

PLANNING COMMITTEE

THURSDAY 31 JANUARY 2013 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 13 December 2012 - **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: EIGHT

Date: 23 January 2013

<u>Ref No.</u>	<u>Application/Report</u>
3/21/12/127 Full Planning	Land at Woodcombe Lane, Minehead Demolition of derelict hut and erection of two detached dwellings and associated works
3/32/12/068	Land at National Grid Electricity Substation, Hinkley Point A, Stogursey, Bridgwater Proposal to replace two existing transformers, provision of two new intermediate switchrooms at Hinkley Point A, together with the provision of a cabling route from Hinkley Point A 275 KV Grid Substation to connect to Hinkley Point C substation.

6. Exmoor National Park Matters

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

8. **Appeals Lodged**

Appellant	Proposal and Site	Decision
Mr Pena-Romera	37 Quarry Close, Alcombe APP/H3320/D/12/2183862 Retention of elevated patio area to rear of property plus installation of glazed screen	Dismissed 06 Dec 2012
Mr & Mrs S Greenway (Enforcement)	Land at 60 Doniford Road, Watchet Construction of Boundary Wall Over 1.0m high	Dismissed 07 Dec 2012
Mr and Mrs N Morris	Townsend Farm, East Quantoxhead Stationing of a Mobile Home for an Agricultural Worker	Dismissed 18 Jan 2013

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

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

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

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

Application No:	3/21/12/127
Parish	Minehead
Application Type	Full Planning Permission
Case Officer:	Kenneth Taylor
Applicant	Renscombe Properties Ltd
Proposal	Demolition of derelict hut and erection of two detached dwellings and associated works.
Location	Land at Woodcombe Lane, Minehead, TA24 8SB
Reason for referral to Committee	The site is outside the development limits

Risk Assessment

Description	Likelihood	Impact	Overall
Risk: 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
Mitigation: 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:

Land at Woodcombe Lane, Minehead, TA24 8SB

Description of development:

Demolition of derelict hut and erection of two detached dwellings and associated works (resubmission of 3/21/12/114)

Consultations and Representations:

The Local Planning Authority has received the following representations:

Minehead Town Council

Recommend Refusal: Decision as before on Plan 3/21/12/114: i.e. this development is outside the development boundary and the Woodcombe conservation area although the buildings would not be out of keeping with other properties.

Natural England

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

Highways Liaison Officer

I have the following observations on the highway aspects of this proposal:-

Given that this application is a resubmission of 3/21/12/114, many of the comments made by the Highway Authority regarding that application are largely applicable in this instance, (although it is noted that the red line area now includes the entire means of access to the highway, the distances to nearest shops and bus stop etc have been amended in the Design and Access Statement, the garages are stated as having been increased in size and an interceptor drain is shown across the access to deal with surface water disposal).

The site lies (just) outside the development boundary limit for Minehead, in location where it is likely that occupiers of the proposed dwellings will be largely dependant on their private motor vehicles for accessing the site, (due to the distances from the nearest shops, schools, services, facilities, public transport etc.), such a development would normally receive a recommendation of refusal from the Highway Authority on such grounds. However, given the proximity to the development boundary limit it must be a matter for the Local Planning Authority to decide the principle of such a development in this location. Additionally, I am aware that the Highway Authority has previously stated that two dwellings on the site would be acceptable from a highways point of view.

In terms of detail, the site is accessed via Woodcombe Lane, which is of restricted width in parts, but given the number of dwellings it currently serves, the proposal is unlikely to result in a significant increase in its use (especially when taking into account potential vehicle movements generated by the existing permitted use of the site). It was noted at the time of my site visit that there were vehicles parked on the site, with the Design and Access Statement stating that this is an informal arrangement with the site owner's permission, and as such it would be unreasonable to raise an objection on the grounds of the loss of this parking area. It is however considered necessary for the proposal to provide full parking, so that the existing parking situation is not exacerbated. Amended plans (12.04.04D and 12.04.06B) show the proposed garage as meeting the required minimum internal dimensions.

As mentioned with regard to previous application 3/21/12/114 there are concerns over the access in terms of width, with it considered necessary for an access serving more than one dwelling needing to be a minimum of 5m wide, particularly in this location, (so that vehicles can pass in the access). This is not shown as provided on the submitted plan (drawing no. 12.04.04D) due to the proposed new tree and build out/flower bed; but this issue can easily be rectified, and in the first instance I would request an amended plan be submitted showing this issue as having been addressed.

Minehead Conservation Society

We write to register our strongest objection to the above planning application which relates to the demolition of the structure known as 'the Church Hut, Woodcombe', and the proposed erection of two detached dwellings and associated works.

There are many reasons why this application should be rejected:-

1. The site, including the Hut, is within the Conservation Area. Previous applications for development on this site have been rejected even before it was included within the Conservation Area. The land is regarded as being of high environmental quality and any development would be prejudicial to the appearance and character of this attractive area, as well as detracting from the amenities of nearby residents. The outlook from Woodcombe Cottages and adjacent properties would be severely impaired.

2. If permission for even one dwelling only were to be granted on this site it would set an extremely dangerous precedent. The applicants may be simply seeking planning permission with a view to then selling on the land and no intention of building the dwellings themselves. Should this be the case the next owner may well press for more houses on the site. This would prove difficult to refuse once a precedent is set.

3. The Planning Committee of West Somerset District Council resolved on 21st October 2004 that this site would be positioned outside the Settlement Line, and this Resolution was adhered to by an overwhelming majority when the Full Council voted on 8th December, 2004 not to accept the Local Plan Inspector's recommendation. The reasons quoted in the Proposed Modifications Schedule 2006 remain valid today, as follows:-

"Reasons - Land west of Woodcombe Cottages remains a sensitive buffer area between Minehead and Exmoor National Park reflected in landscape policy. Specific transport policy issues exist in terms of RPG10 travel distances to local services and inadequate site access arrangements under Policy T/3."

4. The 18th century Woodcombe Cottages are an historic and unusual set of terraced houses, each separated by a grass track from their long 'strip' gardens. Their uniqueness in Minehead led to them being put into a Conservation Area to create protection from inappropriate development. Their setting is very important in this context which is precisely why the adjoining land (the subject of this application) was included in the Conservation Area and why the West Somerset Council believed that the land should remain outside the permitted development line. Both actions were designed to protect the cottages and their gardens from the impact of harmful development. The attractiveness of the terrace lies in its rural surrounds. To build close by would be to diminish their character and destroy their tranquil setting that is so vital to their uniqueness. To introduce car movements, additional lighting and manicured gardens would combine to destroy that which Conservation Area status sought to protect.

