwell Lane and through Rodhuish and the additional movements proposed by this new agricultural development will not result in a significant additional use of this road network following the construction of the buildings on site.

Also mentioned was the requirement from the Area Highways Department for an apron to be provided at the edge of the site and also a visibility splay of approximately 90m. This is to be provided by the removal of a length of boundary hedge on the southern boundary and will enable a visibility splay to be provided for emerging vehicle set a 2.4m back from the entrance of the site. This would allow the extension of visibility to 51m to the left of the existing access and 64m to the right at a 90 degrees angle. Within the guidance document the Manual for Streets, the advice for roads within a 30mph speed limit such as this site, suggest visibility splays of 43m are required for side road access. Therefore the proposed new splay complies with this. It will also be necessary to cut back the hedge along the southern boundary to achieve the full proposed splay.

Overall it is considered that the proposed new access at the site complies to the required standards and that the additional vehicle movements associated with this development will not have a significant impact on the highway network in the vicinity.

Final comments from Highways are awaited and are likely to be submitted as late correspondence.

#### *5. Flood Risk*

Policy W/6 of the Local Plan only permits development within areas at risk of flooding where environmentally acceptable measures are provided to mitigate risks. The NPPF requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding and where development is necessary, it should be made safe without increasing flood risk elsewhere.

The site is not located within either flood zone 2 or 3 and having regard to the nature of the proposal there is no risk of flooding.

The agent has confirmed that development of the site would not have an impact on Fluvial flooding as per the Environment Agency's flood maps .

#### *6. Drainage and Water*

No details have been submitted with regards to water supply or drainage details at the site and therefore this would need to be provided and agreed in writing by the LPA via pre commencement conditions.

#### *7. Biodiversity and Ecology*

Policy NC/4 of the Local Plan prohibits development that would give rise to harm to protected species unless the harm can be avoided through the use of planning conditions. One of the facets of sustainable development as defined by the NPPF is "helping to improve biodiversity" (paragraph 7). Within chapter 11 of the NPPF the overarching aim is that in making decision on planning applications, biodiversity should be maintained and enhanced.

The biodiversity value of a site is an important planning consideration and proposals should seek to preserve or enhance the biodiversity value of the site. The site could potentially provide an

important habitat for dormice, badgers, bats and birds. A phase one biodiversity/habitat survey of the site should be carried out by a suitably qualified person at an appropriate time of the year. Any necessary mitigation should be incorporated into the proposal

Comments have been received from a consultee (Ecologist) at Somerset County Council, who suggests that the applicants statement suggests that there are no non statutory Nature Conservation designations within 1km of the site is incorrect and there are a total of six County Wildlife sites and one Geological site within 1km of the site. It is however, also recognised that the nearest of these is located some 500m away from the site and therefore is unlikely to have significant impact on it.

There could however be agricultural run-off, aerial depositions of bio-aerosols which could have indirect impacts.

The Ecologist was also concerned regarding the lack of detail regarding the arrangements of waste storage and removal at the site or a manure management plan to explain these details. It is possible that there could be impacts on existing woodland grassland and river habitats in the area and for this reason clarification of details are required. A condition is attached for the requirement of a Manure Management Plan in order to address these issues.

Lighting at the site was also a concern as this could have impacts on bats which might reside in the area and therefore light pollution should be kept to a minimum. Again a condition is added requiring the submission of a lighting scheme is to be submitted to and agreed in writing by the Local Planning Authority.

Somerset County Council records have also identified that there are records of Dormice in the area which are a nationally protected species, and the removal of a section of the southern boundary hedge could have impacts on these and nesting birds. There are several other existing hedgerows in the area and opposite the site so this would still allow for a connection for the movement of species.

It has been suggested that an advisory note is attached to the decision to remind the applicant that Dormice are legally protected and that the removal of the hedge should be timed so as not to impact on Dormice of nesting birds.

