

PLANNING COMMITTEE

THURSDAY 30 OCTOBER 2014 at 4.45pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 25 September 2014 - **SEE ATTACHED**

3. Declarations of Interest or Lobbying

To receive and record any declarations of interest or lobbying in respect of any matters included on the agenda for consideration at this meeting.

4. Public Participation

The Chairman/Administrator to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three minute time limit applies to each speaker and you will be asked to speak after the officer has presented the report but before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Where an application is involved it has been agreed that the applicant will be the last member of the public to be invited to speak. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. Town and Country Planning Act 1990 and Other Matters (Enforcement)

To consider the reports of the Planning Team on the plans deposited in accordance with the Town and Country Planning Act 1990 and other matters - **COPY ATTACHED** (separate report). All recommendations take account of existing legislation (including the Human Rights Act) Government Circulars, Somerset and Exmoor National Park Joint Structure Review, The West Somerset Local Plan, all current planning policy documents and Sustainability and Crime and Disorder issues.

Report No: Six Date: 22 October 2014

<u>Ref No.</u>	<u>Application/Report</u>
3/32/14/013 Full Planning	Pixies Field, Wick Moor Drove, South of Hinkley Point Construction of a 225 space car park and access for Hinkley Point B outages, surfaced with grassed paving grids

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

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

8. Appeals Lodged

Appellant	Proposal and Site	Appeal Type
Mr J Franklin	Land at West Street, Watchet Erection of one three bed dwelling	Written Reps
Mr G Brown	Allshire, East Anstey Erection of Temp Agricultural Dwelling	Hearing
Mr A Vanstone	Sandpit Meadows, Brompton Ralph COU of 'Caravan incidental to agricultural use of land' to temp Agricultural Workers Dwelling	Hearing
Ms J Martin	Red Park Equestrian Centre, Williton Siting of mobile home to be used as an Equestrian/agric/forestry workers dwelling	Hearing

9. Appeals Decided

Appellant	Proposal and Site	Outcome
Mr M Willis	Land Off Claydon Close, Washford Proposed Detached 3 Bedroom Dwelling	Dismissed 17 Sept 2014
Mr D Twinn	The Star Cottage, Mill Lane, Watchet Removal of Condition 2 of 3/37/98/008 (The integral garage within the building shall be retained for and used as vehicular parking for the duration of the use hereby permitted).	Allowed 3 October 2014
TGC Renewables	Land at Aller Farm, East of Woodford and North of Monksilver Proposed Solar development and associated Works	Dismissed 8 October 2014
Mrs P Gibbons (Enforcement Appeal)	Staple Farm, West Quantoxhead Remove permanently the steel shed housing the biomass boiler, the biomass boiler and the Chimney from the land	Dismissed 14 October 2014

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

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

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

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

Application No:	3/32/14/013
Parish	Stogursey
Application Type	Full Planning Permission
Case Officer:	James Holbrook
Grid Ref	
Applicant	Mr Jones, EDF Energy
Proposal	Construction of a 225 space car park and access for Hinkley Point B outages, surfaced with grassed paving grids
Location	Pixies field, Wick Moor Drove, South of Hinkley Point
Reason for referral to Committee	At the request of a Councillor due to public interest generated from the application

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:

Pixies field, Wick Moor Drove, South of Hinkley Point

Description of development:

Construction of a 225 space car park and access for Hinkley Point B outages, surfaced with grassed paving grids

Consultations and Representations:

The Local Planning Authority has received the following representations:

Stogursey Parish Council

Stogursey Parish Council understands that EdF Hinkley B and C have left themselves with little option but to take more green-field land for outage parking. It is to be regretted that contingency parking was not given more thought at the initial planning stage when local people repeatedly questioned provision for outages.

Since the Parish Council has been put in a position in which it cannot reasonably object to the use of the land for limited periods it requests that the following conditions be placed on the developer should permission be given:

- That the land be used for outages and outages only
- That this use be monitored and enforced
- That a sensible direct cycle route to the Hinkley site be developed
- That EdF Hinkley B revisit its travel plan and arrangements for outages by developing effective use of mass transport, alternative means of transport and above all by the consistent and persistent driver education of all its workforce whether permanent or temporary.