5. Legal vehicular access to the site is inadequate and questionable. It is only within the last 6 years

that the access has been widened to more than one vehicle width, when illegal groundwork was carried out by Renscombe Properties on and about 6th February, 2007 . The north-east boundary fence against the right of way to the Cottages and the pedestrian gate leading to the entrance door to the Hut were removed at that time and tarmac was laid over the Cottages' right of way over which Renscombe Properties had no ownership rights. The extent of the interference and tarmac laid was measured and noted by the County Council's Area Highway Surveyor at the time. The area of public highway near the site is already congested with motor vehicles and it is doubtful if highway requirements can be met.

6. The site, a former orchard, is valued by Woodcombe residents and visitors as a unique and aesthetically important tranquil area and should be retained as such. In November 2003 the Woodcombe Society forwarded to your department 71 letters from local residents and interested parties requesting that the site should be safe from development.

7. The Church Hut site is rich with wildlife with many species, including bats, recorded locally. Accordingly, an ecological survey should be carried out before any decision is reached in regard to the demolition of the Hut

2nd Letter dated 19th November

Legal vehicular access to the site is inadequate. We have now examined the plans submitted with the current application and have taken measurements on site. The applicants' plans are inaccurate in relation to the access to the highway in order to try and meet Highways criteria.

The Proposed Site Layouts (12.04.04B and 12.14.15B) are inconsistent, sometimes indicating the same plot boundaries for the original and the revised applications, and sometimes showing ownership extending to include the area which was illegally tarmacadamed by the applicants in February 2007. The larger scale measured and levelled plan appears to suggest a further variation.

The maximum width of access to the highway from the site is 4 meters between the base of the bank and hedge of Cottage No.1 and the boundary wall of Littlemoor. The applicants are only able to show an available width of 5 meters by trimming into both of these two boundaries. It is also apparent that the applicants are laying claim to ownership of the boundary wall of Littlemoor, but this wall has always been maintained by the owner of Littlemoor of which it is a legal part.

The two houses with garages forward of the dwellings proposed for the site are typical modern suburban development which could not be more unsuitable in this special area as they in no way match the historic terrace with the Conservation Area nor the semi-detached houses immediately adjacent to the east and south.

We are in no doubt that this application should be refused.

CPRE Somerset

I'm writing on behalf of CPRE Somerset to object to the proposed development at Woodcombe.

The grounds for objection are quite clear, Woodcombe is in a Conservation Area and it would be outside of the Minehead Development Area.

Any untoward development here would have a deleterious effect on the remaining fragile fabric of vernacular buildings in the Minehead area. Any benefit from allowing this development would be to a private individual only and would not be of any benefit to the community.

Public Consultation

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

- Land is regarded as being of high environmental quality and the proposal would be prejudicial to the character and appearance of the area, and detract from residential amenity.
- Loss of views
- Planning permission granted on this site would set a dangerous precedent and could lead to further applications for additional dwellings.
- Site is outside the Development Limit Line.

- Modern buildings will detract from nearby buildings and harm the Conservation Area.
- Additional vehicle movements and traffic danger.
- Narrow access and turning area.
- Ecological issues - rich in wildlife.
- Width of access.
- Ownership/maintenance issues in respect of boundaries
- Flooding/ drainage issues

Similar issues were raised when the previous application at this site (3/21/12/115) was submitted. That application was subsequently withdrawn.

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:

- STR1 Sustainable Development
- STR6 Development Outside Towns, Rural Centres and Villages
- 48 Access and Parking
- 49 Transport Requirements of New Development
- BD/1 Local Distinctiveness
- BD/2 Design of New Development
- LC/3 Landscape Character
- CA/1 New Development and Conservation Areas
- CA/2 Demolition in Conservation Areas
- CA/3 Redevelopment Within Conservation Areas
- STR4 Development in Towns
- 9 The Built Historic Environment
- LC/1 Exmoor National Park Periphery
- SP/1 Settlement Hierarchy
- SP/5 Development Outside Defined Settlements
- T/3 Transport Requirements of New Development
- T/8 Residential Car Parking
- NC/3 Sites of Local Nature Conservation and Geological Interest
- W/1 Waste Water, Sewage Management and, Infrastructure
- W/5 Surface Water Run-Off
- LC/1 Exmoor National Park Periphery

National Policy

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

Planning History

The following planning history is relevant to this application:

3/21/81/074	Erection of 5 houses	Refused	14/12/82
3/21/83/063	Erection of 2 houses	Refused*	20/06/83
3/21/98/123	Demolition of church hut and erection of hall for community use	Refused	24/09/98
3/21/12/114	Demolition of derelict hut and erection of two detached dwellings and associated works.	Withdrawn	29/10/12

*An appeal against the refusal was lodged and subsequently dismissed in May 1984.

Proposal

The application comprises the demolition of the hut and the erection of 2 detached houses served by a joint access at the existing point of access onto Woodcombe Lane. The dwellings are proposed to be 2 storey in the main but with a projecting single storey at the front which accommodates a

cloakroom. The land rises up from the frontage quite steeply but the houses are to be cut into the land so that their ground floor levels are at or near the road level.

Site Description

The site is located on the western edge of Minehead, being roughly triangular in shape with a short frontage onto a lane that gives access to Woodcombe Lane. It extends to some 0.23 ha. in area. The site is bounded to the south east by housing and to the north by residential garden plots. To the west is agricultural land. The site is uncultivated and largely unused except for a former timber church hut near the frontage, which has not been used for some years and is now in a state of disrepair. There is a small area of hard standing adjoining the frontage which is currently used for car parking. The major proportion of the site beyond the existing small parking area is rough overgrown land that slopes from the south east boundary with Littlemoor up to the north west corner of the site with an increasing gradient.

1. Principle of Development

1.1 Overview

Policy STR1 in the Structure Plan requires, amongst other matters, that development should create a pattern of land use and transport which minimises the length of journeys and the need to travel, and maximizes the potential for the use of public transport, cycling and walking. Policy STR4 of the Structure Plan directs that new development should be focused on towns with priority given to the reuse of previously developed land.

Policy SP/1 of the Local Plan designates Minehead as a town. Policy SP/2 of the Local Plan states that within the development limits of Minehead commercial or residential development will be permitted where:

- It does not result in the loss of land specifically identified for other uses.
- There is safe and convenient access by bus, cycle or on foot to facilities and employment.
- It involves infilling or small groups of dwellings, conversion, subdivision or redevelopment of an existing building or buildings or the redevelopment of previously developed land.

Collectively the settlement policies within the Structure and Local Plan seek to focus the majority of development within the towns (Minehead in the case of West Somerset). The Local Plan specifically identifies the extent of the development limits. The application site is located outside, but abutting the development limits of Minehead. The site is roughly triangular in shape and abuts the development limit along the short site frontage and the northern and south-eastern boundary (i.e. two sides of the triangle).

