

## PLANNING COMMITTEE

THURSDAY 30 MAY 2013 at 4.30pm  
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

### AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 25 April 2013 - **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: 22 MAY 2013**

<u>Ref No.</u>	<u>Application/Report</u>
<b>3/21/13/039</b> <b>Full Planning</b> <b>Permission</b>	<b>Butlins, Warren Road, Minehead</b> Erection Of 117 Units Of Holiday Accommodation, Following The Demolition Of 169 Chalets, With Associated Car Parking, Landscaping And Construction Access

6. Exmoor National Park Matters

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

## 8. Appeals Decided

**Appellant**  
Mr C Drewett  
Ms V Bowden

**Proposal and Site**  
West Shute Farm, Huish Champflower  
Construction of a carbon zero earth shelter dwelling and biodiversity upgrade, together with the installation of solar panels on an existing agricultural building.

**Decision**  
Dismissed  
29 April 2013

### 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>	3/21/13/039
<b>Parish</b>	Minehead
Application Type	Full Planning Permission
<b>Case Officer:</b>	Alex Bullock
<b>Grid Ref</b>	Easting: 298455    Northing: 145984
<b>Applicant</b>	Butlins Development Ltd
<b>Proposal</b>	Erection of 117 units of holiday accommodation, following the demolition of 169 chalets, with associated car parking, landscaping and construction access
<b>Location</b>	Butlins, Warren Road, Minehead, TA24 5SH
<b>Reason for referral to Committee</b>	In view of the scale and significance of the proposals

### **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:**

Butlins, Warren Road, Minehead, TA24 5SH

### **Description of development:**

Erection of 117 units of holiday accommodation, following the demolition of 169 chalets, with associated car parking, landscaping and construction access

### **Consultations and Representations:**

The Local Planning Authority has received the following representations:

#### **Minehead Town Council**

Recommend application for approval

#### **Highways Liaison Officer**

I refer to the above mentioned planning application received on 26<sup>th</sup> April 2013 and following a site visit on 11<sup>th</sup> April 2013 I have the following observations on the highway and transportation aspects of this proposal.

The proposal relates to the erection of 117 holiday units following the demolition of 169 chalets with associated car parking.

### **Traffic Impact**

Part of the proposal saw the submission of a Transport Statement this has been submitted to Somerset County Council's Traffic Analyst for comment. This audit has now been completed and the observations are set out below.

In terms of trip generation the Transport Statement argues that the proposed 117 units would generate less traffic than the disused 169 units. Whilst there would be some increase in traffic compared with currently observed traffic, there would be a decrease relative to the level of traffic that could (in theory) be generated by the site at present. The principle of this argument is accepted.

It is accepted that there is no traffic impact above and beyond what is, in effect, already consented. Naturally, as for all developments, appropriate policies and a Travel Plan should be provided to minimise car use as far as possible. Regarding site accessibility there appears to be no barriers to use of non-car modes are identified.

Regarding the parking there are no particular standards which are directly applicable to Butlins. Car parking provision seems to be reasonable, including provision of spaces for disabled drivers, and it is not considered that parking constraint would significantly reduce the traffic impact at this location. The applicant has indicated that 30 additional spaces are to be provided for 'check in' according to the proposed site plan. With 155 spaces for the accommodation this implies that up to 20% of the guests may be 'checking in' at any one time. Considering the implied guest arrival profile from the observed traffic data this seems unlikely unless it is a very time-consuming process (45 minutes or more) although none of these spaces appear to be allocated to disabled drivers.

It is understood that the proposal has looked to relocate some of the existing car spaces. Given that this results in no net change this is considered acceptable. Cycle parking is proposed to be provided at 0.3 spaces per unit or approximately 0.06 per bed space. This should be shown to be consistent with the Travel Plan. However it is not apparent whether the cycle parking would be sheltered. No motorcycle parking is proposed due to "the nature of the development". The appended traffic surveys show that a small number of motorcycles do use the existing access (approximately 1%). Therefore some level of motorcycle parking would be required. The applicant should note that if motorcycle parking is not required suitable justification would need to be provided.

There does not appear to be any distinction made between staff and guest parking. Presumably the reception centre will be staffed, and various staff will be required to support the accommodation units. Staff will require suitable car, cycle and motorcycle parking. In addition no details have been provided on electric vehicle charging points.

Finally there is a slight concern about the apparent assumption that it is not possible to significantly increase the number of guests travelling to and from the site by non-car modes. Whilst it is accepted that the vast majority will travel by car I note the comment that 200 guests generally use other modes: "a high number but [minimal] in percentage terms". Because of the numbers and distance involved even a very small percentage modal shift would result in a substantial reduction in vehicle mileage.

Therefore to conclude the majority of the Transport Statement is considered to be acceptable however there are some concerns over the parking.

## **Travel Plan**

The applicant submitted a Travel Plan as part of their application. This was passed to Somerset County Council's Travel Plan Co-ordinator for comment. A copy of his report has been attached and I would ask that it is forwarded to the applicant to take account of any amendments that are required. However a brief outline is set out below.

The Travel Plan contains some good background information with a series of good measures being proposed. However it was felt that the document lacks coherency in terms of establishing the particular travel patterns and challenges of various key groups on the site and developing appropriate measures accordingly. The biggest of which is that the Travel Plan does not effectively differentiate between the travel patterns and challenges of the different key groups on site.

Therefore the applicant would need to address these concerns. Please note that it is good practice that the Travel Plan is secured via 106 agreement.

### **Access and Construction Period**

From the details provided the proposal, once constructed, will utilise the existing access, which is considered to be acceptable.

The proposal has provided a Construction Management Plan (CMP) as part of the planning submission. This provides details on how the construction phase will be managed. It is noted that it is proposed to provide a separate construction access to the site. In terms of construction traffic movements the CMP has indicated that deliveries will be made between 8am and 6pm whilst no construction traffic will be allowed to wait on Seaward Way or Warren Road. This approach is considered acceptable as it will reduce the level of disruption to other road users.

The CMP has provided information on the anticipated number of vehicle movements associated with the construction phase. From the details provided it is likely that it would consist of a significant increase in the volume of traffic on the highway network over the construction period. As a consequence it is the opinion of the Highway Authority that prior to the commencement of development the applicant would be required to complete a condition survey of the surrounding highway network. This is to ascertain the state of the highway prior to the commencement of development. The applicant should note that any damage to the highway resulting from this proposal would need to be repaired at the developer's expense.

Part of the CMP involves the creation of a new access to serve construction traffic. From the details provided on Drawing No. 2012/1589/001 the proposed access would require the removal of a bus stop. The Highway Authority has concerns over the removal of this bus stop as this is still used on a regular basis. The applicant was urged to look at alternatives to try and address the Highway Authority's concerns. This has culminated with the submission of Drawing No. 2012/1589/004 to the Highway Authority which has provided three alternative options. Having studied the submitted drawings option 2, which involves the extension of the existing layby to accommodate the bus stop, is considered to be acceptable in principle. However the Highway Authority would require the submission of a more detailed drawing at a 1:200 scale which should include swept paths for the vehicles that would be using this access and also a signage package showing the location of signs advisory other road users about the construction access.

The applicant should be made aware that these works would need to be secured via a S278 with the Highway Authority.

### **Conclusion**

To conclude in terms of traffic impact it is unlikely that this proposal would see a significant increase in vehicle movements in fact it is more likely to see a reduction as the proposal will see a reduction in the number of chalets. However it is apparent that there are some issues relating to the provision of parking that needs to be addressed. In terms of the Travel Plan

this is not considered to be acceptable at this stage and the applicant is urged to take note of the attached report.

The submitted Construction Management Plan is considered to be broadly acceptable although it would need to be amended to take into account the Highway Authority's requirements. The construction period would require the formation of a new access for construction vehicles. The Highway Authority has no objection in principle to the location of this access although this is subject to detailed design and the applicant entering into a legal agreement.

Therefore taking into account the above information I raise no objection to this proposal and if planning permission were to be granted I would require the following conditions to be attached.

- No work shall commence on the development hereby permitted until details of the construction access shown on drawing no. have been submitted to and approved in writing by the Local Planning Authority.

The construction access shall then be fully constructed in accordance with the approved plan, to an agreed specification before the works commence.

- A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
- No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

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

- The new development shall not be commenced until a detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

## **Environment Agency**

Thank you for referring the above application which was received on 02 February 2013. The Environment Agency has **no objection** to the application subject to the conditions and informatives outlined in their relevant sections below being included within the decision notice:

### **FLOOD RISK:**

#### **Advice to LPA:**

While we understand why this proposal has been brought forward as a standalone planning application, we are disappointed that the applicant has not considered options for this re-development to tie into a wider site flood risk reduction scheme and also a surface water drainage and maintenance scheme for the whole site. (Both of these schemes could have been brought forward in sections via the future phases of development.)

Due to the significant flood risks from a breach or overtopping of the tidal defences under a climate change scenario (as outlined in your council's SFRA), we have previously highlighted the need to consider long term strategic flood risk reductions to benefit both the Butlins site and the wider Minehead town area (in conjunction with West Somerset Council and the Environment Agency). This is particularly important as it will ensure that the whole site is safer over the lifetime of the development. We will be seeking to continue these discussions for contributions towards a strategic flood risk reduction scheme for Minehead as future phases of this site re-development come forward.

We would also wish to ensure that a site wide surface water master planning approach is undertaken for the remaining re-development phases of this site. This will ensure that enough space is made available on site to provide the required surface water attenuation for a 1 in 100 year plus climate change (including 'tide locking' requirements) for the whole site.

As previously highlighted in our pre-application discussions with the applicant's agent, the SFRA for West Somerset shows that this site is at a high risk of tidal flooding from a breach and overtopping of the site's defences. This risk increases over the lifetime of the development, and as a result safe access and egress for the occupants of this holiday accommodation cannot be guaranteed. Therefore suitable flood warning and evacuation plans and contingency measures must be implemented at this site in conjunction with Somerset County Council's Civil Contingency Unit (with regular updates to these plans).

Notwithstanding the above, we are pleased to see this development will provide flood risk improvements, when compared to the current situation. We are pleased that finished floor levels can be raised 1.1m above existing ground levels, and that the new buildings will be more flood resilient than the current holiday accommodation (some of which will have upper floor access). We are also pleased to see that there will be a reduction in the number of bed spaces (and therefore people at risk) as a result of this re-development.

Subject to the Sequential and Exception Tests being passed, if planning permission is granted for this development, we recommend that the following conditions and informatives are placed on the decision notice:

#### **Flood Levels and Flood Resilience**

**CONDITION:** Finished floor levels are to be set no lower than 6.70 m above Ordnance Datum (AOD).

**REASON:** To reduce the impact of flooding on the proposed development and future occupants

**CONDITION:** The development hereby permitted shall not be commenced until such time as a scheme for flood resilience measures within the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**REASON:** To reduce the impact of flooding on the proposed development and future occupants

Condition Note:

Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. See the link below:  
[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf)

### Surface Water Drainage

**CONDITION:** No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme must be designed in accordance with the principles outlined in the Flood Risk Assessment (FRA) by Simpson Associates (dated 27 March 2013) and include details of how the scheme shall be maintained and managed after completion.