Local residents are well aware of outage periods because of the increase in the speed and number of vehicles on narrow local roads. There will be at least a decade of year-round increase in incidental local traffic owing to the development of Hinkley C; additional outage traffic will compound the impact of the development traffic yet further, especially since the aging reactors at Hinkley B are quite likely to require more and longer maintenance the more delayed the Hinkley C

project becomes. The side-roads of the parish are used by local people to walk, cycle, ride horses, walk dogs and go about their daily business; pavements are few. Local people deserve the consideration of an effective and enforceable travel plan.

Environment Agency

No comments received.

Highways Development Control

If the car parking is a direct replacement for spaces that will be lost as a result of works on the wider Hinkley site, there is no objection to the proposal; however that is not clear from the information that has been provided to support the current application.

As an aside, there was an application in 2011 (32/11/028) that required a travel plan for HPB staff to manage the parking. To the best of my knowledge this is yet to be resolved and as such the justification for and management of travel demand and car parking spaces is still to be resolved.

If this application is to be allowed it is essential that the Travel Plan is produced to an appropriate level and if possible secured by s106 agreement.

With regard to the point of access, it is noted that the 'northern roundabout' is being delivered as part of the site prep planning application determined by WSDC, for HPC. Whilst I am seeking confirmation from colleagues, I am not aware that amendments to the approved layout have been agreed. I am also not aware of the timescales for delivery of this roundabout, or how this fits with the requirement for the operation of the car park. This is something that requires clarification. I am seeking that from colleagues, but if you are able to share your perspective this would be of use.

In any event, it is essential in the interests of highway safety, to ensure that safe and appropriate access/egress are delivered given the volume of traffic that will use this road (private or otherwise).

It will also be essential in the interests of controlling traffic generation to the wider Hinkley site that access to the car park is permitted only during the outage, and not at other times. This should be secured as part of the Travel Plan.

SCC - Archaeology

I am happy that the Archaeological Written Scheme of Investigation submitted by the applicant is the correct archaeological mitigation for this proposal. Therefore the following condition should be attached to permission.

No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in "The applicants, their agents or successors must secure the implementation of the archaeological written scheme of investigation as submitted (entitled Hinkley Point C: Written Scheme of Investigation for Archaeological Watching Brief during construction of Outage Car Park).

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 reply comprises our statutory consultation response under provisions of Article 20 of the Town and Country Planning (development management procedure) (England) Order 2010. Regulation 61 (3) of the conservation of habitats and species regulations 2010, and section 28(1) of the wildlife and countryside act 1981 (as amended).

Internationally Designated Sites

The application site is in close proximity to the Severn Estuary Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar internationally designated site and therefore has the potential to affect its interest features. Evidence is also provided indicating that parts of the site are used by Barbastelle bats which are a feature of the Exmoor and Quantock Oakwoods SAC. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'habitats regulations'). The site is also notified at a national level as Bridgwater Bay Site of Special Scientific Interest (SSSI).

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the habitats regulations, should have regard for any potential impacts that a plan or project may have (1). The Conservation objectives for each European Site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

No Objection

The consultation documents provided by your authority do not include information to demonstrate that the requirements of Regulations 61 and 62 of the Habitats Regulations have been considered by your authority, i.e. the consultation does not include a Habitats Regulations Assessment.

In advising your authority on the requirements relating to Habitats Regulations Assessments, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- The proposal is not necessary for the management of the European site.
- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment when recording your HRA we recommend you refer to the ecological appraisal (Amec, dated July 2014) supplied with the application to justify your conclusions regarding the likelihood of significant effects. The report states that the current hydrological regime of Wick Moor will be maintained and therefore the designated features of the Severn Estuary will not be affected. Potential bat commuting corridors will not be subjected to any increase in lighting and therefore there is unlikely to be a significant effect on features of the Exmoor and Quantock Oakwoods SAC.

Nationally Designated Sites

This application is in close proximity to Bridgwater Bay Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

Protected Landscape

This proposal is approximately 5km from the Mendips (sic) Area of Outstanding Natural Beauty (AONB). We therefore advise the Council to seek guidance from the AONB partnership. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation. They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.

Protected Species

We have not assessed this application and associated documents for impacts on protected species, Natural England has published Standing Advice on protected species, The standing advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply outstanding advice to this application as it is a material consideration in the

determination of applications in the same way as any individual response received from Natural England following consultation.

The standing advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*', Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*.'

Other Advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application.

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society) and a local landscape characterisation document in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside Link](#).