When dealing with sites outside of the development limits Policies STR/6 of the Structure Plan and SP/5 of the Local Plan are the relevant settlement policies. These policies direct that development on sites outside of the development limits are strictly controlled and limited to development that benefits social or economic activity, maintains or enhances the environment and does not increase the need to travel.

However Paragraph 49 of the NPPF identifies that Development Plan policies that specifically deal with supply of housing should not be considered up to date where a local planning authority cannot demonstrate a 5 year land supply. In this scenario the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

1.2 Five Year Land Supply implications

In view of the current progress in relation to the emerging Local Plan 2012-2032, it is acknowledged that the local planning authority is currently not in a position to demonstrate a five-year housing land supply in accordance with the paragraph 47 of the National Planning Policy Framework (NPPF).

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 NPPF is a strong material consideration that indicates that, in view of the current position in respect of the five-year housing land supply, the current application should not be judged against criteria within Policies STR/6 and SP/5 but rather the main issue in this case (in respect of the principle of the development) is whether the proposal constitutes sustainable development as defined by the NPPF.

Paragraph 7 of the NPPF is the crucial test in determining whether or not a development proposal is sustainable. This sets out the three dimensions to sustainable development. An economic role, a social role and an environmental role.

The NPPF clearly sets out that, even when the Development Plan is absent, silent or the relevant policies are out of date planning permission should not be granted where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so when assessed against the policies in the NPPF (paragraph 14 of the NPPF).

As such notwithstanding the fact that the site is located outside of the development limits consideration must be given to whether the proposed development is suitable having regard to the principles of sustainable development and other material considerations.

2. Principles of sustainable development

In reaching a view as to whether the site is suitable for the development proposed a range of background information is of significance: The planning history for the site, the recommendations of the Local Plan Inspector and the Woodcombe Conservation Area Appraisal.

2.1 Planning History

In the early 1980's two applications for housing on the site were refused. The second of these was also subject to an appeal. In 1998 an application for the construction of a community hall was refused. In refusing all these applications the impact on the character of the area was cited as a reason for withholding planning permission. In the appeal decision the Inspector states that:

"I find the appeal site, and other underdeveloped land to the north-west to be of high environmental quality, forming the lower slopes of an attractive valley rising to the more prominent landscape within the Exmoor National Park. The development of the appeal site, in my opinion, would be prejudicial to the visual appearance of this attractive area which forms an important part of the open countryside in contrast to the nucleus of development at Woodcombe".

2.2 Local Plan Inspector's comments

The Inspector's report in respect of the draft deposit Local Plan is dated 2003 and made comments in respect of the inclusion of the application site within the development limits. The relevant section states the following:

"The triangular objection site, a 0.2 ha tract of overgrown land with a wooden building, described in objection 34 as a church hut but in a poor state of repair, adjoins properties known as Woodcombe Cottages, I note that the site was included within the settlement development boundary in the consultative draft of the Plan but was deleted in the deposit draft.

Residential development is stated by the LPA to have previously been rejected on the grounds of landscape policy and inadequate access and permission for a community hall was refused in 1998 on similar grounds together with settlement policy. In the Plan it falls within the Blue Anchor Bay Character Area (Minehead Exmoor Fringe Sub-Area which is subject to Policy LC/3 and PC28. The LPA regards the site as part of the buffer zone between the built-up area of the town and Exmoor National Park, which clearly defines Minehead on its western side.

The south eastern boundary of the site is contiguous with residential development. The north western boundary abuts that of a series of plots at the rear of, and separated by a lane, from

Woodcombe Cottages. That land has the appearance of detached garden areas of the curtilages of the cottages. I am mindful that though subject to the proposed new policy SP/5 the site is nevertheless contiguous with the built up area. In my view its openness serves little visual purpose in the local scene as it neither shares the character of, nor opens a window on, the open country beyond. It appears to me that the boundary of the settlement development limit to the north and south of the site follows a clearly defensible line. I regard the resisting of that line along the south western boundary of the site as logical. Notwithstanding, therefore, that there exists within the Minehead development limits areas subject to unimplemented planning permission as well as potential sites identified in the Residential urban capacity study and the residue of the allocation of housing land at Seaward Way I consider the inclusion of this relatively small site within the settlement development limit of the town justifiable.

I recommend that:

- (i) Land west of Woodcombe Cottages (objection 34) be included within the settlement development limit".

Notwithstanding the Inspector's recommendation the application site was not included in the development limits for Minehead.

2.3 Woodcombe Conservation Area Appraisal

Within the Conservation Area Appraisal, dated July 2006, the rationale for including the application site, along with the land located to the north-west of Woodcombe Cottages is as follows:

"The small enclosures to the north and south of Woodcombe Cottages gardens as remnants of former orchards and for their importance as part of well defined open space that forms the immediate setting to Woodcombe Cottages".

2.4 Location of the site (transport links/proximity to services and facilities)

Planning policy seeks to ensure that maximum use of public transport, cycling and walking can occur (paragraph 17 and 35 of the NPPF and Policy STR1 of the Structure Plan).

The site is located about a mile from the town centre of Minehead, where there is a good range of services and facilities. A mile is beyond what is considered to be easy walking distance but is a relatively easy cycling distance. The site is located around 300m from a bus stop that provides relatively regular buses to town. The distance to the town centre and other services and facilities is such that the site is not the most ideal in terms of transport sustainability. However other sites within the development limits are located equally as distant from the town centre. Realistically, in allocated new sites to meet the housing need, sites that are similarly distant from the town centre are likely to be allocated for housing development. As such it is considered that the location of the site is acceptable in transport sustainability terms.

2.5 Impact of the built and historic environment.

The application site is located within the Woodcombe conservation area. Woodcombe Farmhouse, located to the south east of the application site, is also located within the conservation area and is a grade II listed building.

Policy 9 of the Structure Plan seeks to ensure that the setting and local distinctiveness of buildings of historic interest is maintained and where possible enhanced. This Policy also requires that the character or appearance of conservation areas should be preserved or enhanced.

Policy CA/1 of the Local Plan also requires that proposals would preserve or enhance the architectural and historic character or appearance of the conservation area. This Policy sets out a criteria which requires that:

- The proposal must be in keeping with the scale, architectural quality and features of the area and not detract from the setting of historic or architecturally important buildings.
- External building materials must be appropriate to those that are traditional in the conservation area.
- The proposal should not detract from the existing landscape elements of the conservation area including trees, hedgerows, walls, banks, footpaths and open spaces.

The NPPF cites “contributing to protecting and enhancing our ... built and historic environment” as a key element of sustainable development (Paragraph 7). Chapter 12 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”. The impact on the setting of a heritage asset must also be given consideration.