### **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.

### **Conclusions**

The three main issues; i) proof of the agricultural need and appraisal, ii) the landscape and visual appraisal and iii) the access assessment provided to support this proposal have all been satisfactorily addressed.

The scheme has been tested against the following Development Plan policies; SP/1, SP/5, H/2, BD/1, BD/2, BD/6, LC/1, LC/3, E/5, T/3, T/7, T/8, TW/1, TW/2 and PC/1 of the West Somerset District Local Plan and in the opinion of the Local Planning Authority and subject to the attached conditions and advisory notes the proposal of a temporary agricultural workers dwelling, agricultural buildings and new access track is acceptable.

### **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 This permission shall expire three years from the date of this decision and the building(s) or works hereby permitted shall be removed, the use discontinued and the land/premises reinstated on or before that date in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning authority prior to the expiry date.  
Reason: To enable the Local Planning Authority to review the impact of the development having regard to the provisions of Saved Policies (LC/1, LC/3, BD/1, BD/2, BD/6 and H/2) of the West Somerset District Local Plan (2006).
- 2 The development hereby permitted shall be carried out in accordance with the approved drawings: Drawing Numbers: Site Location Plan, Proposed Site Plan (dated 8/4/14), Proposed mobile home floor plan and elevations dwg. No. 1, Proposed elevations – Brooder Barn, Proposed elevations Calves Barn, Proposed elevations – Storage Barn, Visual Analysis Plan, dwg. No. Figure L1, Viewpoint 1, dwg. No. figure L2, Viewpoint 2, dwg. no. Figure L3, Viewpoint 3, dwg. no. Figure L4, Viewpoint 4, dwg. no. Figure L5 and Viewpoint 5, dwg. no. Figure L6. submitted on 8/4/14].  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwelling house(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.  
Reason: The erection of further extensions to the dwelling will required detailed consideration by the Local Planning Authority to ensure that the size of dwelling remains commensurate with the established functional requirements of the holding and that the dwelling remains of a size which the unit can sustain having regard to the provisions of Saved Policy H/2 of the West Somerset District Local Plan (2006) and advice contained within Planning Policy Statement 7.
- 4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.  
Reason: To accord with the policies in the Development Plan and to ensure an adequate availability of dwellings to meet agricultural or forestry needs in the locality, having regard to Saved Policies SP/1 and H/2 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, including roofs, of the temporary log cabin have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the details so approved.  
Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policies BD/1, and BD/2 of the West Somerset District Local Plan (2006).
- 6 No works shall be undertaken on site unless a hard and soft landscape scheme (of additional tree planting etc) has been first submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs treatment of the open parts of the site; and a programme of implementation.  
Reason: To ensure the provision of an appropriate landscape setting to t he development having regard to the provisions of Saved Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).
- 7 No works shall be undertaken on site unless details of a scheme for the retention and/or creation of suitable features and habitat for dormice, including details of the proposed timing of any works affecting features or habitat used by dormice, has been

submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of provisions for the long-term management of features and habitat used by dormice. The works shall thereafter be carried out in accordance with the approved scheme.

Reason: To safeguard dormice and their habitat having regard to the provisions of Saved Policy NC/4 of the West Somerset District Local Plan (2006).

- 8 No works shall be undertaken on site unless, details of the arrangement for the storage and disposal of animal waste and sewage has been submitted to and approved in writing by the Local Planning Authority before the use commences. The storage and disposal of animal waste and sewage shall thereafter be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policies BD/1, BD/2 and BD/6 of the West Somerset District Local Plan (2006).

- 9 No works shall be undertaken on site (other than those required to fulfil this condition) unless details for the sewage disposal, surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to any other works being carried out on site. The works shall thereafter be retained in that form unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of drainage infrastructure having regard to the provisions of Saved Policies W/1 and W/3 of the West Somerset District Local Plan (2006).