Rights of Way Protection Officer

Thank you for your consultation letter to Somerset County Council Public Rights of Way (PRoW) dated 20th August 2014. Please note that I have checked with the PRoW Team and can confirm that they have no observations to make on the submitted application.

English Heritage

The proposed car park lies at the northern end of Pixies Field which contains the upstanding remains of Pixies Mound. This is a stone built prehistoric burial chamber, which is a scheduled ancient monument (No.1006226).

The proposed temporary use of the northern end of Pixies Field, for use during occasional planned outages, has been discussed with English Heritage. It was explained to us that due to issues with parking elsewhere on the site an assessment had been undertaken to look at alternative locations. This assessment concluded that Pixies Field was the most suitable location for an outages car park.

We therefore agreed to the use of this area as a car park, during outages, for a temporary period. We discussed the need for suitable mitigation to screen the site from the monument. It was agreed that the landscaping in the Monument Management Plan (MMP) could be altered to

achieve this. The site was to be used for a few years until a time when other areas of the site would become available for use as an outages car park. At that time the MMP Landscaping would be fully implemented.

We therefore have no objection to this application as long as suitable conditions are added to the permission. This is to ensure the consent is time limited and that the agreed programme of landscaping is implemented after the car park is no longer used. A suitable archaeological condition will be provided by the Somerset Heritage Service.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Public Consultation

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

Planning Policy Context

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that all development proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for West Somerset consists of the Somerset Minerals Local Plan (adopted April 2004), Somerset Waste Core Strategy (adopted February 2013) and the West Somerset District Local Plan (adopted April 2006). West Somerset is in the process of developing the emerging Local Plan to 2032, which will replace the strategy and some of the policies within the adopted Local Plan. The emerging Local Plan is at an early stage of production process. It will go to the Publication stage in late summer 2014 when the contents will acquire some additional weight as a material consideration. Until that stage is reached, policies within the emerging Local Plan can therefore only be afforded limited weight as a material consideration.

The following Policies are considered relevant to this application:

- NC/1 Nature Conservation
- NC/3 Sites of Local Nature Conservation and Geological Interest
- NC/3 Sites of Local Nature Conservation and Geological Interest
- NC/4 Species Protection
- NC/5 Wildlife Habitats
- AH/2 Locally Important Archaeological Remains
- SP/5 Development Outside Defined Settlements

National Policy

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

[National Planning Policy Framework \(the NPPF\)](#)

[Technical Guidance to the National Planning Policy Framework \(the NPPG\)](#)

Local Policy

[West Somerset Local Plan \(2006\)](#)

[West Somerset Local Plan to 2032 Revised Draft Preferred Strategy \(June 2013\)](#)

[West Somerset Planning Obligations Supplementary Planning Document \(2009\)](#)

[West Somerset Supplementary Planning Guidance: Design Guidance for House Extensions \(2003\)](#)

[Somerset County Council Parking Strategy \(2013\)](#)

[Somerset County Council Highways Development Control Standing Advice \(2013\)](#)

Planning History

There is no relevant history for this site.

Proposal

The application is for the use of part of Pixies Field, for an outage car park facility for Hinkley Point B (HPB). The car park would consist of 225 spaces and used for HPB outages. The proposed car park would measure approximately 80 metres x 80 metres. Grass paving grids are proposed to be used. These grids allow for natural drainage to take place and are made of recycled polyethylene.

Due to the soil structure and topography of the field, a 0.4m sub base is proposed which in some areas will raise the level of the field and in others will maintain the current level. This will consist of a subgrade layer, overlaid with a sub base of engineered fill followed by the grass paving grid.

Access would be provided by a single, dual direction, access spur from the proposed northern roundabout to the parking area.

To form the access and install the grass paving an average of 0.3 metres of top soil will be removed from the site to insert the sub-base.

It should also be noted that as the timing of the next outage will take place in early 2015, it is proposed to use gravel during the first outage in combination with the paving grids. Following this first outage, the gravel will be removed and the paving grids will be sown with species indicative of lowland meadow habitat and grassland currently present on the site.

Site Description

The site is known as Pixies Field and is located adjacent to the Hinkley Point approach road (Wick Moor Drove). Hinkley Point A and B Nuclear Power stations are located approximately 300 metres to the north.

The site is bounded by woodland to the north and east and the site comprises of a large area of semi-improved natural grassland. Pixies Mound/Wick Barrow is a Scheduled Ancient Monument and is situated in the south of the field. Pixies Mound/Wick Barrow dates from the Neolithic and Bronze age periods and was partially excavated in 1907. The Neolithic round barrow was enlarged to over 25 metres in diameter during the early Bronze Age.