**REASON:** To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Condition Note:

The surface water drainage scheme for the proposed development must meet the following criteria:

1. Any outflow from the site must be limited to Greenfield run-off rates and discharged incrementally for all return periods up to and including the 1 in 100 year storm.
2. The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. The surface water drainage system must also have an allowance for a submerged outfall / tide locking situation (as outlined within the approved FRA). Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
3. The adoption and maintenance of the drainage system must be addressed and clearly stated.

**CONDITION:** No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The



approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

**REASON:** To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

**INFORMATIVE:** Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

**INFORMATIVE:** There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

#### Flood Warning and Evacuation

**RECOMMENDATION:** The Council's Emergency Planners should be consulted in relation to flood emergency response and evacuation arrangements for the site. We strongly recommend that the applicant prepares a Flood Warning and Evacuation Plan for future occupants. The Local Planning Authority may wish to secure this through an appropriate condition. We can confirm that the site does lie within a Flood Warning area.

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users. The NPPF and the associated PPS25 Practice guide places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development.

**RECOMMENDATION:** We recommend the applicant contacts the Environment Agency on 0845 988 1188 to sign up for our free Floodline Warnings Direct service.

#### **GROUNDWATER & CONTAMINATED LAND:**

##### **CONDITION:**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**REASON:**

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

**Condition Note:**

Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

**CONDITION:**

Piling or any other foundation designs or investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**REASON:**

Piling or any other foundation designs or investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

**Condition Note:**

It is stated in paragraph 10.8 of the geo-environmental report that piled foundations are a consideration as a solution to the geotechnical challenges of the soft clay beneath the site. The final recommendation is not for piled foundations due to excessive cost, however if this remains a consideration we would expect to see the above condition applied to protect controlled waters. Additionally, any deep probing for geotechnical investigation/soil stability investigation would require the same approach.

**INFORMATIVE:**

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice: Excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution

Treated materials can be transferred between sites as part of a hub and cluster project Some naturally occurring clean material can be transferred directly between sites Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays The Environment Agency recommends that developers should refer to our: Position statement on the Definition of Waste: Development Industry Code of Practice and website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for further guidance.

**INFORMATIVE:**

If you intend to fill and/or maintain the proposed lake with water from a surface source (e.g. stream, drain) or from underground strata (via borehole or well) then you will probably need an abstraction licence. There is no guarantee that a licence will be granted. A licence is not required if you intend to excavate and allow the lakes to fill naturally to existing groundwater levels.

Certain private and small water supplies do not require a licence, therefore we are not necessarily aware of their existence. The locations of private domestic sources may be held by the local authority on the register required by the Private Water Supplies Regulations 1992.

**ENVIRONMENTAL MANAGEMENT:****CONDITION:**

During construction No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme should include details of the following:

1. Site Security
2. Fuel oil storage, bunding, delivery and use
3. How both minor and major spillage will be dealt with
4. Containment of silt/soil contaminated run off.
5. Disposal of contaminated drainage, including water pumped from excavations
6. Site induction for workforce highlighting pollution prevention and awareness

**REASON:**

To prevent contamination of groundwater.

**Condition Note:**

Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented. Exemptions from the Environment Permitting Regulations for moving waste spoil/subsoil off-site will also be required and developers will need to contact us to apply for such activities.

**CONDITION:**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

**REASON:**

Should pollution occur in the parking areas, pollutant can be contained in the gullies for safe removal.

**CONDITION:**

Clear drainage plans identifying both foul and surface systems both for the existing site and the proposed new development, with identifiable manholes for inspection purposes. There have been historical pollution events at this site, the resolution of which have been hampered by a lack of comprehensive drainage plans. For both residential and industrial development the foul and surface water drainage systems should be clearly recognisable to prevent misconnections.

**REASON:**

To prevent misconnections and aid any pollution investigation.

## **BIODIVERSITY:**

### **INFORMATIVE:**

We encourage the use of native plants wherever possible for the trees and landscaping, as well as native aquatic plants for the lake and any associated wet areas. Ensure no invasive, especially non-native invasive plants are introduced to the lake. Linked to this we support the proposal to put in place a plan to manage the Azolla. This could be through the use of a glyphosate based herbicide or via the introduction of weevils. See CABI website for more information. It is essential to endeavour to avoid the spread of Azolla onto the new lake for biodiversity, aesthetic and safety reasons.

We agree that further surveys are needed in relation to otters and water voles, and subsequently appropriate mitigation put in place if necessary.

We support the proposals to keep lighting to a minimum and downward facing, especially at outside boundary edge

There is an adjacent Local Wildlife Site (Dunster Marshes) and so the applicant may wish to discuss this in more detail with West Somerset District Council.

### **INFORMATIVE:**

The Lake needs to be designed to maintain good water quality and ideally be designed to be beneficial for wildlife in the long term. This can be achieved through variation in water depth, adequate circulation and aeration through exposure to wind or through the use of the fountains shown in the design drawings. Biodiversity benefits can be maximised by the above as well as marginal native planting and perhaps by the creation of one or two islands.

Consideration needs to be given to how the lake will be filled and whether it will be linked to the moat or fed by run-off? We recommend the RSPB/WWT Sustainable Drainage Systems report (2012) in relation to wildlife-friendly SUDs ideas.

## **Consultation Response 2**

Thank you for your email of 25 April 2013 11:45 and that of the Gareth Crowther sent 26 April 2013 14:45. Both emails were in response to conditions recommended in our statutory response in letter WX/2013/123453/01-L01 dated 24 April 2013.

The Environment Agency agrees to the following amendments:

### **Condition 2:**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 27 March 2013 by Simpson Associates and the following mitigation measures detailed within the FRA:

1. Flood resilient construction techniques (Section 8.0)
2. Surface water flow rates limited to Greenfield rates as outlined in Section 9.0
3. Finished floor levels are set no lower than 6.70 m above Ordnance Datum (AOD) (Section 8.0)

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

### **REASON:**

To reduce the risk of flooding to the proposed development and future occupants

\*\*\*Condition 4 and 8 to be incorporated into Condition 3 as follows:\*\*\*

**CONDITION 3:**

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme must be designed in accordance with the principles outlined in the Flood Risk Assessment (FRA) by Simpson Associates (dated 27 March 2013).

Such a scheme to include:

Details of how the scheme shall be maintained and managed after completion.

Details of the proposed gravel retention system and how contamination will be separated from clean water.

**REASON:** To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Condition Note:

The surface water drainage scheme for the proposed development must meet the following criteria:

1. Any outflow from the site must be limited to Greenfield run-off rates and discharged incrementally for all return periods up to and including the 1 in 100 year storm.
2. The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. The surface water drainage system must also have an allowance for a submerged outfall / tide locking situation (as outlined within the approved FRA). Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).

\*\*\*Condition 9 to be changed to an informative\*\*\*

**INFORMATIVE:**

Clear drainage plans identifying both foul and surface systems both for the existing site and the proposed new development, with identifiable manholes for inspection purposes. There have been historical pollution events at this site, the resolution of which have been hampered by a lack of comprehensive drainage plans. For both residential and industrial development the foul and surface water drainage systems should be clearly recognisable to prevent misconnections.

**SCC - Ecologist**

The redline application area partially overlaps with the Dunster Marshes County Wildlife Site (CWS). A field in the south eastern corner of the application site lies within the CWS which is designated because of important ornithological interest and habitats including coastal grazing marsh, rhynes and watercourses. From the applicant's submissions on ecology I understand that it is not proposed to build on this field or to alter it in any way due to the development, so I anticipate no direct loss of CWS quality habitat due to the development. I have considered the possible impacts of disturbance on the CWS birdlife and I have

concluded that there is unlikely to be a detrimental effect so long as sufficient vegetation is retained to screen the development from the CWS land. At present the screening is quite thick and there is in any case probably a degree to which birds have become habituated to activity within the existing holiday park. There should be precautions taken to ensure that there is no pollution to watercourses on the perimeter of the application site as these connect to the CWS watercourses. No other sites designated for wildlife ought to be affected significantly by the development.

The applicants have submitted an Initial Ecological Appraisal with their application along with an amphibian report and a 'Phase 1 bat survey'. In addition I have been sent a copy of a WaterVole/Otter Survey that is not yet on your planning website. In terms of protected species, the findings of these surveys are summarised below:

Amphibians – No evidence was found of Great Crested Newts but a few Smooth Newts were found in the perimeter ditch.

Bats – No evidence of roosting discovered. The buildings on site are of low/negligible potential for roosting bats.

Water Voles – No evidence found in perimeter ditch.

Otters – No evidence found in perimeter ditch.

On the basis of these findings there are no mitigation measures that I would recommend that need to be secured by condition. An informative note might be added to any permission granted, outlining steps to be taken in the unlikely event bats are discovered during demolition of buildings. The proposals for pre-works survey and an ecological watching brief in section 5.2 of the Phase 1 bat survey represent good practice and the informative note ought to refer to this section of the document.

It does seem likely to me that bats may forage over the CWS land and particularly on the perimeter of the development site where there are trees and watercourses. The lighting scheme (shown on plan EL-E02 dated '06-02-13') that is proposed seems to me at present to be unlikely to pose a significant risk to bat usage as there is relatively little lighting near the site boundaries and lights seem to be angled inwards so as to avoid light spillage from the site.

### **Dunster Parish Council**

Dunster Parish Council support the application.

### **Wessex Water Authority**

Thank you for your letter of 3<sup>rd</sup> April inviting comments on the above proposal; I can advise the following on behalf of Wessex Water:

Please refer to the attached extract from our records which show the approximate location of our apparatus in the vicinity of the site. The site is served by a network of private sewers which drain to a private on site pumping station; the private rising main joins the public system downstream near the Esplanade. The private system is owned and maintained by Butlins. As the proposal is likely to result in a decrease in foul drainage there are no implications for the downstream public system and we have no comments to make on foul drainage. On site surface water systems are again owned and managed privately with no implications for Wessex Water. Butlins water supply is via a private network of 6 private boreholes with an emergency connection to the public supply. Butlins should contact Wessex Water if future development will result in changes to the current operation of the drainage and water supply systems.

You will note from records that the proposals are allocated outside the odour consultation zone of Minehead Sewage treatment works (light blue shading); we do not believe that proximity to the sewage treatment works is a constraint to development in this instance.

### **Somerset Drainage Board Consortium**

The Board is the Land Drainage Authority for the area in which this site is located and has a duty to supervise all matters relating to the drainage of land. The Board has jurisdiction and powers relating to all Ordinary Watercourses in its area and is required to ensure flood risk and surface water drainage are managed effectively.

The Board does **not object** to the application if **a condition** concerning surface water and local drainage can be secured.

**Condition:** No development should proceed until surface water details for the proposals have been agreed with the local planning authority in conjunction with the Parrett internal Drainage Board, Those details shall include an agreed Operations & Maintenance Manual to ensure the proposed and existing drainage infrastructure is maintained adequately for the future.