- 10 No works shall be undertaken on site unless details for the provision of drainage at the access to the site has been first submitted to and approved in writing by the local planning authority. The drainage shall be provided in accordance with the approved details prior to the occupation of the dwelling hereby approved. The drainage shall thereafter be retained in the approved form.

Reason: To ensure that water is not discharged onto the public highway, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).

- 11 The dwelling hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plan (proposed site plan, dated 8/4/14) for the parking and turning of vehicles, and such area(s) shall not thereafter be used for any purpose other than the parking and turning of the vehicles associated with the development.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety having regard to the provisions of Policies T/3 and T/8 of the West Somerset District Local Plan (2006).

- 12 The development hereby approved shall not be occupied or the use commenced until provision has been made within the site in accordance with the approved plan(s) for the parking, turning, loading and unloading of vehicles, and such area(s) shall not thereafter be used for any purpose other than the parking, turning, loading and unloading of vehicles associated with the development.

Reason: To ensure that sufficient provision is made for off-street parking, turning, loading and unloading of vehicles in the interests of highway safety having regard to the provisions of Policies T/3 and T/7 of the West Somerset District Local Plan (2006).

- 13 No works shall be undertaken on site unless details for the consolidation of the first 6 metres of the access, as measured from the back edge of the adjoining carriageway, has been first submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details prior to any other works being carried out in relation to the development hereby approved. The access shall thereafter be retained in the approved form.

Reason: To prevent loose material being carried 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).

- 14 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 within the Access Assessment and the site location plan. 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).

- 15 There shall be no obstruction to visibility greater than 900 mm above the adjoining carriageway level within the visibility splays shown on the approved plans. Such 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, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).

- 16 Details of the external artificial security lighting to the proposed development at the site shall be submitted and approved in writing by the Local Planning Authority before the stables are complete. The development shall be completed and maintained in accordance with the approved details.

Reason: To safeguard the character and appearance of the area having regard to the provisions of saved Policy LC/3 of the West Somerset District Local Plan.

## 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. Pre-application discussion and correspondence took place between the applicant and the Local Planning Authority, which positively informed the design/nature of the submitted scheme. During the consideration of the application [issues/concerns were raised by a statutory consultee / neighbour in respect of xxx]. The Local Planning Authority contacted the applicant and sought amendments to the scheme to address this issue/concern and amended plans were submitted. For the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.

- 3 The applicant attention is drawn to the legal protection afforded to Dormice. It is possible to time hedge removal works and to adopt methods of working so that the hedge removal is unlikely to affect Dormice. Hedgerow removal can also impact on nesting birds and it is commended that a similar approach is taken as per Dormice.

<b>Application No:</b>	3/37/14/003
<b>Parish</b>	Watchet
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Elizabeth Peeks
<b>Grid Ref</b>	
<b>Applicant</b>	Mr Hughes West Somerset Council
<b>Proposal</b>	To install a CCTV system on four columns at Highbank, West Street Car Park, on The Esplanade near Headlands House and the Memorial Ground (as part of a public space CCTV surveillance system).
<b>Location</b>	Four locations in Watchet
<b>Reason for referral to Committee</b>	West Somerset Council is the applicant.

### 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 measures have been actioned and after they have.

### Site Location:

Four locations in Watchet

### Description of development:

To install a CCTV system on four columns at Highbank, West Street Car Park, on The Esplanade near Headlands House and the Memorial Ground (as part of a public space CCTV surveillance system).

### Consultations and Representations:

The Local Planning Authority has received the following representations:

#### ***Watchet Town Council***

The Committee had no objections to raise.

#### ***Highways Development Control***

I refer to the above mentioned planning application received on 31<sup>st</sup> March 2014 and following a site visit I have the following observations on the highway and transportation aspects of this proposal.

The proposal is for a public space CCTV surveillance system, which includes the erection of four column mounted cameras.

Having spoken with my colleagues in the Area Highway Office it appears that the Highway Authority held pre-application discussions with the applicant in regards to the location of these columns. It is apparent from the information submitted that the columns will not be located on the adopted highway. As a consequence the Highway Authority has no objection in principle to this proposal.