Planning Analysis

1. Principle of Development

The site lies within open countryside where policy SP/5 is the relevant local plan policy. This policy states that "development will only be permitted where it both benefits economic or social activity without leading to a significant increase in car travel and maintains or enhances environmental quality and accords with other policies of the West Somerset District Local Plan."

One of the most important factors in relation to the principle of the development in this case, based on national guidance and local policy, is undoubtedly the effect on the character of the local landscape and the environmental quality of the area (notably its impact on Pixies Mound, a Scheduled Ancient Monument (SAM)). The visual impact of the proposal is an intrinsic part of whether or not the landscape and environmental quality of the area will be affected. Overall, due to the temporary nature of the proposal and the response from English Heritage, it is considered that the temporary visual impact of the proposal is acceptable when weighed against the economic benefit that the proposal would provide. It is therefore acceptable in principle in accordance with national and locally relevant policies. The impact on the heritage of the area are assessed in detail below.

2. Heritage

The proposed temporary outage car park has the potential to impact both buried archaeology and the setting of Wick Barrow Scheduled Ancient Monument (SAM) (also known as Pixies Mound).

English Heritage have responded to the consultation and consider that the proposal for temporary works is acceptable, subject to suitable controls to ensure that the works are for a limited time period and mitigation measures are in place.

To afford the monument protection and to assure that vehicles cannot access Pixies Mound, it is proposed that during outages, temporary fencing will be used. The proposed fencing is portable and requires no permanent fixtures. Due to its counterbalance design, it will provide a sturdy barrier capable of resisting lateral loads (if required). A 1.5m gap will be left in the barrier to allow access on foot across the field.

3. Ecology

An ecological appraisal (produced by Amec) to support the application has been submitted. The grassland habitats south of HPB (which includes the proposed development site, are used by foraging badgers and are known to support common reptile species but the appraisal has confirmed that there is no evidence of ground nesting birds. The grassland is also likely to be used by foraging and commuting bats (including barbastelle bats) originating from the Exmoor and Quantocks SAC which is located approximately 6.8km to the west of the site. No evidence of great crested newts was found during the surveys.

The applicant has provided details of the seed mix that they are proposing to use for Pixies Field.

A biodiversity assessment of the proposal has been conducted by the applicant to give an initial indication of the issues associated with each option in terms of biodiversity and ecological impact. This option performs badly compared to others as it is a County Wildlife Site and located in close proximity to a Scheduled Ancient Monument.

The County Ecologist has responded to the consultation stating that WSC should ensure that the ecological surveys that have been submitted are adequate and that the proposed mitigation measures are conditioned to ensure that all the potential impacts of the development are addressed.

It is considered that the relocation of car parking spaces would not have a direct effect on the Severn Estuary SPA, SAC or Ramsar wetland designations as the land does not fall into any of these land designations.

Natural England has drawn the Local Planning Authority's attention to the requirements of Regulations 61 and 62 of the Habitats Regulations, (i.e. the Habitats Regulations Assessment). Based on the advice by Natural England and the information that has been submitted in support of the application (notably the Ecological Appraisal (Amec, dated July 2014), it is considered that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment. The Amec report states that the current hydrological regime of Wick Moor will be maintained and therefore the designated features of the Severn Estuary will not be affected. Potential bat commuting corridors will not be subjected to any increase in lighting and therefore there is unlikely to be a significant effect on features of the Exmoor and Quantock Oakwoods SAC.

This proposal would directly affect a County Wildlife Site and it is considered that even though the proposal would be implemented on a temporary basis (with parking on plastic grids), it could still have a lasting negative impact on the CWS. County Wildlife Sites are examples of non-statutory Local Wildlife Sites that are locally designated. Paragraph 113 of the National Planning Policy Framework (NPPF) states:

Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

In this instance, it is considered that appropriate weight has been given to this designation taking into account the temporary nature of the proposal and the positive ongoing economic benefits it provides.

4. Highway Safety

Somerset County Council (Highways) have stated that as the proposal is a direct replacement for

spaces that will be lost as a result of the works on the wider Hinkley site (notably HPC), they have no objection to the proposal. However, they did make reference to an application (32/11/028) that was submitted in 2011 that required a travel plan for HPB staff to manage the parking at HPB. This is being progressed and it is anticipated that officers will be able to provide a verbal update at the Committee meeting. SCC Highways have stated that if this application were to be approved it is essential that the Travel Plan is produced to an appropriate level.