Having regard to the planning history, the Local Plan Inspector’s comments and the Conservation Area Appraisal, it is clear that there are contradictory views expressed as to the importance of the application site in providing an open space that contributes to the setting of Woodcombe Cottages and wider conservation area.

In considering this application, the impact on this area of open space and the impact of the proposed development on the wider conservation area needs to be given consideration. Firstly consideration must be given to whether the proposal will lead to harm to the heritage asset (the listed building, the conservation area and its individual components). If it is considered that harm would arise then consideration must be given to the extent of the harm and then the benefits of the proposal need to be weighed against the harm (paragraphs 132 - 134 of the NPPF).

The relationship between Woodcombe Cottages and the garden areas, detached from the properties by a shared private lane, is of significant interest and contributes to the character of the conservation area. The garden areas represent an open space of significant importance. The application site adjoins this open space. The land that forms the application site is visually distinct from the open space that forms the garden areas to Woodcombe cottages. The separation by the boundary hedging and the application site being physically off-set from Woodcombe Cottages is such that the application site is read as a separate entity from the adjoining open area. As such it is considered that the development of the application site would not degrade the distinct open nature of the adjoining gardens associated with Woodcombe Cottages. It is considered that careful development of the application site would result in what would appear as contiguous development of the residential development to the east and would therefore, be acceptable in principle.

The proposed dwellings are sited along a similar building line to the neighbouring dwellings (Littlemoor and Windover). This siting is such that the dwellings would appear as a continuation of the existing residential development in the area. Changes in land levels are such that the ridge height of the proposed dwellings would be above those of the adjoining semidetached dwellings (Littlemoor and Windover). In the context of changing land levels this would not appear incongruous.

Elements of the design of the dwellings has been informed by characteristics within the nearby buildings. The use of render for the walls and plain tiles is a common in this area. Details such as exposed rafter feet and extended purlins are features of some of the local buildings and proposed in the dwellings. The proposed fenestration details and brick chimneys are also in keeping with other nearby buildings. The proposal originally included attached single storey forward projecting garages. These however have been subsequently removed and a small single storey forward projecting porch structure with a lean-to roof is now proposed. The fenestration detail at the front of each dwelling is a little different, and this design approach helps to add interest to the scheme. It is considered that the design of the dwellings, in the revised form, is in keeping with the character of the local area. To the front of the dwellings, a parking area and garden/landscaping area is proposed. It is considered that an area of soft landscaping is important to soften the appearance of the development and to break up the area of hard standing to the front of the dwellings.

Overall it is considered that the proposed development would be acceptable in principle, would result

in the character and appearance of the conservation area being maintained and would not harm the setting of the nearby listed building.

2.6 Other matters

In considering a proposal against sustainable development principles the provision of a supply of housing to meet the needs of present and future generations is an important factor. Although only a small number of dwellings are proposed, the development would make a small contribution to meeting the housing need.

3. Residential Amenity

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

The siting of the dwellings is such there would not be any significant impacts on neighbour amenity. The buildings are sited broadly in line with the neighbouring dwelling (Littlemoor). The siting and the distances to nearby dwellings are such that there would not be any significant impacts through overlooking, overbearing or overshadowing. There are only en-suite bathroom windows at first floor level in the sides of the dwellings, which could give rise to a small degree of overlooking. A condition to secure that these are glazed with obscure glass and have restricted openings would overcome any issues.

4. Highway Safety

The Highway Authority has not raised any concerns in respect of the visibility at the site and consider that the additional traffic generated by the development would not be significant. Concerns were raised in respect of the width of the access to the dwellings. The Highway Authority would wish to see the access width increased to 5m. In view of the width of the site frontage, this is feasible. A 5m wide access would provide a road where two vehicles could easily pass (i.e. a vehicle entering and another exiting the site). The provision of a 5 metre wide access would involve the removal of a small portion of the proposed planting area. The loss of even a small portion of planting is not desirable, if its loss is not essential. The proposed tree planting, although modest in size, will enhance the setting of the development. At around 4.5m wide the access is not unduly narrow and the visibility is good. It is likely that vehicles exiting the site would see a vehicle seeking to enter the site in advance of reaching this narrow point and would wait until the other vehicle passes. The proposal is for only two dwellings and as such there would only be low vehicle movements and the likelihood of two vehicles seeking to enter and exit the site at the same time would be low. There is a pinch point where the private lane meets Woodcombe Lane. At this pinch point the road is a little under 4m wide. As such having an access to the dwellings that is under the ideal width of 5m but wider than the pinch point would not provide any great benefit in this location. This forward visibility at the access and pinch point are good and will allow drivers to see approaching vehicles and wait for the other to pass. In this case, in view of the desirability of retaining the small planting area, it is considered that a narrower access is sufficient. Having regard to Manual for Streets, decision makers are encouraged to take a flexible approach where appropriate to do so. It is considered that this is a case where rigid application of a standard access width is not necessary.

5. Flood Risk

The application site is located outside of flood zones 2 and 3 and as such is not in an area at significant risk of flooding. To ensure adequate drainage is provided a condition to secure a drainage scheme has been recommended.

6. Biodiversity

Policy 1 of the Structure Plan requires that biodiversity is maintained and enhanced. Policy NC/4 of the Local Plan prohibits development that would give rise to harm to protected species unless the harm can be avoided through the use of planning conditions. One of the facets of sustainable development as defined by the NPPF is “helping to improve biodiversity” (paragraph 7). Within chapter 11 of the NPPF the overarching aim is that in making decision on planning applications, biodiversity should be maintained and enhanced.

An ecological appraisal report has been submitted as part of the application. The report is dated September 2012 and as such is suitably up to date.

The proposed development will not result in an impact on any habitats of significant ecological value. The trees, hedgerows and some areas of rough grassland are located outside of the part of the site where development is proposed. The most significant potential impact would be on the slowworm population. Suitable means of mitigation, such as the erection of reptile fencing and translocation, can be put in place to minimise the impact.

As well as mitigating impacts (and potential impacts) on the biodiversity of the site, a number of measures can be put in place to enhance the biodiversity of the site. In view of the overarching aims of planning policy at all levels to seek biodiversity gains it is considered the securing these enhancements through planning conditions is reasonable and necessary.

7. Demolition in a conservation area.

This application involves the demolition of an existing timber hut on the application site. Policy CA/2 of the Local Plan seeks to prohibit the demolition of buildings that contribute to the character and appearance of the conservation area. Policy CA/3 of the Local Plan requires that where the demolition of a building in a conservation area is to be followed by redevelopment of the site, consent will only be given where there are acceptable detailed plans for that redevelopment and that it may be necessary for the local planning authority to ensure that the redevelopment occurs.