**Reason:** The additional surface water runoff generated by this development will need to be controlled in a manner that does not increase flood risk elsewhere which is in accordance with the principles set out in Section 103 of the National Planning Policy Framework and Section 2 of the Technical Guidance to the National Planning Policy Framework.

The operation of the surface water management and drainage strategy for the site relies heavily on the functioning of the watercourse that surrounds the site, locally known as Butlin's Moat. This watercourse is heavily overgrown and has been the subject of modifications in the past. Watercourses in this location are the subject to increasing flood risk due to increased run-off from increased development in the upstream catchment's. This is manifested in the form of increased flows as well as increased volume.

Contrary to the Flood Risk Assessment (FRA) for the site (section 8:27) the Board records show that Butlins own the entire watercourse known as the "Moat". The area mentioned in Section 8:27 is a section where the Board uses its permissive powers to enter and undertake maintenance works.

This area of the Moat drainage arrangements is unsatisfactory and will need to be addressed within the discharge of a surface water condition suggested above. This must provide separation of the local land drainage network from the Moat system at the south east corner of the site as current arrangements incorporate unnecessary risk by the inclusion of the 900mm bypass pipe.

The Board is pleased to see that the FRA accepts the need for maintenance to be carried out on the Moat but emphasises that such work needs to be undertaken on a regular basis as the functioning of the drainage system in the whole area relies on the ability of the Moat to store water on tide and convey it to the outfall in off tide periods.

The Board urge the planning authority to include a planning condition that requires the development to agree the details and adopt the production of an Operational and Maintenance Manual for the drainage infrastructure proposed and especially the future maintenance of the Moat.

### **SCC - Archaeology**

I'm happy with the heritage assessment submitted with the application and I do not believe that the proposal will have any adverse impacts on buried archaeological remains.

## **Environmental Health Team**

1. The Construction Management Plan (CMP) explains that measures will be taken to minimise dust impacts as a result of the construction activity. However, the following condition is recommended to ensure fugitive emissions are managed effectively;
  - 1 Condition 1; Prior to works commencing a copy must be prepared to the satisfaction of the planning authority, of the record showing the location and condition of asbestos containing materials, or materials, which are presumed to contain asbestos. Depending on the results of the asbestos plan, necessary steps, subject to review as part of the CMP scheme must be prepared and carried out.
  - 2 Condition 2; Furthermore, to minimise risks associated with fugitive dust emissions, the proposed new highway to take construction transport will be within 200m of sensitive residential housing in Trinity Way, Minehead. Once completed there is a predicted peak 16 AADT HDV movements. Therefore, a suitable scheme must be prepared to the satisfaction of the planning authority to minimise fugitive dust emissions arising.
2. Advisory: The new development is likely to increase demand on the private water supply and also impact on the drainage flows and loads.
  - 3 Additional information is requested on the volume of the private water supply entering the site in m<sup>3</sup>/day based on anticipated maximum use (with and without the proposed development). This is required to help inform the Council's regulatory monitoring of this private water supply.
  - 4 The plans should also show there is sufficient capacity on the private water supply based on anticipated maximum use to cope with additional proposed use. The size of the reservoir should be proportional to demand with a regular turn over of water. As a guide and prevent insufficiency arising, the capacity should be replenished with use with up to 7-days volume and assuming each person on the supply requires up to 200 litres water per day.
  - 5 Additional information is also requested prior to works commencing to ensure there is sufficient capacity in the existing private drainage to ensure there is satisfactory provision for the drainage.
3. Contaminated Land; The site was initially constructed 1961/62 with later additions. Given the risk of infill over existing marsh deposits it would be recommended to assess risk from ground gas prior to development commencing
  - 6 Condition 3: An adequate site investigation must be prepared by a competent person prior to works commencing to assess risk from ground gases to the satisfaction of the LPA. Any remediation must be agreed and with suitable and agreed verification report.

**Reason**; To protect human health and the environment



## **Natural England**

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species. Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that the following European protected species may be affected by this application: Bats and Great Crested Newts. Our standing advice sheets for individual species provide advice to planners on deciding if there is a 'reasonable likelihood' of these species being present. They also provide advice on survey and mitigation requirements.

The standing advice has been designed to enable planning officers to assess protected species surveys and mitigation strategies without needing to consult us on each individual application. The standing advice was issued in February 2011 and we recognise that it will take a little while for planners to become more comfortable with using it and so in the short-term will consider species surveys that affect European protected species against the standing advice ourselves, when asked for support by planners. We have not assessed the survey for badgers, barn owls and breeding birds<sup>1</sup>, water voles, widespread reptiles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

### **How we used our standing advice to assess this survey and mitigation strategy**

We used the flowchart on page 10 of our Standing Advice Species Sheet: Bats beginning at box (i). Working through the flowchart we reached box (iii). Box (iii) advises that the application is unlikely to affect the species, through disturbance to individuals, or from damage or destruction of a roost.

We used the flowchart on page 8 of our Standing Advice Species Sheet: Great crested newts beginning at box (i). Working through the flowchart we reached box (viii). Box (viii) advises that as no evidence of great crested newts have been found on, or in the vicinity of the site, that the application is unlikely to affect the species, through disturbance to individuals, or from damage or destruction of a breeding site or resting place.

For future applications, or if further survey information is supplied, you should use our standing advice to decide if there is a 'reasonable likelihood' of protected species being present and whether survey and mitigation requirements have been met.

If you would like any advice or guidance on how to use our standing advice, or how we used the standing advice to reach a conclusion in this case, please contact us on the number above.

This advice is given to help the planning authority determine this planning application. It is for the local planning authority to establish whether the proposed development is likely to offend against Article 12(1) of the Habitats Directive. If this is the case then the planning

authority should consider whether the proposal would be likely to be granted a licence. Natural England is unable to provide advice on individual cases until licence applications are received since these applications generally involve a much greater level of detail than is provided in planning applications. We have however produced guidance on the high-level principles we apply when considering licence applications. It should also be noted that the advice given at this stage by Natural England is not a guarantee that we will be able to issue a licence, since this will depend on the specific detail of the scheme submitted to us as part of the licence application.

### **Somerset Wildlife Trust**

We have noted the above mentioned Planning Application on behalf of Bourne Leisure and the Ecological report prepared by URS. We have noted that it was recommended that several surveys should be carried out in respect of Protected Species. Although surveys have now been carried out in respect of bats and newts, surveys do not yet appear to have been carried out for otters and water voles. These should be carried out before further consideration is given to the report but it is noted that we may not yet have reached the optimum time of year for these. Additional surveys have also been proposed for the wider site development and those must be completed before any other proposals are considered. We would support the proposals to provide bird boxes in the new accommodation and we would also support the recommendation that any external lighting scheme should be designed so as to minimise its impact on bats.

### **Economic Regeneration and Tourism**

I welcome the partial but significant re-development of this important tourism attraction / facility for West Somerset / Minehead. I also welcome the opportunities it potentially offers local contractors, and once the development has been completed, the creation of new local employment. I would encourage Butlins / the Developers to work with WSC's Economic Development Team, to ensure that these opportunities are maximised.

I would also remind the Developer that WSC when agreeing the 2011 Economic Strategy (Responding to Change) it also adopted an Employment & Skills Charter to be utilised in the case of large scale developments, such as this. This is attached. The Developer and the Client should be encouraged to work within the spirit of this document.

### **Public Consultation**

The Local Planning Authority has received 17 letters of objection/support making the following comments (summarised):

#### Support

The Council received 15 letters of support:

- Butlins provides a positive contribution to the Minehead and West Somerset economies;
- Positive forward thinking business decision and shows confidence in the local community;
- Any investment in Minehead should be applauded;
- Beneficial to replace older stock with more modern, energy efficient buildings; and
- Development will provide further benefits to local trades and other businesses.

#### Object

The Council received 2 letters of objection:

- The proposal will result in increase levels of noise from more people on site;

- The proposal will see more traffic on the local highway network;
- The jobs generated from this development will not go to the local workforce; and
- The new chalets will be larger and will be more intrusive into local landscape.

### **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 & Exmoor National Park Joint Structure Plan Review (adopted April 2000), Somerset Minerals Local Plan (adopted April 2004), Somerset Waste Local Plan (adopted February 2005) and the West Somerset District Local Plan (adopted April 2006).

The following Policies are considered relevant to this application:

- 1 Nature Conservation
- NC/3 Sites of Local Nature Conservation and Geological Interest
- TW/1 Trees and Woodland Protection
- 61 Development in Areas Liable to Marine Flooding
- W/6 Flood Plains
- SP/1 Settlement Hierarchy
- SP/2 Development in Minehead and Rural Centres
- STR1 Sustainable Development
- STR2 Towns
- STR4 Development in Towns
- AH/3 Areas of High Archaeological Potential
- BD/1 Local Distinctiveness
- BD/2 Design of New Development
- NC/4 Species Protection
- NC/5 Wildlife Habitats
- T/3 Transport Requirements of New Development
- T/7 Non-Residential Development Car Parking
- TO/1 Sustainable Tourism Development Within Settlements
- TO/2 Tourism Development in Minehead
- TO/7 Extension to Existing Holiday Parks
- 11 Areas of High Archaeological Potential
- E/2 Employment Development Within Settlements
- 22 Tourism Development in Settlements
- 39 Transport and Development
- 50 Traffic Management

### **National Policy**

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

## Planning History

The following planning history is relevant to this application:

3/21/05/147	Demolition of existing accommodation & replacement with new accommodation block, sales office, porters lodge & other ancillary works (as amended).	Grant	10/05/2006
3/21/04/179	Refurbishment forming 11 no. disabled residential units of accommodation.	Grant	08/12/2004
3/21/97/172	Erect of new tensile fabric, struct, refit & refurb of existing retail, food & beverage outlets. New retail, food & beverage outlet.	Grant	16/12/1997
3/21/89/175	185 self-catering holiday chalet units	Grant	03/10/1989
3/21/88/287	Demolish and rebuild 354 accommodation units in Yellowstone Camp	Grant	26/09/1988
3/21/77/003	Proposed 248 no.2 bed 2 storey chalets, access & drain & C/P	Grant	05/09/1977
52540/18A	Erection of an additional 400 chalets	Grant	1973
52540/15b	Erection of an additional 377 chalets	Grant	1968
5240/18	Erection of an additional 690 chalets	Grant	1967
52540	Luxury holiday camp including approximately 68,000m2 floorspace (5,000 bedsaces) and 1,300 car parking spaces.**	Grant	1961

\*\* Decision made by the Minister of Housing and Local Government.

The Butlins site has been the subject of numerous other applications involving refurbishment of chalets, provision of retail space, and works to the caravan park element and amendments to the overall site access. The table above documents the provision of new holiday chalets on the whole.

## Proposal

The application is for the redevelopment of a 3.7ha section of the Butlins Minehead site in order to provide improved holiday accommodation. The proposal sees a total of 169 single storey chalets demolished and replaced with 117 units of accommodation (560 bedspaces). These units will be made up of 43 units of single storey accommodation, 37 units with a ground floor with a mezzanine and a further 37 will be first floor. A total of 6 Inclusive Access units suitable for wheelchair users will also be provided.