SCC Highways have stated that it is essential that, in the interests of controlling traffic generation to the wider Hinkley site (HPA, HPB and HPC) that access to the car park is only permitted during the outages and not at other times and that this should be secured through the Travel Plan.

In relation to the access from the 'northern roundabout', it has been noted by SCC Highways that this is being delivered as part of the site preparation works for HPC (previously approved by this Council (3/32/10/037)). There was a concern that the timescales for the delivery of this roundabout do not necessarily align with the requirements for the operation of the car park. However the applicant has responded to state that they are positive that the timescales will align. As an alternative, if the northern roundabout works are not complete, access is still available from the C182 site access road.

5. *Lighting*

It is proposed that temporary lighting will be provided through the use of four 400w flood lights attached to the back of four existing street lighting columns. These flood lights would only be used during outages. Five temporary 400w column flood lights will also be positioned around the remaining field and will only be in position and used during outages. The height of these temporary lighting columns will be limited to 6m.

Environmental Impact Assessment

This development does not fall within the scope of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999 and so Environmental Impact Assessment is not required.

Conclusion and Recommendation

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

Planning Permission is subject to the following conditions:

1. This permission shall expire on 31st October 2017 and the use hereby permitted shall be discontinued and the land reinstated on or before that date in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority prior to the expiry date.

Reason: To enable the Local Planning Authority to review the impact of the development having regard to the provisions of Saved Policies NC/3 and AH/2 of the West Somerset District Local Plan (2006).

2. The development shall only be used on a temporary basis during outage events in accordance with the operational details contained in the Planning Statement dated August 2014 and for no other purpose, without the prior written approval of the Local Planning Authority.

Reason: The approved temporary use only has been found to be acceptable in this location having regard to the provisions of Saved Policies SP/5 of the West Somerset District Local Plan (2006).

3. External lighting works shall be carried out in accordance with the approved details and under no circumstances shall external illumination be operated on the site other than in accordance with the approved scheme.

Reason: To protect habitats and other features of the landscape having regard to the provisions of Saved Policies NC/3, NC/4 AND NC/5 of the West Somerset District Local Plan (2006).

4. Reseeding proposals shall be carried out in accordance with the approved details. The works shall be carried out and complete prior to the 2nd outage (from the date of this permission). Any reseeded proposals indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with a seed mix to be first approved in writing by the Local Planning Authority.

Reason: To ensure that the landscape scheme is implemented and maintained having regard to the provisions of Saved Policies NC/3 and NC/4 and NC/5 of the West Somerset District Local Plan (2006).

5. No works shall be undertaken on site until the Local Planning Authority has first approved in writing details of a programme of access which will be afforded to a named archaeologist to observe and record all ground disturbance during construction (such works to include any geological trial pits, foundations and service trenches). The named archaeologist shall thereafter be allowed access in accordance with the details so approved.