It is considered that the existing building is not of any significant merit and it does not positively contribute to the character of the conservation area. As such it is considered that the loss of the building should not be resisted. Although there are plans proposed for the redevelopment of the site it is not considered necessary that the redevelopment is secured. In this case if the existing building were to be demolished but the proposed dwellings were not constructed there would not be any harm to the character or appearance of the conservation area.

8. Other matters

Queries have been raised in respect of ownership of boundaries at the application site. The boundary in question is not proposed to be altered as part of the development and any dispute over ownership/responsibilities is not a material planning consideration.

Concerns have been raised about development that has occurred at the site, the hard surfacing of an area of the access track that links the rear of Woodcombe Cottages and the public highway and the hard surfacing of an area of land at the front of the site. These matters cannot be taken into account in considering the current planning application.

Concern has been raised that allowing this application could give rise to a revised application being submitted for a greater number of dwellings. Each case has to be considered on its own merits and any future applications would be given consideration should they be submitted.

9. Conclusion and Recommendation

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

Reason for Approval:

Although the application site is located outside of the development limits for Minehead, as the local planning authority is currently unable to demonstrate a 5 year housing land supply, the proposal should be judged on sustainable development principles. Having regard to the location of the site, adjacent to the development limits of Minehead, it is considered that the site is suitably located in transport sustainability terms. The proposal, by reason of its design, scale and layout would be in keeping with its surroundings. The character and appearance of the Conservation Area would be preserved. The setting of adjoining Listed Buildings would not be harmed. The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users. The means of access and parking are acceptable 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 STR1, STR4, STR6, 9, 48, 49, SP/1, SP/5, CA/1, CA/2, CA/3, BD/1, BD/2, LC/1, LC/3, NC/4, W/5, T/3, T/3 and T/8 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: 120.04.01D, 04E, 05D, 06D and 07B submitted on 03 January 2013.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No works shall be undertaken on site unless a hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include positions, species and size of all new trees and the location of grassed areas and areas for shrub planting; details of the hard surface treatment of the open parts of the site; and a programme of implementation. All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants 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 other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.
Reason: To ensure the provision of an appropriate landscape setting to the development having regard to the provisions of Saved Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).
- 4 No site works, demolition or clearance shall be undertaken on site unless the site has been prepared in accordance with a specification detailing protective measures and methods of working in relation to existing planting on the site and a programme for such work, which has been first submitted to and approved in writing by the Local Planning Authority. Such protected areas shall be kept clear of any building, plant, material, debris and trenching and there shall be no entry to those areas except for approved arboricultural or landscape works. The protective measures shall be retained until the development, hereby approved, has been completed.
Reason: To safeguard the existing trees and planting to be retained within the site having regard to the provisions of Saved Policies NC/4, BD/1, BD/2, TW/1 and TW/2 of the West Somerset District Local Plan (2006).
- 5 No works shall be undertaken on site unless details for the erection of reptile fencing around the areas of the site where development will take place. Details for the method of capturing and relocating slow worms from the parts of the site to be developed to the parts of the site where development will not take place and a programme of implementation shall be submitted to and approved in writing by the local planning authority. The reptile fencing shall be erected in accordance with the approved details and shall be retained until the development has been completed. The relocation of slow worms shall be carried out in accordance with the approved details.
Reason: To ensure that harm does not arise to the protected species during development having regard to the provisions of saved Policy NC/4 of the West Somerset District Local

Plan.

- 6 No works shall be undertaken on site unless details for the retention of rough grassland along the western boundary of the site and the provision of habitat enhancements for reptiles, bat roosts and bird nesting sites and a programme of implementation have been submitted to and approved in writing by the local planning authority. The habitat retention and enhancements shall be carried out in accordance with the approved details and thereafter retained.
Reason: To ensure habitats for protected species are maintained and enhanced having regard to the provisions of saved Policy NC/4 of the West Somerset District Local Plan and Policies within the National Planning Policy Framework.
- 7 No works shall be undertaken on site unless details and samples of all external materials to be used in the construction of the dwelling have been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policies BD/1, BD/2, BD/3, CA/1 and CA/3 of the West Somerset District Local Plan (2006).
- 8 No works shall be undertaken on site unless full details of all new joinery have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, reveals, surrounds, materials, finish and colour in respect of new windows and doors. The works shall thereafter be carried out in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise agreed in writing with the Local Planning Authority.
Reason: To safeguard the character and appearance of the building having regard to the provisions of Saved Policies BD/1, BD/2, CA/1 and CA/3 of the West Somerset District Local Plan (2006).
- 9 The proposed en-suite bathroom windows at first floor level in both plots shall be glazed with obscure glass. The windows shall also be non-opening unless the parts of the windows which can be opened are more than 1.7metres above the floor of the room in which the windows are installed. The windows shall be permanently retained in accordance with the requirements of this condition.
Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with Saved Policy BD/2 of the West Somerset District Local Plan (2006).
- 10 No works shall be undertaken on site unless details for the sewage disposal and surface water drainage works (including the means to prevent water being discharged on to the highway) have been submitted to and approved in writing by the Local Planning Authority. The details shall include a schedule of implementation for the works. The works shall be carried out in accordance with the approved details and schedule of implementation and shall be retained in that form.
Reason: To ensure the adequate provision of drainage infrastructure having regard to the provisions of Saved Policy W/1 of the West Somerset District Local Plan (2006).
- 11 The dwellings shall not be occupied unless the access to the site has been provided in accordance with the approved plans (dwg. 12.04.04E). The access shall thereafter be retained in the approved form.
Reason: To ensure suitable access to the site is provided and retained, in the interests of highway safety, having regard to the provisions of Policy T/3 of the West Somerset District Local Plan (2006).
- 12 The dwellings hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans (drawing number 12.04.04E) for the parking and turning of vehicles, and such areas shall not thereafter be used for any purpose other than the parking and turning of the vehicles associated with the development.
Reason: To ensure that sufficient provision is made for off-street parking and turning of