The proposal also sees the area significantly re-landscaped, which is centred on the provision of two new lakes, which helps to underpin much of the design concept of this development (this area will be known as Lake Side units). Beyond units of accommodation the applicant also proposes the provision of:

- 155 car parking spaces (located to serve each block);
- two linen stores;
- two refuse/recycling storage areas;
- a new single storey check-in cabin (positioned to the north west corner of the redeveloped area); and
- a show lodge to be temporarily positioned near the Skyline.

The proposal also sees a small number of temporary measures during the construction period. The existing touring caravan park would be used and surfaced with stones to provide a contractors compound, an area of open space adjacent to the existing staff accommodation would be used as an overflow car park during and post construction. A new

construction access will be made from Warren Road but closed up once construction is complete.

### **Site Description**

The Butlins Minehead site comprises approximately 72.5 hectares of land which is bounded by the West Somerset railway line to the south-west, Seaward Way to the west, Warren Road to the north-west, the Minehead and West Somerset Golf Course to the north-east and open countryside to the south east. The holiday park was built during 1961/62 and has been enlarged and significantly altered since this time. The current site provides 1,850 units of holiday accommodation in a variety of accommodation types including single storey chalets and multi-storey apartments. The site also benefits from various leisure and entertainment facilities, open space, staff accommodation, operational buildings, static and touring caravan parks and approximately 2,300 parking spaces.

### **Planning Analysis**

#### *1. Principle of Development*

As stated above the proposed development is located within the town of Minehead, which is the principal settlement within the West Somerset District. Local Plan policy SP/2: Development in Minehead and Rural Centres provides the overarching policy for the location of new development within such locations. Minehead and the two rural centres (Williton & Watchet) accommodate the majority of new development both commercial and residential. SP/2 outlines that commercial development will be permitted in Minehead where:

- it does not result in the loss of land specifically identified for other uses;
- where there is safe and convenient access by bus, cycle or on foot to facilities or employment; and
- involves infilling or small groups of dwellings, conversion, sub-division or redevelopment of an existing building or buildings or the redevelopment of previously used land.

The proposals as part of this application comply with all elements of this policy. The proposal sees land within the existing Butlins complex recycled to provide more modern accommodation but still supports the role and function of the holiday camp. The proposals do not alter the existing close proximity to public transport and access to facilities that are part and parcel of the Butlins offer and its relationship with the centre of Minehead. The proposal is therefore considered to be acceptable in principle.

#### *2. Tourism*

Butlins brings significant economic benefits to the District both in terms of direct employment but also in the number of visitors it draws to Minehead. Whilst it is understood that by hosting such a complex there will be some minor adverse impacts in the form of implications on the road network and noise generated at certain times. These are negated by the positive contribution that it makes to other businesses across the district and without Butlins the economic output of Minehead would be significantly reduced.

As documented the Butlins complex is a significant component in the West Somerset tourism offer and it is therefore appropriate to consider the relevant tourism related Local Plan policies, namely TO/1: Sustainable Tourism Development Within Settlements and TO/2: Tourism Development in Minehead. In terms of policy TO/1 the development seeks to expand the type of offer at the existing well established camp, is well served by the existing road and public transport network and as demonstrated within subsequent sections of this report protects both the character and appearance of the area as well as maintaining residential amenity. The development therefore fully complies with policy TO/1.

Policy TO/2 focuses on some specific areas of Minehead, including Warren Road on which Butlins is situated. This policy has four criteria:

- i. The design, layout and scale and siting is acceptable in landscape and conservation terms;
- ii. In relation to the criterion (i) no adverse effects to the tourism character of such areas ensure;
- iii. The level of impact in terms of noise, pollution or light pollution is acceptable; and
- iv. Satisfactory existing or proposed provision for access and on-site parking is made to meet the needs of visitors.

The proposal as detailed in section 2 has an acceptable impact in landscape terms. The development is contained within the existing camp limits and will not impact on the wider area and the development results in a positive impact on the total of the Butlins offer.

The proposal is for the provision of new holiday accommodation and the units of accommodation themselves have no adverse impact on noise or pollution. The applicants have provided a lighting strategy, which has been deemed acceptable both from an environmental health and ecology perspective. Finally, as detailed within section four of this report the proposal has an acceptable impact on highway safety. The proposal is therefore considered to satisfy the requirements of policy TO/2.

The Councils Economic Development team commented favourably on the application, particularly noting the positive impact that Butlins has already on the tourism offer of Minehead/West Somerset. The response further highlighted that the development offers opportunities for local contractors during its construction and then further opportunities once operational in terms of local employment.

The consultation response also highlighted that the developer should work with the Economic Development team to ensure the previously identified potential benefits are maximized and the best way to do so would be to sign up to the Councils Employment and Skills charter. Whilst this should be actively encouraged the proposed development does not result in such a significant socio-economic impact that failure to sign up to such a charter would result in the development being unacceptable. As a result it is not considered reasonable to condition such an outcome. Although the developer is actively encouraged to pursue such a path.

It is therefore important to take account of the important role and function that Butlins plays to the West Somerset economy. This has clearly been demonstrated in the consultation response of the Council's Economic Development team and documented in the greater majority of the consultation responses from members of the public.

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

As highlighted above the development concerns the redevelopment of a section of the Minehead Butlins site. The section in question is currently occupied by dated chalet accommodation known as Sunset Wharf. These chalets date back to the early 1960's and do not in the applicants eyes meet current standards of customer expectation, accessibility, and thermal efficiency or design ethos. These existing chalets are laid out in a very uniform linear fashion and are only single storey. They are positioned to the rear of the site (front being Warren Road) on the camp's western boundary adjacent to the West Somerset railway line and to the east of Seaward Way. Due to the nature of the holiday camp the existing chalets do not form part of any street scene and are generally well screened from views along Seaward Way. The appearance of the existing chalets is visually quite poor and they are clearly dated stock and do not provide any valuable contribution to the appearance of the camp. It is understood that the majority of this stock is not currently used by Butlins due to their condition.

There is however no consistent architectural form within the Minehead site with many elements and changes having been added since it was first developed in 1961. The most prominent feature within the site is the Skyline Pavilion, which can be seen widely from views across the District. In terms of chalet accommodation on site these again vary greatly, as times and design ethos have changed and range from 1, 2 and 3 storeys. More recently the Blue Skies 5 storey apartments have been added.

The main driver behind this application is to replace this older stock with "*new and up to date, sustainable and high quality family orientated lodge style units*". The applicants intend to use sustainable construction methods and technologies in their construction and want to create a more unique design. The applicants have approached the design of this new element of accommodation in a positive way and have clearly gone to some length in terms of refining the final design as has been demonstrated within the submitted Design & Access statement and from pre-application discussion.

The proposed final design solution is to divide the site into a series of "villages" which are to be set around two lakes (one significantly larger than the other) and made up of a variety of cluster forms, which help give a more informal feel to the development. There will be a mixture of one and two storey chalets, which are to be set within significantly, enhanced landscape features and all chalets will benefit from improved outlooks. All units come with some form of terrace and guests situate parking for each unit in close proximity to the units to allow for more flexible use. There are also a small number of service buildings including a check in cabin on the northwestern edge and a couple of linen stores.

The accommodation is divided into three categories those with a lake frontage, those with a lake view and those with only a park view. Therefore it is considered that this new layout ensures that each unit has a more positive outlook when compared to the existing regular linear forms of chalets and in doing so delivers a fresh approach to site layout at the Butlins camp. This layout is underpinned by a more permeable layout in terms of pedestrian movement. The existing layout is both utilitarian and uniform in layout and only allows movement in a single straight line towards the camp's centre. Whilst that is functionally beneficial (i.e. being able to get to the services/entertainment quickly) the new layout allows for more pleasant and more enjoyable meandering's by guests.

The new chalets are to be constructed to a Code for Sustainable Homes rating of level 3, with the majority of the points scored under this assessment being within the Energy and CO2 emissions category. The proposed designs include measures such as high levels of insulation, energy display devices, energy efficient white goods, lighting control and cycle provision. The design will also encourage guests to adopt good recycling habits through the provision of two refuse and recycling facilities and will be further supported by a clear explanation upon guest arrival. Whilst this commitment is welcomed it is not something that the Council could reasonably condition as it is largely unenforceable.

The proposed chalets themselves considered to be a significant improvement on the existing chalets, which are to be demolished. The proposed design has clearly drawn influence from the camp's seaside setting in terms of the design of the chalets and the overall approach to the layout of this new area has been carefully considered in terms of the relationship between the chalets and the landscaped areas. The inclusion of the lakes adds further interest and helps to give the feeling of a higher quality of holiday experience and far more pleasant than the utilitarian existing layout. At present there is little detail in terms of the exact materials, which will be used, although some broad guidance is given, it will be appropriate to secure such detail by way of condition.

It should be noted that as part of the submission the applicant has submitted both block plans and elevational drawings. These drawings, whilst they specify the types of material that are intended they do not provide sufficient detail in terms of being to truly understand the final finished appearance of the chalets. As a result there will be a requirement to impose a condition requiring the submission of formal samples before the chalets are constructed. This condition need not be pre-commencement but prior to the works to form the chalets.

The applicants have also given consideration to access for disabled persons. Of the 117 units, 80 of these will be provided at ground floor level and will benefit from a wide range of sensible measures to facilitate easy movement both into and inside the chalets. Of these 80 units 6 will be Inclusive Access units which are suitable for wheelchair users and will accord to Part M of the Building Regulations including wet rooms and also disabled car parking spaces.

The application is also supported by a Landscape statement, which provides some further information on how the significant improvement in the landscape will be delivered across a series of five landscape character types namely:

- Central Parkland;
- Waterscape;
- Waterside;
- Semi-private garden space; and
- Perimeter amenity space.

These character types provide a strong and coherent approach to landscaping on site and the supporting planting proposals further enhance the architectural quality of the proposed chalets. Although significant landscaping detail has been provided it will be appropriate to seek further detail (e.g. tree specifications beyond the more strategic planning as shown on the Tree Species Key Plan), this can be secured via condition.

Taking the development in its totality the proposal will have an acceptable impact on the character and appearance of the area and will have a positive improvement to the visual appearance of the holiday camp. The proposal is therefore acceptable in this regard.

#### *4. Residential Amenity*

The proposal sees the demolition of 169 single storey 1960's chalets. 117 new units will replace these, which will be a mixture of one and two storeys as documented at the start of this report. The Butlins holiday camp in Minehead is positioned adjacent to the sea front and physically separate from the main residential areas of Minehead. The holiday camp is well established in this location and is on the whole positioned at some considerable distance away from any neighbouring residential receptor. The closest properties are those in Trinity Way which is accessed from Seaward Way which itself ensures that there is some considerable physical distance between the camp and the residential units. On all other sides of the Butlins boundary other receptors benefit from additional separation by virtue of large areas of open greenspace/agricultural land.