However it is noted that the submission has proposed to fix cameras to buildings which abut

the adopted highway. Please note that the Highway Authority would require these to be set at a minimum height of 5.0m.

#### *Public Consultation*

The Local Planning Authority has received 1 letter of objection making the following comments (summarised):

- Object to the location of the column on The Esplanade due to loss of privacy as the camera will see into their private outside space.

#### **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
- BD/1 Local Distinctiveness
- BD/2 Design of New Development
- CA/1 New Development and Conservation Areas
- SP/2 Development in Minehead and Rural Centres

#### **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	Address	Proposal	Decision	Decision Date
3/37/97/068	Allotment Gardens, West Street, Watchet	Formation of car park, amenity areas and retention of some allotments	Grant	15 January 1998

#### **Proposal**

The application seeks planning permission for the installation of four columns on which cameras will be fixed. This forms part of a larger CCTV system but the other elements which relates to mounting cameras on the Post Office and Co op buildings in Swain Street, on the Doctors Surgery, harbourmaster's office and harbour office do not require planning permission. The positioning of the columns is based on line of sight as this is required for the equipment to work. The control room for the system is based in Minehead Police Station.

The four sites that form the application are :

- **West Street Car Park** - proposed one galvanised 8m column with 2 wireless antennae
- **The Esplanade** (western end, near Watchet Museum and Headlands) - proposed 8m high column painted black with one camera and 2 wireless antennae. This column will replace an existing column.
- **High Bank** (adjacent to Goviers Lane) - proposed one galvanised 8m high column with two cameras and one wireless antennae
- **The Memorial Ground** adjacent to the children's play area and pavilion - proposed one galvanised 6m high column with two cameras and one wireless antennae

In support of the application the applicant has stated that the reason for the proposal is to address crime and disorder and anti social behaviour in Watchet especially as the levels of crime (Summer 2013) were higher per capita in Watchet than elsewhere in West Somerset. A public consultation exercise was undertaken and over 90% of respondents were in favour of the proposals. The locations for the columns conform to the evidence of need identified by the Police analysis of the crime data.

### **Site Description**

The proposed column at West Street car park would be sited at the western end of the site adjacent to the bank that delineates the car park from the adjoining bungalow and caravan. This is at the highest point within the car park. The sloping car park is surfaced with loose stone.

The proposed siting for the column on The Esplanade is on the cobbled area next to the slipway, near the stench pipe, finger post, planted boat and Watchet Museum. The finger post is to be removed and these will be resited onto the new column. The column will be black to take account of the existing black columns and railings. The area forms part of the environs of the marina.

The proposed column at High Bank is to be sited adjacent to the hedge that acts as the boundary between the single track road and Goviers Lane which is approximately 2m below High Bank. To the east of the site is the Memorial Ground, the adjacent section accommodates tennis courts and parking area. On the opposite side of Goviers Lane is a three storey dwelling. There is a street light and telegraph in proximity of the proposed column.

On the Memorial Ground the proposed column is to be located to the north of the single storey rendered Pavilion and adjacent to the children's play area. The area is grassed with a line of trees to the north of the proposed column.

### **Planning Analysis**

#### *1. Principle of Development*

The four sites lie within the settlement boundary for Watchet. The relevant policy is SP/2 which states that development will be permitted if it does not result in the loss of land specifically allocated for other uses, there is safe and convenient access by various forms of transport and it involves the redevelopment of previously developed land. The proposal accords with the first and third criteria and the second criterion is not relevant to this application. It is therefore considered that the proposal is acceptable in principle.