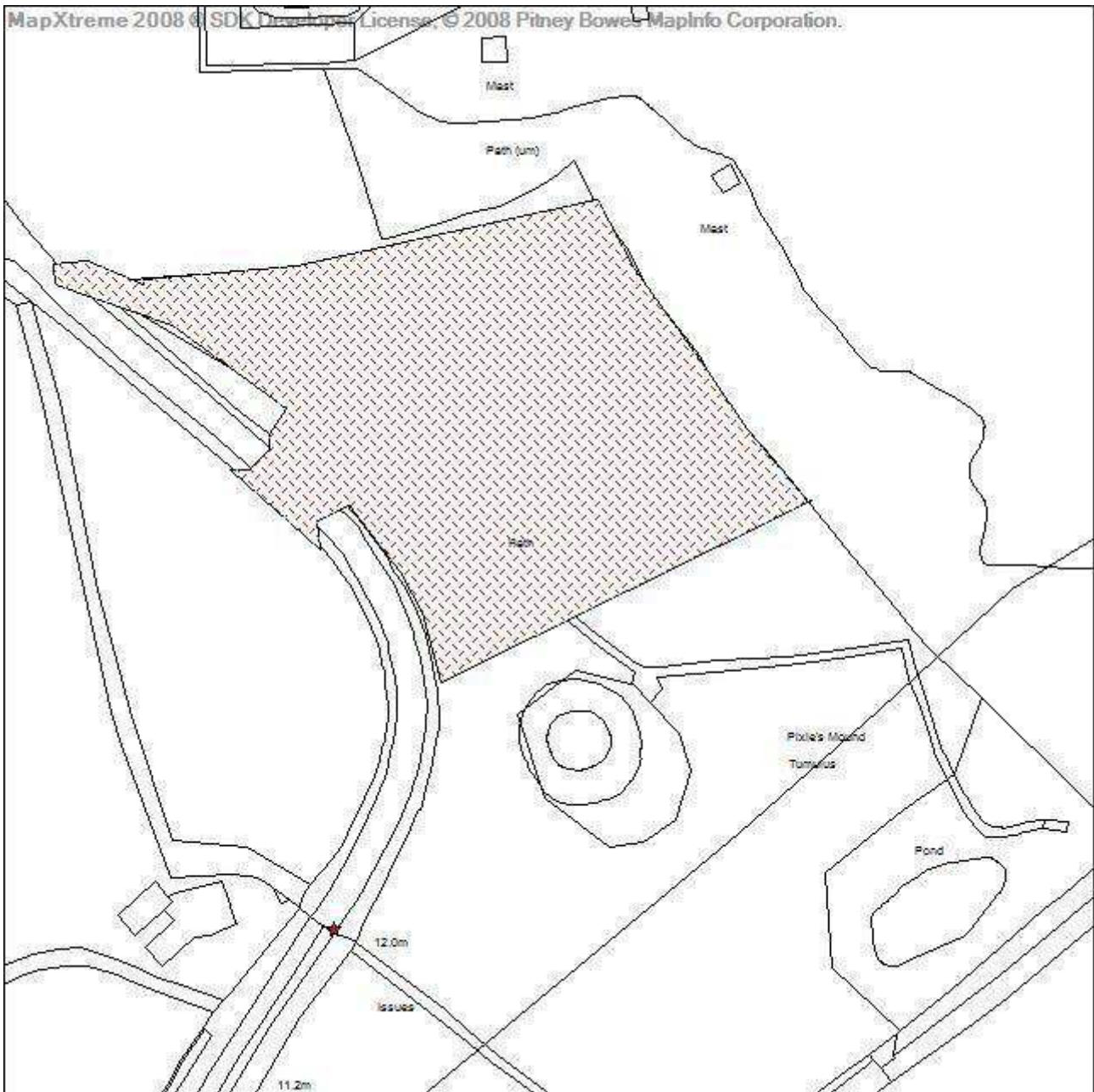
Reason: To enable the remains of archaeological interest which may exist within the site to be recorded having regard to the provisions of Saved Policy AH/3 of the West Somerset District Local Plan (2006).

Notes

The applicant is reminded that the granting of any planning permission does not avoid the requirements of relevant law protecting habitats and species including obtaining and complying with the terms and conditions of any licenses that may be required.

STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Pre-application discussion and correspondence took place between the applicant and the Local Planning Authority, which positively informed the design/nature of the submitted scheme. During the consideration of the application issues in respect of agricultural land classification and temporary contractors compound. The Local Planning Authority contacted the applicant and sought amendments to the scheme to address these issues and amended plans were submitted. For the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.



Application No 3/32/14/013
Construction of a 225 space car
park and access for Hinkley Point
B
Pixies Field, Wick Moor Drove
13/08/2014

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

West Somerset Council
Licence Number: 100023932

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Northing:

Scale: 1:1250



Delegated Decision List

Ref No.	Application	Proposal	Date	Decision Officer
3/05/14/009	Church of St John the Baptist, Church Lane, Carhampton, Minehead, TA24 6NT	New path to Tower door	23 September 2014	Grant CM
3/07/14/005	Homeleigh, Crowcombe, TA4 4BL	Proposed Extension and Car Park together with change of use class from residential to mixed use residential C3 and guest house C1	23 September 2014	Grant CM
3/16/14/002	Woodlands End, Holford, Bridgwater, TA5 1SE	Formation of en-suite area to existing bedroom at first floor level	02 October 2014	Grant EP
3/21/14/070	5 Elm Grove, Alcombe, Minehead, TA24 6AA	Proposed single storey extension	17 September 2014	Grant SK
3/21/14/071	83 and 85 Paganel Road, Minehead, TA24 5HQ	Proposed side extensions	19 September 2014	Grant SK
3/21/14/072	Sally's Vintage Chic, 10 The Avenue, Minehead, TA24 5AZ	Change of use of premises from retail (class A1) to a mixed use of retail (class A1) and tearoom (class A3)	19 September 2014	Grant SK
3/21/14/076	The Old Harbour House, Quay Street, Minehead, TA24 5UJ	Alterations to convert restaurant into part of main dwelling	23 September 2014	Grant CM
3/21/14/077	Butlins, Warren	Change external finishes	20 October	Grant SK