As highlighted above the proposal seeks the replacement of number existing chalets with more modern single/two storey units. The chalets will be built in a similar location, although to a completely different orientation. The units are positioned along Seaward Way, although significantly stepped in from the Camp boundary. The units will still be positioned at an extensive distance from any residential receptor and given their height and scale there will be no adverse impact on any neighbour. Therefore the proposal has an acceptable impact on the residential amenity of any neighbour.



Within two consultation responses concern has been raised about the noise levels of the existing camp when it hosts adult weekends/events. Whilst these concerns are well understood, it should be noted that in making a recommendation for this application it is only appropriate to consider impacts that will directly result from the development proposed i.e. the units of accommodation themselves. Given that the proposal sees a reduction in the total number of chalet units and the bed spaces and that these bed spaces will not be positioned any closer to the existing residential receptors it is deemed unlikely that there would be any additional adverse noise impact resulting from the proposed chalets, this view is supported by the Council's Environmental Health officers.

#### *5. Highway Safety*

The applicants have submitted a Transport Statement with the application. In terms of trip generation the statement outlines that as the proposal will result in fewer chalets (169 demolished, replaced with 117 new units) being present on site there would be a theoretical decrease in total vehicle movements to and from the site. The Highway Authority accepted this assumption although they note that there would be an increase in currently observed traffic given some of the existing chalets is not currently let out due to their substandard nature. As a result the proposal does not result in any significant traffic impact over and above what is already consented.

The Highway Authority also outlines that given the nature of the proposed development and in relation to the existing use of the site there is an expectation that a Travel Plan (TP) should also be secured. The reasoning for this is that the new development will increase vehicle movements above the existing level (given the existing is disused) therefore a travel plan would be beneficial as it would help offset some of this increase. The applicants submitted a TP with the application but for various reasons (insufficient detail in the action plan section, detail on parking numbers for all modes and a number of other minor details as outlined in the SCC supplementary response) the County Council suggests that it is resubmitted as part of a condition. It is considered that given that some commitment on behalf of the applicant has already been made and given the reason as to why a travel plan is needed is only triggered as and when the new development replaces the existing accommodation, a further revision to the TP can be secured through condition. The suggested condition wording by the Highway Authority is to secure the final version of the TP prior to commencement of development. This is considered to be unnecessary onerous on the developer, given that the impact will only be felt once they become operational it is recommended that the condition be re-worded to be triggered by the use of the holiday accommodation and not commencement.

It is also noted that it is best practice to secure a TP by way of a Section 106 Legal Agreement (S.106) in this instance, given that there is no need for any other S.106 requirements for this application a condition has been used.

The Highway Authority notes that there is no specific parking standard for development sites such as the Butlins holiday camp. The Highway Authority concludes that the level of parking on the site is deemed sufficient at 2,000 spaces. The proposals see the relocation of around 400 spaces (moved to an overflow area to the west of the development site). The Highway Authority note that given there is no net loss the proposal is acceptable, especially given there will be fewer chalets and bedspaces after the development is implemented.

The Highway Authority does raise some minor concerns with regard to the way that parking is controlled on site, particularly the number of spaces that are allocated at check in and the distinction between spaces for guests and staff. It is considered that given that the Authority has deemed the levels of parking sufficient and that it would not be necessary to control use of the spaces then the overall management of on-site spaces should rest with the applicant.

A minor concern is raised by the Highway Authority as to the fact that no parking spaces are specifically designated for motorbikes as part of the proposed parking arrangements. It is understood that the numbers of guests who make their way to the camp using such a mode of transport are very low as documented within the Transport Statement and that the site has additional capacity in terms of parking and as a result it is not considered appropriate to insist on the formal designation of motorcycle spaces.

In terms of construction access, there has been some debate during the course of the determination of this application as to its final alignment. The proposed construction access would be directly punched through where an existing bus stop is (Butlins bus stop) and as a result alternative arrangements for its relocation would need to be secured. The bus stop is still in regular use and as a result it is not acceptable to the Highway Authority to lose the bus stop.

In the absence of a S.106 the only means to appropriately control this from the Highway Authority's perspective is via a Section 278 Agreement (where a development requires works to be carried out on the existing adopted highway, an Agreement will need to be completed between the developer and the County Council under Section 278 (S.278) of the Highways Act 1980). A S.278 Agreement is negotiated and concluded between the applicant/developer and the County Council.

In their response the Highway Authority concluded that the proposed construction access would be sufficient but does require such an agreement. On the basis that the proposed access is achievable, albeit after a S.278 has been concluded, there is no reason to refuse this application. Concern was raised by the applicant that it might take a significant period of time to conclude such an agreement and that this in turn might impact on the construction of the new accommodation. At the same time the applicant was not keen on using the main access as this would have an adverse impact on the experience of guests. Whilst this is considered likely it does seem sensible to condition the development such that the applicant could use the existing main access in the eventuality that a S.278 is not completed in a timely fashion. It is hoped that a S.278 can be concluded, and work towards this has already started, ensuring the intended construction access can be delivered. In terms of the planning decision it is not significant which access is ultimately used as both are deemed acceptable.

Taking all of the above into account it is considered that the proposal has an acceptable impact on highway safety provided certain elements can be secured appropriately by condition.

#### *6. Flood Risk*

The Holiday Camp is positioned on the sea front at Minehead although extends significantly away from the beach. The section being redeveloped is located towards the rear of the site. The site is relatively flat and lies within Flood Zone 3a. As highlighted above the proposed development incorporates 2 lakes, which form part of the wider landscaping proposals for the new accommodation.

The West Somerset Strategic Flood Risk Assessment (SFRA) shows that the site is at a high risk from tidal flooding from an overtopping of the sites sea defences. The risk of this increases with the lifetime of the proposed development, accounting for climate change. As a result it is important that a suitable flood warning and evacuation plans including contingency measures are agreed with the civil contingencies unit at Somerset County Council so as to ensure adequate protection for guests in such an event.

The NPPF encourages a sequential risk-based approach to determine the suitability of land for development in flood risk areas. It places a duty on local planning authorities to demonstrate that there are no reasonably available sites in areas with a lower probability of

flooding that would be appropriate to the type of development or land use proposed. As noted above, no part of the holiday part is situated outside of Flood Zone 3a, therefore at the outset it is clear that there is not an area of a lower flood risk within the holiday camp.

The NPPF classifies sites used for holiday accommodation as 'more vulnerable' development. The supporting "*Technical Guidance to the National Planning Policy Framework*" outlines that 'more vulnerable' development can be considered appropriate within Flood Zone 3a if the Exception Test is passed. This test was set out in Planning Policy Statement 25: Development and Flood Risk (PPS25) and outlines the following requirements:

- a) The development provides wider sustainability benefits to the community that outweigh flood risk;
- b) The development should be on developable previously developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously developed land.
- c) A flood risk assessment must demonstrate that the development will be safe without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Part a is satisfied by virtue of the fact it would be less sustainable in transport terms to locate holiday accommodation for the Butlins camp elsewhere, given that there is not a more suitable (i.e. lower risk) within the site than the application site proposed.

Part b is also satisfied, as the proposed site is on land, which already accommodates chalet accommodation, (which is now redundant) and the proposal involves the demolition of these chalets.

Part C is also satisfied on the basis that the proposal directly replaces existing chalet accommodation but with improved responses to the level of flood risk (see EA comments below) and does not in itself increase the risk of flooding beyond the camp. If anything the proposed lakes provide some form of additional attenuation ponding and therefore would reduce the risk beyond the camp. Therefore both the Sequential and Exception tests are passed.

The Environment Agency notes that they are pleased to see that the proposed scheme delivers flood risk improvements when compared to the existing situation on site. These include finished floor levels being raised above 1.1m above existing ground levels, a reduction in the number of bed spaces and that some chalets will benefit from a second floor.

A surface water drainage strategy has been developed for the proposed development which utilizes the 2 lakes proposed as part of the development as a form of Sustainable Urban Drainages (SUDS) for the attenuation of excess surface water volumes resulting from restricting flows to Greenfield runoff rates. In addition, before discharging to the watercourse, the lakes will promote pollutant removal through sedimentation and provide the opportunity to reduce nutrient concentrations through biological processes that take place within waterbodies of this nature.

This strategy demonstrates the following:

- Runoff from roads, car parks and footpaths will be drained via SUDS in the form of gravel filled filter drains and permeable paving. Both systems are proven to remove pollutants such as hydrocarbons and will therefore improve the quality of runoff before discharging to the lakes;

- The systems of filter drains will connect to a traditional system of underground pipe work, which will also be used to drain roof water runoff from buildings. The underground pipe work will in turn discharge directly to the lakes via a number of outfall's;
- Gravel filled drains will be introduced to serve the existing roads around the perimeter, which are in turn connected to pumping stations situated around the perimeter of the site. These stations connect back into the underground system;
- Each lake will in turn discharge to the watercourse, which surrounds the site via separate outfall's. These outfall's include a Hydro brake flow control device that ensures runoff rates are restricted to Greenfield run-off rates.

Both the Environment Agency and the Internal Drainage Board (IDB) are content that the proposed system works in principle although both want to ensure that certain elements of the scheme are provided, please see the conditions attached to this report. Of particular concern for the IDB was the management of on-site infrastructure. The IDB note that without proper management, then a sound drainage system can quickly fail and all benefits, which are provided for by that system, are lost. The IDB requested that a condition relating to the provision of a maintenance manual and that this would be required in relation to the surface water drainage scheme. On the basis that the EA has requested a similarly worded condition, the requirement for the manual can be directly incorporated into the EA condition.

Taking all of the above into account the proposed development is acceptable in this regard.

### *7. Ecology*

The applicants have submitted an Extended Phase 1 Habitat survey, which was preceded by a desk study. This study effectively sets out the possible ecological implications that the proposed development would have both in the local area (up to 2km from the site) and on habitats/species present on site.

In terms of designated sites there are three statutory designate sites of nature conservation importance located within 2km of the site, namely Exmoor Heaths Special Area of Conservation (SAC) Exmoor Coastal Heaths Site of Special Scientific Interest (SSSI) and Dunster Park and Heathlands SSSI. The survey concludes that there is no functional connectivity between these sites and the on-site habitats. Furthermore given that the proposal is for redevelopment as opposed to an expansion it is concluded that there will be no adverse impact on the SAC or the Heaths SSSI.

In terms of on-site considerations the survey identified that the application site consists of the following main habitat types; amenity grassland, buildings, ditch habitats and scattered young trees. The report concludes that all of the on site habitats have low (ditch) or negligible nature conservation value. No works are proposed in the area surrounding the ditch habitats and providing that best practice construction methods are adopted there will be no adverse impacts on these species.

From a species specific point of view the survey looked at Amphibians, Badgers, Bats, birds, Otter, reptiles, Water fern and Water vole.