#### *2. Character and Appearance of the Sites*

All the sites are within the built up areas of Watchet except for the proposed site on the Memorial Ground. West Street car park has an open character due to the use of the land with vegetation and allotments forming the boundaries. The proposed column will not adversely affect this character as the openness will be retained and none of the boundary vegetation will be removed. The Esplanade also has an open character. It is located within a conservation area and there are two Grade II listed buildings, Corner Cafe and Watchet Museum in the vicinity of the pole. Due to the siting and colour of the column it will not adversely affect the character of the Conservation Area or the setting of the listed buildings.

The proposed location at High Bank is within a residential area consisting mainly of 2 and 3 storey dwellings together with the adjoining open character of the Memorial Ground. The siting of the column will not adversely affect the character of the area as there will be no loss of the adjoining hedgerow and due to the design of the column. The location of the proposed column on the Memorial Ground will not affect the character of the area and the nearby belts of trees will help assimilate it into the landscape.

#### *3. Residential Amenity*

The proposed columns at West Street Car Park, The Esplanade and High Bank are sited close to residential properties. Concern has been raised by an owner of one of the nearby properties on the grounds that there will be a loss of privacy as the cameras can see into their garden. The cameras

are equipped with software that pixelate out areas within view of the camera that are in private ownership. This includes gardens and the inside of houses. There will therefore be no loss of privacy to nearby properties. Due to the design of the columns and the size of the cameras and wireless antennae there will be no loss of light or overbearing effect on any nearby properties.

There will be no effect on residential amenity due to the siting of a column on the Memorial Ground.

#### *4. Highway Safety*

The Highway Authority do not raise an objection to the scheme as none of the columns are sited on an adopted highway. It is considered that there are no highway issues that need to be addressed as no parking spaces will be lost, no visibility splays or highways are adversely affected.

#### **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.





### Delegated Decision List

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/01/14/006	Great Hill Croft, 6 Hill Lane, Bicknoller, TA4 4EF	Alterations to roofs	17 April 2014	Grant	<a href="#">SK</a>
3/04/14/004	Lower Langridge Farm, Dulverton, Somerset, TA22 9RR	Erection of agricultural building to cover existing slurry store	02 May 2014	Grant	<a href="#">MH</a>
3/04/14/006	Land at Allshire, Brushford, Dulverton, EX16 9JG	Construction of clear span covered dung-store	14 May 2014	Grant	<a href="#">SK</a>
3/05/14/004	Kenham, Vicarage Road, Carhampton, Minehead, TA24 6NR	Replacement stone boundary wall (retrospective)	01 May 2014	Grant	<a href="#">SK</a>
3/11/14/001	Court Farm, East Quantoxhead, Bridgwater, TA5 1EJ	Proposed agricultural extension by erecting new roof over midden yard	16 April 2014	Prior approval not required	<a href="#">SK</a>
3/17/14/002	Paddocks Farm, Huish Champflower, Taunton, TA4 2HQ	Extension to summer room	17 April 2014	Grant	<a href="#">LB</a>
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	<a href="#">MH</a>
3/18/14/001	Quancott, Higher Hill, Kilve, Bridgwater, TA5 1SR	Erection of a single storey conservatory	02 May 2014	Grant	<a href="#">LB</a>

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/21/14/024	Former Builders Yard, Tythings Court, Minehead, Somerset, TA24 5NT	Erection of two 3 bedroom dwellings (resubmission of 3/21/13/124)	28 April 2014	Grant	<a href="#">MH</a>
3/21/14/027	5 King George Road, Minehead, TA24 5JD	Removal of existing flat roofed extension to rear and erection of pitched roof single storey extension	28 April 2014	Grant	<a href="#">SK</a>
3/21/14/031	Windhover, Woodcombe Lane, Minehead, TA24 8SB	Erect a single storey lean-to extension and porch to the East elevation.	14 May 2014	Grant	<a href="#">SK</a>
3/24/14/001	Blade Mill, Yarde, Williton, Taunton, TA4 4HW	Proposed two-storey extension to existing dwelling and construction of garage and workshop.	02 May 2014	Grant	<a href="#">MH</a>
3/26/14/005	28 Cleeve Park, Chapel Cleeve, Minehead, TA24 6JD	Erection of rear conservatory	17 April 2014	Grant	<a href="#">SK</a>
3/26/14/007	Land and Garages, North of the A39, Washford, Somerset	Variation of condition 2 on planning permission 3/26/12/009 in order to amend the design	09 May 2014	Grant	<a href="#">SK</a>
<u>t</u> 3/30/14/001	1 St Johns Close, Skilgate, Taunton, TA4 2DH	Proposed enlarged parking area and single storey extension	22 April 2014	Grant	<a href="#">MH</a>