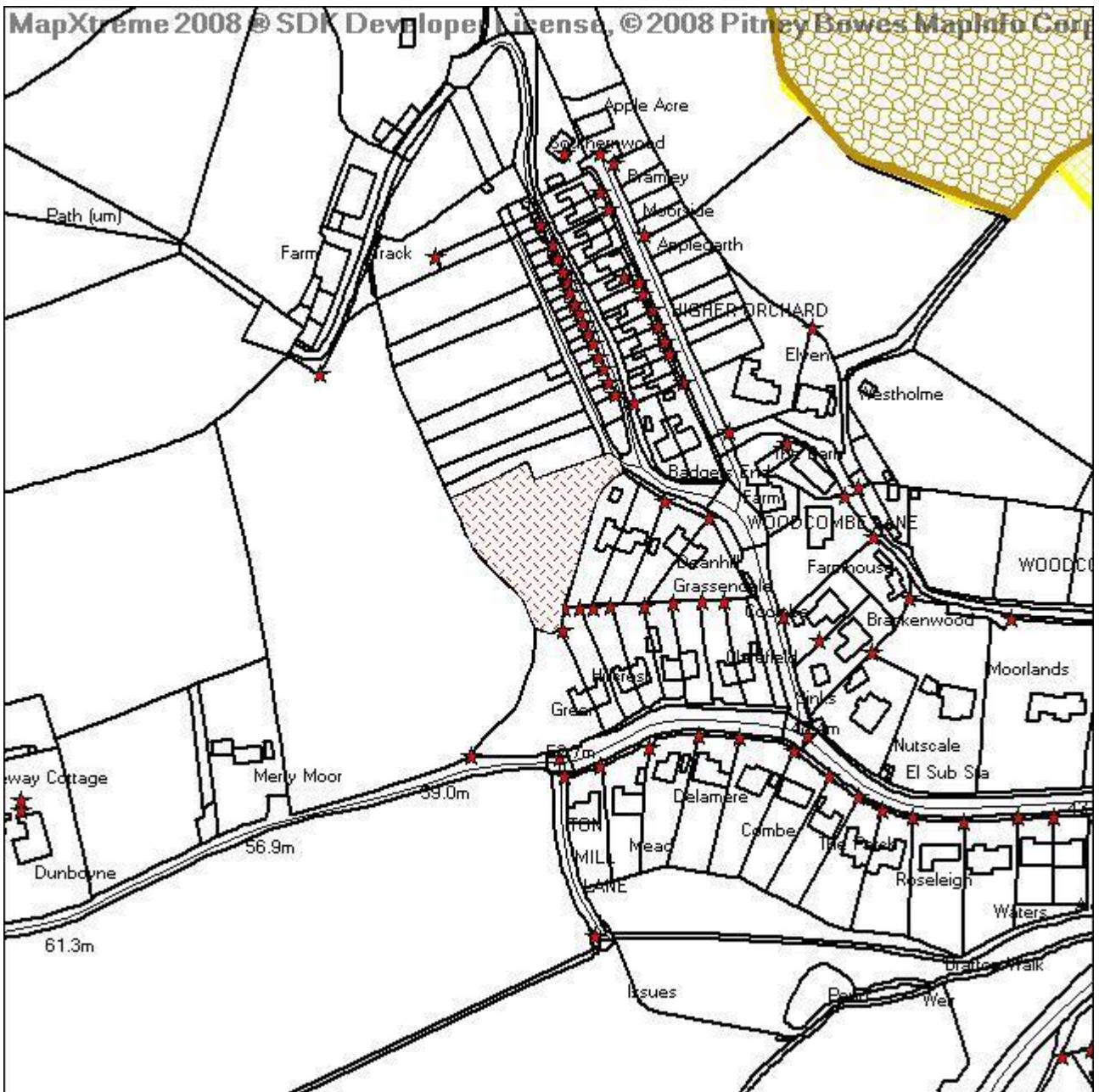
vehicles in the interests of highway safety having regard to the provisions of Policies T/3 and T/8 of the West Somerset District Local Plan (2006).

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 Statement. Although the applicant did not seek to enter into pre-application discussions/correspondence with the local planning authority, during the consideration of the application certain elements of the proposal were considered to be unacceptable. The local planning authority contacted the applicant and sought amendments to the scheme to address this concern and amended plans were submitted. For the reasons given above and expanded upon in the planning officer's report, the application, in its revised form, was considered acceptable and planning permission was granted.

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.



Application No 3/21/12/127
 demolition of derelict hut and
 erection of two detached
 dwellings and associated works
 (resubmission of 3/21/12/114)
 Land at Woodcombe
 29/10/12
 Planning Manager
 West Somerset Council,
 West Somerset House
 Killick Way
 Williton TA4 4QA
 West Somerset Council
 Licence Number: 100023932



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 Easting: Scale: 1:1250
 Northing:

Application No:	3/32/12/068
Parish	Stogursey
Application Type	Full Planning Permission
Case Officer:	Alex Bullock
Grid Ref	Easting: 321328 Northing: 146130
Applicant	Mr Cofield EDF Energy
Proposal	Proposal to replace two existing transformers, provision of two new intermediate switchrooms at Hinkley Point A, together with the provision of a cabling route from Hinkley Point A 275 KV Grid Substation to connect to Hinkley Point C substation.
Location	Land at National Grid electricity substation, Hinkley Point A, Stogursey, Bridgwater, TA5 1UD
Reason for referral to Committee	The Planning Committee has previously resolved that all applications relating to the Hinkley Point C site are determined by the Planning Committee

Risk Assessment

Description	Likelihood	Impact	Overall
Planning permission is refused for reason which could not be reasonably 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:

Land at National Grid electricity substation, Hinkley Point A, Stogursey, Bridgwater, TA5 1UD

Description of development:

Proposal to replace two existing transformers, provision of two new intermediate switchrooms at Hinkley Point A, together with the provision of a cabling route from Hinkley Point A 275 KV Grid Substation to connect to Hinkley Point C substation.

Consultations and Representations:

The Local Planning Authority has received the following representations:

Stogursey Parish Council

Stogursey Parish Council has no comment to make other than to request that the company is required to give adequately timely notice (i.e. at least five working days) of the movement of large loads and to arrange for them to travel out of peak traffic hours.

Highways Liaison Officer

No observations

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 & 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
- SP/1 Settlement Hierarchy
- SP/5 Development Outside Defined Settlements
- LC/3 Landscape Character
- BD/1 Local Distinctiveness
- STR1 Sustainable Development
- STR6 Development Outside Towns, Rural Centres and Villages

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:

3/32/10/037	The proposed development involves the following activities: site clearance (including fencing, vegetation removal, demolition of existing structures and creation of alternative footpaths); earthwork's (including soil stripping and storage, site levelling, spoil screening. storage for re-use on site); provision of earth retaining structures; deep excavations; provision and relocation of drainage infrastructure (including culverts, outfall's, balancing ponds); the provision and operation of plant and machinery (including concrete batching); site establishment works (including layover facilities, car parks, haulage roads, site access points and roundabouts and laying replacement and/or diversion of apparatus); and other associated works, in the event that Hinkley Point C is not consented all structures would be removed and the site reinstated.	Grant	27/01/2012
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Proposal

The application seeks permission to replace two existing transformers and two new intermediate switch rooms at Hinkley Point A (HPA). In addition a new cable will be routed from the HPA 275kV Grid Sub-Station to the Hinkley Point C (HPC) Sub-station. The proposal is not on operational land and therefore EDF Energy cannot benefit from their rights under Part 17, Class G of the General Permitted Development Order 1995 (PD Rights). As a result full planning permission is required for the works proposed.