Amphibians - the ditch system within and adjoining the site is considered to represent sub-optimal habitat for amphibians including great crested newt. It is considered that although the habitats are not currently suitable for great crested newt it is considered likely that suitable standing water and rubble piles which has the potential to be suitable during the construction period and as a result it was recommended that specific survey work be

undertaken. On the back of this recommendation the applicants undertook an Amphibian Survey (February 2013) which concluded that there were no Great crested newts present but did record the presence of both smooth newt and common toad with corresponding population sizes being low and no evidence of breeding activity within the ditch network. As a result there is no further implication for the development other than identifying within the Construction and Environmental Management Plan (CEMP) that common amphibian species are present on site.

Badgers - as a result of the Phase 1 survey it was concluded that the application site was unsuitable to support badger setts and no evidence of badger activity was recorded within the adjacent section of the tree lined bank were identified. The conclusions are that no further survey work for badgers is required but a pre-construction check of the earth bank should take place to ensure no change in activity has occurred in the intervening period.

Bats - the Phase 1 survey notes that the existing chalets buildings contain holes and cracks in the fascia boards, soffits and roofs but these are considered to have low potential to support roosting bats. However, given the number of buildings that will be demolished, as part of these works there is significant potential for bats to utilise at least some of these features on a transitory basis. As a result it was recommended that further survey work in the form a bat activity study (two dusk/dawn surveys) to gauge the level of bat activity in the immediate vicinity. It was also recommended that an internal inspection of the roof voids should also be undertaken.

A Phase 1 bat survey was undertaken which involved internal and external surveys by qualified bat ecologists which found that the buildings have either a low (Buildings 5, 6 and 8) or negligible potential for roosting bats. Despite this low probability a mitigation strategy is proposed which consists of the following elements:

- A pre-works survey of the buildings, with any bats found removed by a licensed bat ecologist;
- Wooden cladding on the gable ends of 5, 6 and 8 will be dismantled by hand, with any bats found removed by a licensed bat ecologist; and
- If a bat is discovered at other, unsupervised times, work will cease immediately and the licensed ecologist called for advice.

Finally should any bats be identified during the watching brief works then two Schwegler bat boxes will be erected.

Birds -Herring gulls and lesser black-backed gulls were recorded nesting on many of the buildings on site, including those that are to be demolished. Further starling, house sparrow, pied wagtail and blue tit were recorded as nesting in the wider site. As a result it is recommended that the demolition of all buildings should be scheduled to occur during the period September to February (inclusive) in order to not impact on nesting birds.

Of the birds identified the herring gull and house sparrow are UK BAP Priority Species and Species of Principal Importance under Section 41 of the NERC Act (2006). As a result it is recommended that a total of five house sparrow nest boxes be provided at appropriate locations on the site to mitigate the potential nests sites lost through the demolition. The survey also notes that the replacement buildings will be suitable replacement habitat for the herring gull and as a result no further mitigation is proposed.

Otter - The ditches surrounding the site are considered to represent sub-optimal habitat for otter although there are records of otter activity within the wider local area. The application proposes no works to the ditch to the south of the application site. However, the proposed works involve the construction of new water bodies (potentially suitable for use by otter) in

close proximity. On this basis it was recommended that more detailed survey work be undertaken. The applicant undertook such a survey, which found no evidence of either otter or water vole on the site, although several small sized burrows were identified alongside cavities extending into the root systems of trees on the banks, were noted but concluded to be too small to support otters.

Reptiles - The Phase 1 survey concluded that no suitable habitat for reptiles occurs within the application site although tree lined banks around the margins of the site could possibly support reptile species. It was concluded that no further survey or mitigation is required in this regard.

Water vole - as the application has no impact on the ditch to the south and the adjoining habitat is to be retained the potential impact on water voles is considered to be low, however in order to establish a sound evidence base further survey work was recommended alongside that of otters. As described above the additional survey work identified that there was no evidence of water vole activity. It was noted that the ditch itself holds limited potential for water voles, due to overhanging trees restricting submergent vegetation growth.

Water fern - this is heavily prevalent in the ditches around the site and is an invasive species. The fern is present on the site within the water ditch system but no works are proposed on this system by this application. The survey recommends that infected sections of the ditch are fenced during construction works to provide any contractor entry to these locations.

The County ecologist was consulted on these proposals and agrees with the findings generally and has not recommended any conditions securing mitigation works. It is however noted that the red line application area partially overlaps with the Dunster Marshes County Wildlife Site (CWS), although it is understood that no works are to take place within this area. The ecologist also comments that it is likely that bats will forage over the CWS land particularly around the perimeter of the development site but concludes that the lighting scheme proposed will have limited impact on bat usage.

It is concluded that the proposal has an acceptable impact on ecology.

#### *8. Archaeology/Heritage*

Heritage assets at the Butlin's site comprise non-designated earthwork's and drainage ditches associated with post-medieval land reclamation. There is also a possibility that buried remains of a 19th century brick and tile works could also be present.

The accompanying Heritage assessment identified that during the medieval period the marshland, on which the Butlins site is situated appears to have been subjected to engineering works, which were designed to drain and protect the fertile land. From a review of aerial photography it has been identified that the ex-marshland has been crossed by a complex network of creeks and channels, which were used over the passage of time to help manage the drainage of the area. It is considered likely that the construction of the Butlin's Holiday Resort is likely to have destroyed all remains of the sea defence earthwork's beneath the site and most traces of the drainage ditches. Although some of the ditches have been subsumed into the Butlin's 'moat'.

The Heritage Assessment has identified that two buildings, which related to the Warren Brick and Tile Works (1843 Tithe map of Dunster Parish) were present on the Butlins site. These buildings were destroyed when the Butlins resort overbuilt the site in 1962. The Assessment highlights that heavily disturbed, buried remains relating to the brick works may still exist beneath the hard standing covering the car park at the north end of the Butlins Holiday resort.

It is also important to consider what heritage value the camp itself holds. As documented above within the 'Planning History' section the Butlins resort was opened in 1962, with the original layout being made up of a series of regimented rows of single storey chalet buildings with larger entertainment/leisure buildings being located more centrally. Since this time further chalets have been added, more recently in the form of modern multi-storey residential units, whilst significant refurbishment works were undertaken in the late 1980's and late 1990's. Aside from these changes the original plan of the 1962 camp has remained intact, for example many of the chalets are original albeit having been refurbished.

The camps buildings were assessed for listing in 2010 but for a variety of reasons it was deemed that although the camp was potentially of local interest, particularly in the development of Minehead as a holiday resort, it lacked the special architectural or historic interest, in a national context, which would be required in order to meet the criteria for listing. Part of this is due to the original design of the chalets, being more utilitarian in appearance and designed for function rather than comfort. This has been further compounded to the changes that have been made to the entertainment and ancillary buildings over time, which responded to the needs of the tourism sector, therefore eroding their original character and value.

It can be clearly seen from the above that the Butlins site originally had the potential of holding some archaeological/heritage value but due to the way the site has been developed over the years much of the buried assets have either been completely destroyed or already removed. It is therefore considered that there is little value left within the site and the County archaeologist has had no comment to make. It is noted that the camp itself does have some value but this has already been eroded over time and the replacement of further chalets, which have little architectural merit, is considered acceptable.

The County Archaeologist has been consulted and has no objections to the scheme. Given the limited likelihood of archaeological features to still be present on site the proposal is considered to have an acceptable impact in this regard.

### *9. Planning Obligations*

In deciding whether to pursue planning obligations it is first important to consider what the development is actually proposing and this instance there will be a reduction both in the number of chalets and the number of bed spaces on site. Therefore it can be said that there is no real additional impact on the existing service levels on which an argument for an obligation could be levied. As highlighted in paragraph 204 of the NPPF obligations should only be sought where they would meet all of the following tests:

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.*

For the reasons highlighted above it is considered that asking for obligations in this instance would fail to comply with tests 1 and 3. As a result it is not acceptable to request that a Section 106 Agreement is entered into.

This view is further supported by a review of the Council's Planning Obligations Supplementary Planning Document (SPD). The SPD seeks obligations where a development proposal would be required to provide affordable housing; it has an impact on sustainable travel or would result in placing additional pressures on community infrastructure and the local natural environment. As the proposed development does not have an adverse impact on any of these then it would be inappropriate to seek planning obligations.

### *10. Construction Management Plan*

The applicant has provided a Construction Management Plan (CMP) as part of the submission. This outlines how the construction period will be managed. This plan includes details around the construction access (as discussed above). The CMP also outlines that no deliveries will arrive on site outside of the hours of 8am – 6pm and no construction traffic will be allowed to wait on Seaward Way. These two approaches are considered acceptable as they reduce the impact on other road users.

The Highway Authority note that the development will increase significantly, during the construction period, the number of vehicles on the highway network in this area and as a result the Highway Authority require amendments to this plan alongside the need for a condition survey to be undertaken. Both these elements will be secured by condition.

### **Environmental Impact Assessment**

The applicants did submit a formal screening opinion prior to making this application. The proposed development saw the significant redevelopment of a larger proportion of the holiday park than is the subject of this application. It was considered that the works proposed under this larger scheme did not fall within Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999 and although it may fall within the scope Schedule 2 (Part 12 Tourism & Leisure) the development would not result in significant environmental impacts. As a result a negative screening opinion was issued. On the submission of this application an informal assessment was made that a smaller component of this larger development would also not require a formal Environmental Impact Assessment.

### **Conclusion and Recommendation**

It is considered that the proposal, is acceptable and it is recommended that planning permission be granted.

### **Reason for Approval :**

The proposal accords with the Council's settlement strategy for the location of new development. The proposal, by reason of its design, scale and layout would be in keeping with its surroundings. The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users. The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway. The proposal makes adequate arrangements for the protection of biodiversity.

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

Saved Policies SP/1, SP/2, STR1, STR2, STR4, NC/3, TO/1, TO/2, TO/7, E/2, BD/1, BD/2, NC/4, NC/5, AH/3, T/3, T/7, TW/1, W/6, 1, 11, 22, 39, 50 & 61 of the Somerset & Exmoor National Park Joint Structure Plan Review (adopted April 2000) and the West Somerset District Local Plan (adopted December 2006).

### **Planning Permission is subject to the following conditions:**

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

**Reason:** As required by Section 51 of the Planning and Compulsory Purchase Act 2004 and to avoid the accumulation of the unimplemented planning permission.



- 2 The development hereby permitted shall be carried out in accordance with the approved drawings: Drawing Numbers: BLO1/AP02, BLO1/AP01A, BLO1/AP003C, BLO1/AP04A, BLO1/AP10, BLO1/AP11, BLO1/AP12, BLO1/AP13, BLO1/AP14, BLO1/AP15, BLO1/AP16, BLO1/AP17, BLO1/AP18, BLO1/AP19, BLO1/AP20, BLO1/AP21, BLO1/AP22, BLO1/AP23, BLO1/AP24, BLO1/AP25, BLO1/AP26, BLO1/AP27, BLO1/AP28, BLO1/AP29, BLO1/AP31, BLO1/AP32, BLO1/AP33, BLO1/AP34, BLO1/AP35, BLO1/AP36, BLO1/AP37 BLO1/AP40, 2457/E01, 2457/E02B, MP01/C, 2013/1589/001, 2013/1589/002 & 2012/1589/005 (15<sup>th</sup> May 2013) submitted on 2<sup>nd</sup> April 2013.