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
3/32/14/007	Bullen Drove, Stogursey, Bridgwater, TA5 1QD	Variation of condition 2 of planning application reference number 3/32/13/025 in order to extend the time limit required in which to complete the development by three months.	22 April 2014	Grant	<a href="#">LB</a>
3/36/14/001	Cranmer, Upton, Taunton, TA4 2HU	Garage and garden store	06 May 2014	Grant	<a href="#">SK</a>
3/39/14/005	J Gliddon & Sons Ltd, 2 Bank Street, Williton, Taunton, TA4 4NH	Installation of new shop front	15 April 2014	Grant	<a href="#">SK</a>
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	<a href="#">SK</a>
3/39/14/008	Briardene, 25 Long Street, Williton, Taunton, TA4 4QN	Installation of satellite dish	13 May 2014	Grant	<a href="#">EP</a>
CA/32/14/001	Harford House, 1 Church Street, Stogursey, Bridgwater, TA5 1TQ	Cotinus (T1) - remove large leaning stem leaving smaller upright stem. Yew (T2) - raise crown to approximately 6 feet high. Trim back sides by 2-3 feet to reduce size of crown and to keep the natural rounded form. Robinia pseudoacacia (T3) - remove all dead wood from crown.	09 May 2014	Raise No Objection	<a href="#">SK</a>

Remove crossing and rubbing limbs to maintain health of tree.

<b>Ref No.</b>	<b>Application</b>	<b>Proposal</b>	<b>Date</b>	<b>Decision</b>	<b>Officer</b>
NMA/07/14/001	Flaxpool Barn, Crowcombe, Taunton, TA4 4AW	Non material amendment to planning permission 3/07/09/006 in order to install 7 velux windows and 16 solar panels on the roof of Flaxpool Barn (Barn 1)	16 May 2014	Grant	<a href="#">LB</a>
Ref No. T/10/13/002	Application Station House, Dunster Station, Dunster Marsh, Minehead	Proposal Fell and remove large Holm Oak due to severe butt rot	Date 09 May 2014	Decision Grant	Officer <a href="#">SK</a>
Ref No. T/18/14/001	Application Pinewood, Rowditch Lane, Kilve, Bridgwater, TA5 1SY	Proposal Removal of Beech Tree (already fallen), Fell 2 Beech Trees, Fell Scots Pine, Fell 2 Ash, Fell Elm, Remove broken/hanging limbs on Scots Pine, Remove 3 lower limbs to Oak Tree	Date 13 May 2014	Decision Grant	Officer <a href="#">SK</a>
Ref No. T/21/14/002	Application Land Adjacent to Clevelands, St Michaels Road, Minehead, TA24 5RZ	Proposal Crown reduction and/or fell two Monterey Pine trees	Date 17 April 2014	Decision Grant	Officer <a href="#">SK</a>
Ref No. T/26/14/001	Application 10 CLEEVE PARK, CHAPEL CLEEVE, OLD CLEEVE, MINEHEAD, TA24 6JA	Proposal Spruce (T1) - fell, sparse crown, tree in decline, on sided, close to house, replanting 1 x Rowan at 8/10cm standard Holm Oak (T2) - pollard to 5m above ground level.	Date 17 April 2014	Decision Grant	Officer <a href="#">SK</a>

Holm Oak (T3) -  
pollard to 5m above  
ground level