The proposal will ultimately replace two existing transformers which are in excess of 50 years old and are due for replacement. The proposal also involves the construction of two new switch rooms within the existing compound which will help to distribute electricity to HPA, Hinkley Point B (HPB) and HPC. The new power cables connecting the two new switch rooms with the HPC site will be routed below ground.

The supporting documentation makes reference to the provision of a security cabin, this element does not form part of this current submission. If the applicant requires such a structure a separate application would be required. Such an application would be considered on its own merits.

Site Description

The site is located within the existing HPA 275kV Grid Sub-Station compound area which is located just to the south of the HPA complex.

Planning Analysis

1. Principle of Development

The Hinkley Point site is located within the Parish of Stogursey but is located beyond the

development limits of any defined settlement. The proposal is made in connection with the existing HPB infrastructure although the equipment is not located on land within their ownership. There is a need to replace this infrastructure from a maintenance view point as it is now in excess of 50 years old and secondly to help facilitate the provision of 11kV link to the HPC site.

The development will further support ongoing operations as part of HPB and will help with the construction process associated with HPC (in accordance with approved plans under Site Prep and as included within the applicants DCO application). The development has obvious economic benefits in terms of allowing the existing complex to continue its operations. The proposed development will not increase vehicle movements to and from the site, other than those to undertake the construction of the development. It is also considered that the proposal will maintain the sites environmental quality by virtue of the application being a direct replacement and the careful consideration of routing for the new cabling. Therefore the development is acceptable in principle.

2. Characters and Appearance of the Area

As highlighted above the proposal is for the direct replacement of existing electricity generating infrastructure whilst also providing a new connection to the proposed HPC site. The site is located within the existing Power Station complex and views to the site from the public highway are almost completely screened by mature vegetation. The proposed development will sit against the backdrop of the existing Power Stations and alongside other electricity generating infrastructure. Furthermore as highlighted elsewhere in this report the application is for a like for like replacement of existing equipment.

The replacement transformers are to be 8.9m in length, have a width of 5.3m and a height of 7.3m and will sit directly adjacent to the existing transformers. They will be of a similar appearance to the existing as they will have an external finish of galvanized steel which will be goose wing grey in colour.

Whilst the switchroom structures are 5m in length, 3.4m in width and 3.7m in height. These are situated next to the transformers but contained within the existing complex. The switchrooms will be finished in the same materials as the transformers.

The cabling from these transformers to the 11kV substation is circa 300m but is placed underground for the majority of its length. The route corridor has been designed to offer the shortest possible distance accounting for adjacent environmental considerations.

Therefore it is considered that the replacement of the existing equipment, including the switchrooms and the connection provided to C Station will largely blend into the existing industrial landscape within the immediate complex setting. Furthermore views of the application site from a greater distance will not be adversely affected given the proposal is for a like for like replacement, albeit with newer equipment.

It is therefore considered that the proposal has an acceptable impact in this regard.

3. Residential Amenity

The proposed development is for the direct replacement of existing electricity generating infrastructure at the Hinkley Point complex as well as providing new electricity infrastructure to serve the HPC site. As a result of the nature and amount of development proposed and its proximity to residential receptors there is no adverse impact on residential amenity once it is has been constructed.

As highlighted above the proposals are predominantly for the replacement of existing transformers, with the addition of two switchrooms. The switchrooms will benefit from some external lighting, required for health and safety reasons. This lighting will only be use when the switchrooms are themselves in use. Lighting will be designed to minimise illumination using down lighters and avoiding over illumination.

Given the sensitivities of the site, consideration of any noise impact should also be considered. The construction of the equipment and the associated infrastructure does not require specialised

equipment. The existing transformers create a steady 'humming' noise whilst cooling fans are used on occasion (during maintenance). Once the new transformers are in place the cooling fans will no longer be required but a similar noise will be emitted from the transformers themselves. Some additional noise will be generated by the switchrooms but this will be limited to the enclosure and will not raise background noise levels.

Therefore the proposal is considered to have an acceptable impact in this regard.

4. Highway Safety

The proposal does not involve any permanent changes to either access or parking requirements at the site. The proposal will result in a small increase in vehicle movements (less than 10 vehicles per day) whilst the project is being constructed across two phases (with a 6 month lag between the two phases). However, once operational the development will not give rise to additional vehicle movements. The Highway Authority have confirmed that they have no comment to make on the proposals.

Understandably, given the other works that are already permitted (Site Preparation Works) and those that may be granted consent (Development Consent Order) the Parish Council have expressed a wish that they be notified of significant heavy vehicle movements. Within the submitted documentation (Design & Access Statement dated November 2012) the applicant has indicated that they will be implement a Traffic Management Plan (TMP). It is considered that such an obligation to notify the Parish Council of such movements could be incorporated in this document. This document will be controlled by condition.

Given the above it is considered that the proposed development has an acceptable impact in this regard.

5. Flood Risk

The proposal is for the direct replacement of existing electricity infrastructure on a similar footprint. The proposal site has been used in this way for a considerable period of time (in excess of 50 years). The proposal will not intensify the use of the site and does not introduce more vulnerable uses. The proposal is therefore considered to have an acceptable impact in flood risk terms.

6. Archaeology

The majority of the works required under this application fall within the existing substation area and therefore the potential for surviving archaeological remains to be found are very low as the ground has already been disturbed.

However, works are also proposed on non-made ground in and around Branland Copse in order to route the underground cabling. Whilst minimal archaeological remains are expected to be found in this location, an archaeologist will be present on site during excavation. If significant archaeological remains are found then the archaeologist will stop the excavation immediately and will record and preserve (where appropriate) the archaeological features and deposits that are identified during the course of the works. This can be controlled by way of a condition.

7. Ecology

The applicant will be preparing an ecological method statement and a qualified ecologist will be on site during the construction works. These measures are to address the requirements of the Wildlife and Countryside Act 1981. Given the location of the site and its proximity to protected species it is unlikely that any adverse impact will occur to any protected species, whilst the applicant will put in place control measures as documented. The proposal is considered to have an acceptable impact in this regard and a condition is not considered to be applicable in this instance as this issue is adequately controlled by the provisions of the Wildlife and Countryside Act 1981.

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.

Reason for Approval:

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 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 STR1, STR4, STR5, STR6, 49, SP/1, SP/5, BD/1 & B/D3 of the Somerset & Exmoor National Park Joint Structure Plan Review (adopted April 2000) and the West Somerset District Local Plan (adopted December 2006).