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

- 3 Finished floor levels are to be set no lower than 6.70 m above Ordnance Datum (AOD).

**REASON:** To reduce the impact of flooding on the proposed development and future occupants

- 4 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 27 March 2013 by Simpson Associates and the following mitigation measures detailed within the FRA:

1. Flood resilient construction techniques (Section 8.0)
2. Surface water flow rates limited to Greenfield rates as outlined in Section 9.0
3. Finished floor levels are set no lower than 6.70 m above Ordnance Datum (AOD) (Section 8.0)

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**REASON:** To reduce the risk of flooding to the proposed development and future occupants

- 5 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme must be designed in accordance with the principles outlined in the Flood Risk Assessment (FRA) by Simpson Associates (dated 27 March 2013).

Such a scheme to include:

- Details of how the scheme shall be maintained and managed after completion.
- Details of the proposed gravel retention system and how contamination will be separated from clean water.
- Details of the operation and maintenance arrangements of the associated on-site infrastructure.

**REASON:** To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination

shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**REASON:** National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

- 7 Piling or any other foundation designs or investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**REASON:** Piling or any other foundation designs or investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

- 8 No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme should include details of the following:

1. Site Security
2. Fuel oil storage, bunding, delivery and use
3. How both minor and major spillage will be dealt with
4. Containment of silt/soil contaminated run off.
5. Disposal of contaminated drainage, including water pumped from excavations
6. Site induction for workforce highlighting pollution prevention and awareness

**REASON:** To prevent contamination of groundwater.

- 9 Prior to the commencement of development a written report statement detailing the location and condition of asbestos containing materials, or materials which are presumed to contain asbestos should be provided to the Local Planning Authority. This statement should include relevant steps to update the approved Construction Management Plan as appropriate.

**Reason:** To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development is carried out safely without unacceptable risks to workers, neighbours and other receptors having due regard to Saved Policy PC/4 of the West Somerset Local Plan (2006).

- 10 Prior to the commencement of development a Dust Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Dust Management Plan shall specify a scheme to minimise fugitive dust emissions arising from the construction traffic having special regard to the residential housing in Trinity Way, Minehead.

**Reason:** To safeguard the amenities of local residents and occupiers and to safeguard the natural environment within the site and its surroundings having regard to the provisions of Saved Policies PC/1, PC/2 & PC/4 of the West Somerset District Local Plan (2006).

11 The new chalets permitted by this development shall not be occupied until a detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be used for holiday accommodation prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is used for holiday accommodation.

**Reason:** To ensure that the carrying out of the works is adequately served by all modes of transport and to minimise the impacts of the works on the highway network.

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

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

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

13 A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

**Reason:** In the interests of highway safety.

14 The development hereby permitted shall be used for holiday accommodation only and none of the chalets shall become any persons sole or main residence.

**Reason:** To ensure the retention of the commercial and tourist related use and economic benefits to the area in accordance with Policy TO/1 of the West Somerset District Local Plan (2006).

15 Prior to the construction of the first chalet samples/details of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the external appearance of the development is satisfactory and that it accords with Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

16 No work shall commence on the development hereby permitted until details of the construction access shown on drawing no 2012/1589/005 have been submitted to and approved in writing by the Local Planning Authority. The construction access shall then be fully constructed in accordance with the approved plan, to an agreed specification before the works commence.

**Reason:** In the interests of highway safety.

17 No works or development shall take place until full details of all proposed planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all planting shall be carried out in accordance with those details and at those times.

**Reason:** To ensure the provision of amenity afforded by appropriate landscape design, in accordance with Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

18 All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

**Reason:** To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs, and in accordance with Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

19 The development shall be carried out in accordance with the measures outlined within Initial Ecological Appraisal (February 2013), Phase 1 Bat Report (March 2013), Amphibian Survey (February 2013) and Otter and Water Vole survey report (April 2013).

**Reason:** In the interests and protection of wildlife habitats and protected species in accordance with Policies NC/4 and NC/5 of the Wst Somerset District Local Plan (2006).

## Notes

### 1 STATEMENT OF POSITIVE WORKING

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

2 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.

3 Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an

approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

4 There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

5 The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- Excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- Treated materials can be transferred between sites as part of a hub and cluster project
- Some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays The Environment Agency recommends that developers should refer to our: Position statement on the Definition of Waste: Development Industry Code of Practice and website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for further guidance.

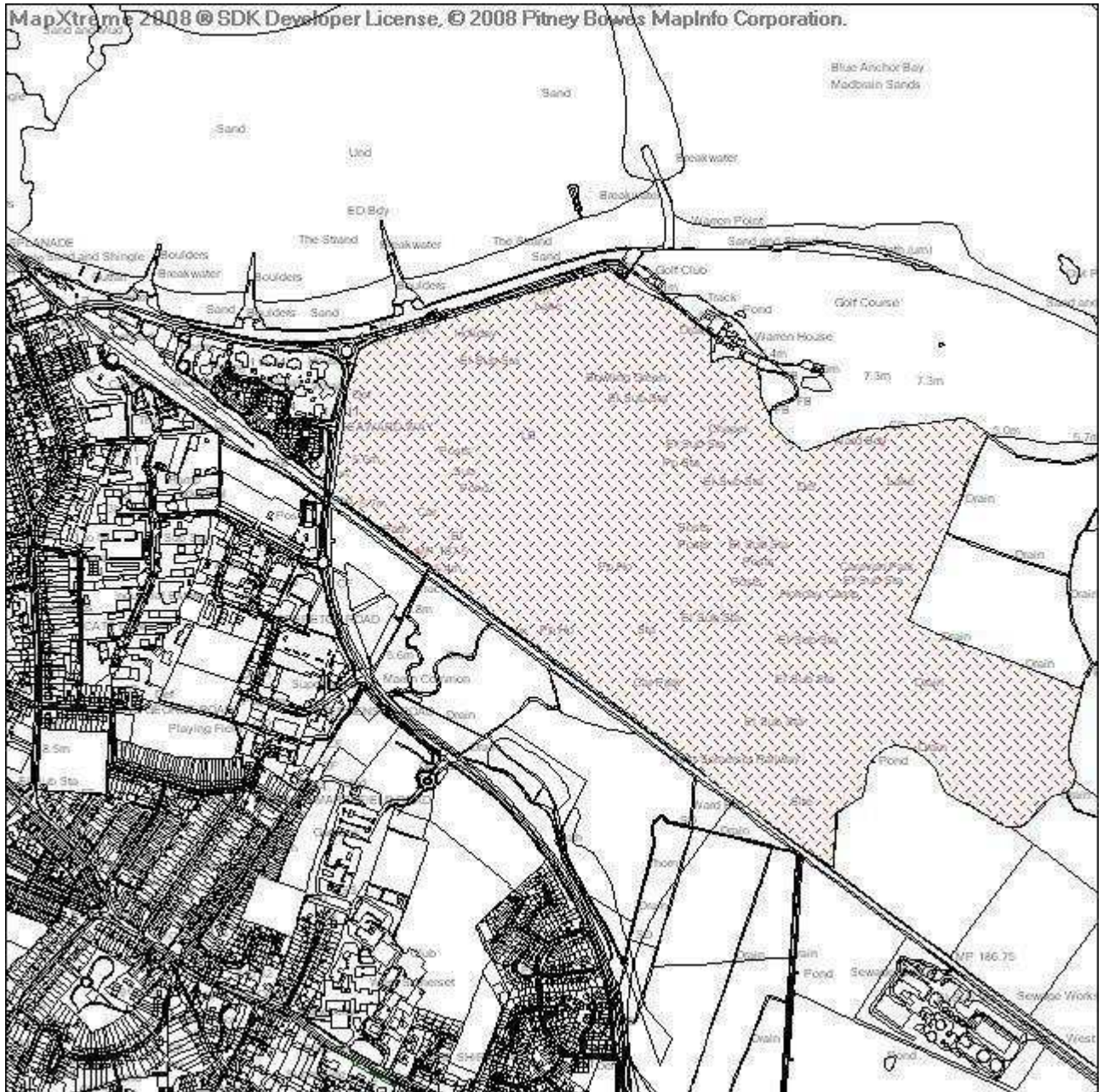
6 If you intend to fill and/or maintain the proposed lake with water from a surface source (e.g. stream, drain) or from underground strata (via borehole or well) then you will probably need an abstraction licence. There is no guarantee that a licence will be granted. A licence is not required if you intend to excavate and allow the lakes to fill naturally to existing groundwater levels.

Certain private and small water supplies do not require a licence, therefore we are not necessarily aware of their existence. The locations of private domestic sources may be held by the local authority on the register required by the Private Water Supplies Regulations 1992.

7 The Lake needs to be designed to maintain good water quality and ideally be designed to be beneficial for wildlife in the long term. This can be achieved through variation in water depth, adequate circulation and aeration through exposure to wind or through the use of the fountains shown in the design drawings. Biodiversity benefits can be maximised by the above as well as marginal native planting and perhaps by the creation of one or two islands.

Consideration needs to be given to how the lake will be filled and whether it will be linked to the moat or fed by run-off? We recommend the RSPB/WWT Sustainable Drainage Systems report (2012) in relation to wildlife-friendly SUDs ideas.

- 8 The Environment Agency have suggested that clear drainage plans identifying both foul and surface systems both for the existing site and the proposed new development, with identifiable manholes for inspection purposes would be useful. There have been historical pollution events at this site, the resolution of which have been hampered by a lack of comprehensive drainage plans. For both residential and industrial development the foul and surface water drainage systems should be clearly recognisable to prevent misconnections.
- 9 Clear drainage plans identifying both foul and surface systems both for the existing site and the proposed new development, with identifiable manholes for inspection purposes. There have been historical pollution events at this site, the resolution of which have been hampered by a lack of comprehensive drainage plans. For both residential and industrial development the foul and surface water drainage systems should be clearly recognisable to prevent misconnections.
- 10 The developer should note that the works on or adjacent to the existing highway will need to be undertaken as part of a formal legal agreement with Somerset County Council. This should be commenced as soon as practicably possible, and the developer should contact Somerset County Council for information, 0845 345 9155.
- 11 West Somerset Council encourages the applicant/developer to sign up to the Council's employment & skills charter and in doing so work closely with the Council's Economic Development team on the implementation of this permission.