Road, Minehead, TA24 5SH to SW corner of two storey 2014 leisure building. Section of profiled metal cladding to be replaced with curtain walling, new entrance porch, 4no. new door openings. Insert 2no. ventilation louvre panels to replace windows and cladding at high level. Remove external metal stair and clad over doors to stair at first floor level.

Ref No.	Application	Proposal	Date	Decision	Officer
3/21/14/078	Plantation Quay, Butlins, Warren Road, Minehead, TA24 5SH	Erection of Patio's, balconies and juliette, removal of steel stairs and erection of extensions with glass and steel stairs, blocks B,C,E,F,G,S ,T,O,P at Plantation Quay	19 September 2014	Grant	SK
3/21/14/079	Beechfield Court, The Parks, Minehead	Display of two flagpoles	23 September 2014	Refuse	CM
3/21/14/081	Butlins Somerwest World, Minehead, TA24 5SH	Erection of new tented structure, within existing fairground, including signage and lighting to form new enclosure for children's fairground rides.	08 October 2014	Grant	CM

Structure to include fixed screens and roller shutters. Children's fairground rides positioned within the tented structure will include: Ladybirds, Tea Cups, Aeroplanes, Paratrooper, Chairplane and three midway stalls i.e. hook-a-duck, Hoopla and whack-a-mole.

Ref No.	Application	Proposal	Date	Decision	Officer
3/21/14/082	Units 3A and 3B, Mart Road, Minehead, TA24 5BJ	Proposed extension west of units 3a and 3b Mart Road, Minehead	09 October 2014	Grant	CM
3/21/14/084	Flat 1 Merton Place, Western Lane, Minehead, TA24 8BZ	Replacement of windows (x4) inc. bay and 1 door	13 October 2014	Grant	CM
3/26/14/020	Bilbrook Cottage, Bilbrook, Minehead, TA24 6HE	Lawful Development Certificate for a proposed two storey rear extension and one storey extension to	23 September 2014	Withdrawn by Applicant	CM

rear/west
elevations.

Ref No.	Application	Proposal	Date	Decision	Officer
3/28/14/004	Higher Thornes Farm, Weacombe Road, Taunton, TA4 4ED	Erection of porch area to south-west elevation (single storey)	19 September 2014	Grant	SK
3/31/14/008	Vellow Wood Farm, Vellow Wood, Williton, Taunton, TA4 4LT	Change of use of agricultural land to equestrian use and the construction of a horse manege	19 September 2014	Grant	CM
3/31/14/009	7 Oldway, Stogumber, Taunton, TA4 3SX	Replacement sunroom	17 September 2014	Grant	SK
3/36/14/003	Lowtrow Cross Caravan Site, Upton, Taunton, TA4 2DB	Variation of condition 3 on planning permission 3/36/07/001 in order to allow 13 pitches to be rented on a seasonal basis	17 October 2014	Grant	SK
3/37/14/014	Lorna Doone Park, West Street, Watchet, TA23 0BJ	Variation of condition 2 on planning permission 3/37/13/015 in order to add six photo-voltaic	16 October 2014	Grant	CM

c panels to each of the roofs of seven linked town houses.

Ref No.	Application	Proposal	Date	Decision	Officer
3/37/14/015	64 West Street, Watchet, TA23 0BH	Erection of rear extension	30 September 2014	Grant	SK

Ref No.	Application	Proposal	Date	Decision	Officer
3/37/14/016	1 Penny Lea, Watchet, TA23 0JE	Proposed two-bedroom dormer bungalow, extension of existing drive and new access to highway	23 September 2014	Grant	CM

Ref No.	Application	Proposal	Date	Decision	Officer
3/37/14/017	Eversley, Saxon Ridge, Watchet, TA23 0BL	Proposed extension and replacement garage	01 October 2014	Grant	SK

Ref No.	Application	Proposal	Date	Decision	Officer
3/37/14/018	The Well House, 47 Brendon Road, Watchet, TA23 0HU	Demolition of an existing double garage, lean-to log store and timber framed store to be replaced with a triple bay garage (1 garage and 2 car ports).	16 October 2014	Grant	SK

Ref No.	Application	Proposal	Date	Decision	Officer
3/37/14/019	6A Wristland Road,	Two storey	07 October	Grant	SK

Watchet, TA23 0DH side and 2014
single
storey rear
extension
with internal
alterations.

Ref No.	Application	Proposal	Date	Decision	Officer
C/21/14/017	Butlins, Warren Road, Minehaed, TA24 5SH	Approval of details reserved by condition 7 (relating to revised travel plan) in relation to planning permission 3/21/13/114	13 October 2014	Grant	CM

Ref No.	Application	Proposal	Date	Decision	Officer
C/26/14/004	Land off Blindwell Lane, Bilbrook, Somerset	Approval of details reserved by condition 5 (relating to sample materials), condition 6 (relating to landscaping), condition 7 (relating to dormice), condition 8 (relating to animal waste and sewage), condition 9 (relating to sewage disposal), condition 10 (relating to drainage at access), condition 13 (relating to consolidation of first 6metres of the access), condition 16	23 September 2014	Grant	SK

(relating to external security lighting), in relation to planning permission 3/26/14/009

Ref No.	Application	Proposal	Date	Decision	Officer
C/30/14/001	Shute Cottage, Skilgate, Taunton, TA4 2DN	Approval of details reserved by condition 4 (relating to re-profiling of the land) in relation to planning permission 3/30/14/002	03 October 2014	Grant	SK
C/37/14/003	8 Cherry Tree Way, Watchet, TA23 0UB	Approval of details reserved by condition 4 (relating to soft landscape scheme) in relation to planning permission 3/37/14/010	17 September 2014	Grant	SK
CA/21/14/004	St Andrews Church, Wellington Square, Minehead, TA24 5NH	Removal of Holly Trees	17 September 2014	Raise No Objection	SK
CA/26/14/001	Porch House, Old Cleeve, Minehead, TA24 6HN	Copper Beech - reduce crown by approx. 1 metre radially, reshape, and thin by approx.	17 September 2014	Raise No Objection	SK

20%.
Dead
Cherry tree
on
boundary-
fell/
dismantle.

Ref No.	Application	Proposal	Date	Decision	Officer
EIA/39/14/00 1	Land at Stream Farm, Williton	Request for a screening opinion for a proposed solar farm	16 October 2014	EIA not required	EP

Ref No.	Application	Proposal	Date	Decision	Officer
HPN/17/14/00 1	Hillside Cottage, Huish Moor, Wiveliscombe, TA4 2EZ	To extend the property a further 3.5m from the rear wall of a previous extension, with a height of 3.4 metres and an eaves height of 2.3 metres as specified by the following submitted details: Application form, site location plan and drawing no. 06/103/2c showing proposed floor plan	17 September 2014	Prior approval not required	SK

Ref No.	Application	Proposal	Date	Decision	Officer
HPN/21/14/00 2	69 Poundfield Road, Minehead, TA24 5ES	To erect a conservator y on the rear of the property. The proposed conservator y will extend 4m from the	01 October 2014	Prior approval not required	CM

rear wall with a height of 2.64m as specified by the following submitted details: Application form, site location plan, proposed site plan, details of previous extension and conservatory design plans

Ref No.	Application	Proposal	Date	Decision	Officer
NMA/21/14/002	Land to the rear of Cuzco, Periton Road, Minehead, TA24 8DU	Non-material amendment to planning permission 3/21/14/043 to allow the first floor windows to receive a soldier course of bricks.	30 September 2014	Grant	EP
PRE/04/14/009	24 Nicholas Close, Brushford, TA22 9AN	Erection of replacement porch, plus rear single storey extension	03 October 2014	Advice Given	SK
PRE/21/14/008	DUNBOYNE PADDOCK, BRATTON LANE, MINEHEAD	Creation of 4 dwellings	03 October 2014	Advice Given	SK
RUD/39/14/0	26 Long Street,	Prior	25 September	Prior	CM

01

Williton

approval of 2014
proposed
change of
use of a
building
from a retail
use (class
A1) to one
flat (use
class C3)

approval
required
and given
subjec