Application No 3/21/13/039  
 Erection of 117 units of holiday accommodation, following the demolition of 169 chalets, with associated car parking, landscaping and construction access  
 Butlins, Warren Road, Minehead,  
 2 April 2013  
 Planning Manager  
 West Somerset Council  
 West Somerset House  
 Killick Way  
 Williton TA4 4QA  
 West Somerset Council  
 Licence Number: 100023932



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 Easting: 298455    Northing: 145984    Scale: 1:10,000

### Delegated Decision List

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/02/13/001	Parks, Lydeard St Lawrence, Tolland, Taunton, TA4 3PS Erection of balcony on rear elevation	23 April 2013	Grant
3/05/13/002	Keepers Cottage, Carhampton, Minehead, TA24 6NZ Installation of Klargestar Biotec 1-4 sewage treatment plant	23 April 2013	Grant
3/07/13/002	Denzel Cottage, Crowcombe Heathfield Taunton, TA4 4BS Application for a new planning permission to replace planning permission 3/07/10/008 for the erection of a replacement dwelling	16 April 2013	Grant
3/07/13/003	Brewers Water Farm, Crowcombe, Taunton, TA4 4BH Demolition of single storey extension and construction of new two storey and single storey extension	15 April 2013	Grant
3/09/13/002	22 Battleton, Dulverton, TA22 9HU <b>Replacement dwelling</b>	10 May 2013	Grant
3/10/13/002	3 Avill Court, Marsh Street, Dunster, TA24 6PN Replacement of rotten wooden entrance door and overlight window frame with new double glazed upvc frame and door (retrospective)	30 April 2013	Refuse
3/16/13/005	The Cottage, Sandy Lane, Holford, Bridgwater, TA5 1LF First floor extension	26 April 2013	Grant
3/16/13/006	The Cottage, Sandy Lane, Holford, Bridgwater, TA5 1LF First floor extension	26 April 2013	Grant
3/16/13/007	Quantock House, Front Lane, Holford, Bridgwater, TA5 1RY	13 May 2013	Grant



**Proposed conversion of car port into a diversional therapy room with associated enclosed external store, and the extension of the existing AGA flue.**

<b><u>Ref No.</u></b>	<b><u>Application</u></b>	<b><u>Date</u></b>	<b><u>Decision</u></b>
3/16/13/008	Quantock House, Front Lane, Holford, Bridgwater, TA5 1RY Proposed conversion of car port into a diversional therapy room with associated enclosed external store and the extension of the existing AGA flue.	13 May 2013	Grant
3/18/13/001	Old Mill, Kilve, Bridgwater, TA5 1EB To install an amended sized conservation skylight window (amended scheme to 3/18/11/011).	24 April 2013	Grant
3/21/13/016	43 Alcombe Road, Minehead, TA24 6BB Change of use of one 3 bedroom flat to two 2 bedroom flats	15 April 2013	Grant
3/21/13/017	117 Cher, Minehead, TA24 5EL Proposed single storey rear extensions (amended scheme to 3/21/12/120)	15 April 2013	Grant
3/21/13/018	Lower Moor Farm, Moor Road, Minehead, TA24 5RT Partial demolition of remaining cowshed wall	23 April 2013	Grant
3/21/13/020	Beechfield House, The Parks, Minehead, TA24 8BT Display of two D board signs (amended scheme to 3/21/13/002)	23 April 2013	Grant
3/21/13/021	3 Paganel Road, Minehead, TA24 5ET First floor extension	22 April 2013	Grant
3/21/13/022	53 Periton Lane, Minehead, TA24 8AQ Erection of detached single garage with first floor studio / hobbies space over.	24 April 2013	Grant
3/21/13/025	2 Church Farm Cottages, Church Road,	30 April	Grant

Minehead, TA24 5JR 2013  
Demolition of existing shed and store building and rebuilding to form garden room and store/car port and replace existing window to dining room with door.

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/026	2 Church Farm Cottages, Church Road, Minehead, TA24 5JR Demolition of existing shed and store building and rebuilding to form garden room and store/car port and replace existing window to dining room with door.	30 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/027	West Somerset Advice Bureau, Market House Lane, Minehead, Somerset, TA24 5NW Replacement windows and doors on front elevation including new window and window alterations	10 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/028	West Somerset Advice Bureau, Market House Lane, Minehead, TA24 5NW Display of replacement fascia sign	10 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/031	113 Cher, Minehead, TA24 5EL Retention of conservatory	10 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/033	Lyndale and Rose Briar, Whitegate Road, Minehead, TA24 5SP Proposed pair of replacement garages	26 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/034	2 Whitegate Close, Minehead, TA24 5ST Proposed extension	09 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/035	Pinewoods, The Ball, Minehead, Somerset, TA24 5JJ Taking down existing garden room & rebuilding reforming roof over store/wash area & regrading existing parking area.	02 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/13/036	Pinewoods, The Ball, Minehead, TA24 5JJ Taking down existing garden room and rebuilding, reforming roof over store/wash and regrading	02 May 2013	Grant

existing parking area

<b><u>Ref No.</u></b>	<b><u>Application</u></b>	<b><u>Date</u></b>	<b><u>Decision</u></b>
3/21/13/037	Combe Lodge, Bratton Lane, Minehead, TA24 8SG Demolition of existing utility area and sectional concrete panel garage and re-building to provide new utility area and garage	26 April 2013	Grant
3/21/13/043	13 Regents Way, Minehead, TA24 5HW Retention of a single storey extension to the rear elevation of the existing dwelling.	13 May 2013	Grant
3/24/12/001	2 Torre House, Washford, Old Cleeve, Watchet, TA23 0LA Approval of details reserved by condition 2 (details for blocking up the hatch), condition 3 (relating to details of wood and treatment for stairs ) condition 5 (relating to details of the ventilation system) in relation to planning permission ref:3/24/10/005	08 May 2013	Grant
3/26/13/002	Land adjacent to Walnut Tree Cottage, Huish Lane, Washford Proposed infill three bedroom dwelling and internal garage and associated works	08 May 2013	Grant
3/30/13/002	Hendover Farm, Skilgate, Taunton, TA4 2DQ Erection of agricultural building	30 April 2013	Prior approval not required
3/31/13/005	Rexton Farm, Lydeard St Lawrence, Taunton, TA4 3QL Extension to farm shed to house young cattle	01 May 2013	Grant
3/32/13/013	Brookside, 5 Bishops Cottages, Shurton, Bridgwater, TA5 1QF First floor extension and alterations to front and rear porches	09 May 2013	Grant
3/37/13/005	7 Swain Street, Watchet, TA23 0AB Installation of fire door	02 May 2013	Grant

<b><u>Ref No.</u></b>	<b><u>Application</u></b>	<b><u>Date</u></b>	<b><u>Decision</u></b>
3/37/13/006	Lloyds Bank, 37C Swain Street, Watchet, TA23 0AE Display of illuminated and non-illuminated signage.	23 April 2013	Grant
3/37/13/007	2b Swain Street, Watchet, TA23 0AA <b>Replacement window</b>	17 April 2013	Grant
3/37/13/008	Land adjacent to 4 Sea View Terrace, Watchet, TA23 0DF Removal of condition 3 (relating to a protected species survey) in respect of planning permission 3/37/10/018	08 May 2013	Grant
3/37/13/010	1 Stoate Close, Watchet, TA23 0JF Erection of single storey extension to rear, left side and right side.	20 May 2013	Grant
3/37/13/011	25 Causeway Terrace, Watchet, TA23 0HP Proposed single storey extension, dormer windows and hipped roof on north elevation	09 May 2013	Grant
3/38/13/002	St Audries Park, West Quantoxhead, Taunton, TA4 4DS Internal and external alterations plus the formation of additional bedrooms/ensuites and housekeepers apartment	16 May 2013	Grant
3/39/13/005	Flat 4, Quantock Court, Robert Street, Williton, TA4 4PG Lawful Development Certificate for the existing use of a dwelling house	29 April 2013	Grant
C/07/13/001	Land at Crowcombe, TA4 4AW Approval of details reserved by condition 4 (relating to Drainage scheme), condition 5 (relating to Estate Roads, footpaths etc), Conditions 6 (relating to hard & Soft landscaping works), condition 8 (relating to schedule of materials & finishes) in relation to planning permission ref: 3/07/11/016	10 May 2013	Grant
<b><u>Ref No.</u></b>	<b><u>Application</u></b>	<b><u>Date</u></b>	<b><u>Decision</u></b>

C/21/13/002	Beechfield House, The Parks, Minehead, TA24 8BT Approval of details reserved by condition 11 (relating to protective fencing around existing trees & existing/proposed landscape areas) and Condition 28 (relating to a construction management plan) in relation to planning permission 3/21/12/077	17 April 2013	Grant
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<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/21/13/004	Quaker Meeting House, 9 Bancks Street, Minehead, TA24 5DJ Approval of details reserved by condition 3 (relating to roofing slates) relating to planning permission 3/21/12/130	07 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/24/13/001	2 Torre House, Torre, Washford, Somerset, TA23 0LA Approval of details relating to condition 4 (relating to joinery details) relating to Listed Building Consent 3/24/12/007	03 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/30/13/001	Haddon End - South Barn, Skilgate, Taunton, Somerset, TA4 2DE Approval of details reserved by condition 4 (relating to samples of external materials), Condition 5 (relating to relation to joinery details) and condition 6 (relating to hard and soft landscaping details) in relation to planning permission ref: 3/30/12/003	07 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/31/13/001	The Old Mill Barn, Northam Mill, Stogumber, Taunton, TA4 3TT Approval of details reserved by condition 3 (relating to details of materials) relating to planning permission 3/31/13/002.	25 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/32/13/006	Stogursey Primary School, Tower Hill, Stogursey, Bridgwater, TA5 1PR Approval of details reserved by condition 3 (relating to landscaping details), condition 4 (relating to details of retention of existing trees & hedges) and condition 6 (relating to details of surfacing of the football pitch) in relation to planning permission 3/32/12/034.	24 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/32/13/007	Wick Farm Barns, Wick, Stogursey, Bridgwater,	03 May	Grant

TA5 1TL 2013  
 Approval of details reserved by condition 7 (relating to bat roosting site loss mitigation details), condition 8 (relating to soft landscape scheme details), condition 10 (relating to external materials details) and condition 11 (relating to joinery details) relating to planning permission 3/32/11/034.

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/39/13/001	14 Half Acre, Williton, Taunton, TA4 4NX Approval of details reserved by condition 6 (relating to roofing materials) and condition 7 (relating to details of a conservation rooflight in relation to planning permission ref: 3/39/11/048	29 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
C/39/13/002	14 HALF ACRE, WILLITON, TAUNTON, TA4 4NX Approval of details reserved by condition 5 (relating to roofing materials) and condition 6 (relating to proposed rooflight details) in relation to planning permission 3/39/11/049	29 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
CA/21/13/004	1 Cartref, Weirfield Road, Minehead, TA24 5QF Reduce three Norway Spruce trees by 4-5 metres and reduce/shape a Beech tree by 25%	16 May 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
CA/32/13/003	The Bungalow, 13 Lime Street, Stogursey, TA5 1QR Removal of large lower branch of Macrocarpa	23 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
T/21/13/002	14 Dunster Close, Alcombe, Minehead, TA24 6BY Three cypress trees (trees 3, 4, 5) - remove five lower limbs and deadwood the rest. Beech tree (tree 6) - thin out crown and reduce by 2m.	23 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
T/26/13/002	54 Cleeve Park, Chapel Cleeve, Somerset, TA24 6JF Remove branch of Holm Oak	23 April 2013	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
T/26/13/003	63 Cleeve Park, Chapel Cleeve, Minehead, Somerset, TA24 6JG To coppice Sycamore tree, and replant a fruit tree	09 May 2013	Grant