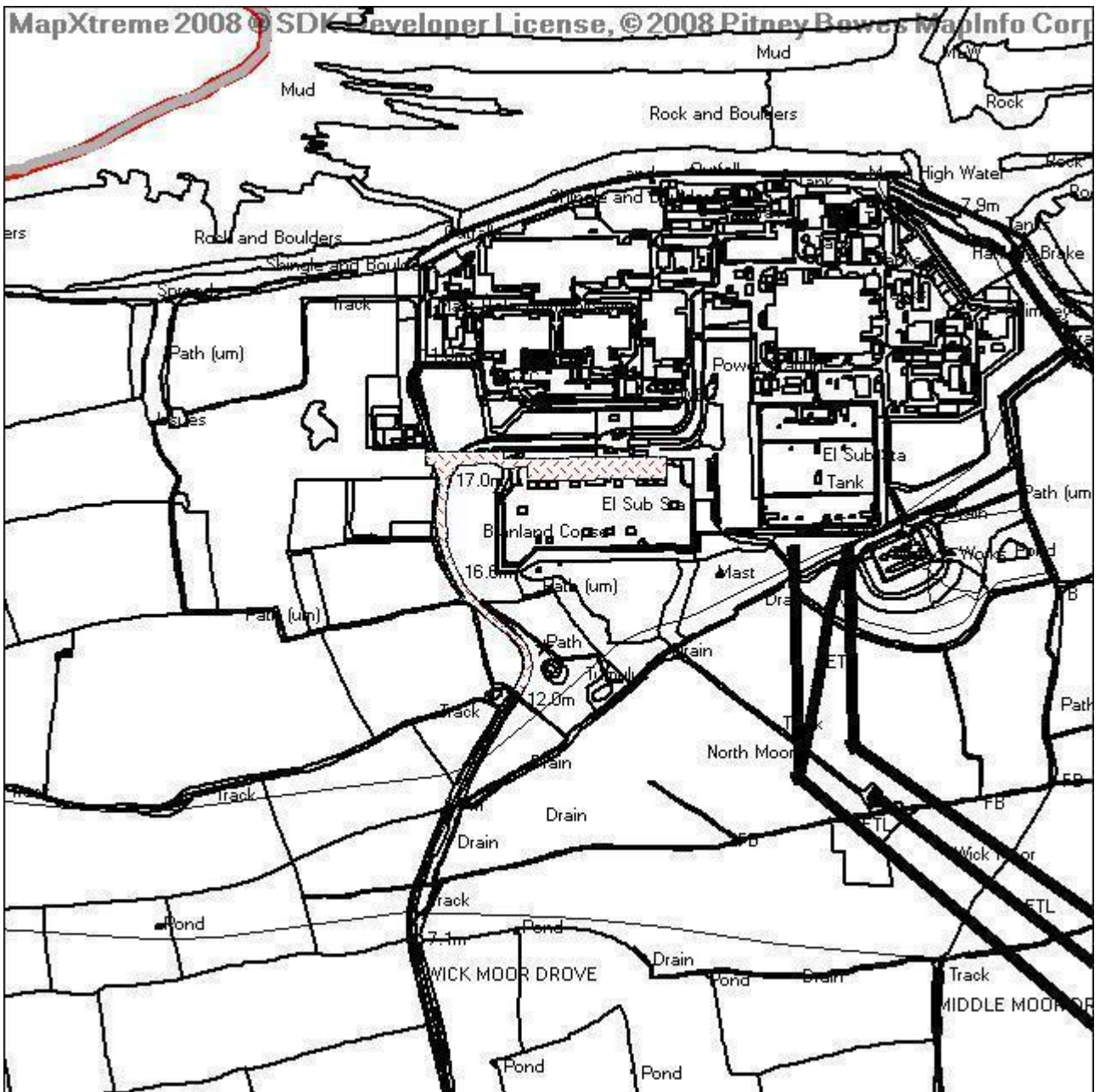
Planning Permission is subject to the following conditions:

- 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: Ffigures 5.1, 5.2, 5.3 and 5.5 and Design & Access Statement (November 2012) submitted on 12th November 2012.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No development or works shall commence until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall be fully implemented as approved through the development unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of road safety and amenity of transport to minimise the impacts of the Development on the highway network.
- 4 If in undertaking the Development or works, archaeological remains are found on the site, then no further Development or works shall be carried out (except within a defined area or areas confirmed by the Local Planning Authority in writing in which works can continue) until a programme of archaeological work, including excavations, has been implemented in accordance with a written scheme of investigation which has been first submitted to and approved in writing by the Local Planning Authority.

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/2/AH/3 of the West 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 Statement. 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.



Application No 3/32/12/068
 Proposal to replace two existing transformers, provision of two new intermediate switchrooms at Hinkley Point A, together with the provision of a cabling route from Hinkley Point A 275 KV Grid Substation to connect to Hinkley Point C substation. Land at National Grid electricity substation, Hinkley Point A, Stogursey, Bridgwater, TA5 1UD
 12 November 2012
 Planning Manager
 West Somerset Council
 West Somerset House
 Killick Way
 Williton TA4 4QA
 West Somerset Council
 Licence Number: 100023932



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Delegated Decision List

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/01/12/018	Tagari, Woolston, Williton, Taunton, TA4 4LN Vehicular access and parking hardstanding	07 December 2012	Grant
3/01/12/019	Tagari, Woolston, Williton, Taunton, TA4 4LN Demolition of 1.8m length of wall and railings and construction of new stone wall approximately 1m in length.	06 December 2012	Grant
3/01/12/020	Woolston Dairy, Woolston, Somerset. TA4 4LN Variation of condition 1 (relating to reserved matters) and condition 3 (relating to floor area) in respect of Outline Planning Permission 3/01/10/007 for an additional agricultural dwelling	06 December 2012	Grant
3/01/12/021	3 Combe Close, Bicknoller, Taunton, TA4 4EP Erection of single storey extension to existing dwelling	14 January 2013	Grant
3/01/12/022	30A The Coach House, Trendle Lane, Bicknoller, Taunton, TA4 4EG Erection of garden room(amended scheme to 3/01/11/011)	21 January 2013	Grant
3/01/12/023	Land at Trendle Lane, Bicknoller Erection of agricultural building for storage of produce, tools, foodstuffs.	07 January 2013	Prior approval not required
3/07/12/027	Stable Cottage, Crowcombe Heathfield, Taunton, TA4 4BS Side extension to provide bedroom & office at first floor level and living room & secure store at ground floor level	15 January 2013	Grant
3/09/12/011	Combe, Dulverton, TA22 9RT Alteration to orientation of roof on garage (amendment to approval 3/09/11/004)	20 December 2012	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/09/12/012	Combe, Dulverton, TA22 9RT Alteration to orientation of roof on garage (amendment to approval 3/09/11/005)	20 December 2012	Grant
3/12/12/006	Willett Farm, Willett, Lydeard St Lawrence, Taunton, TA4 3QB New cattle bridge (resubmission of 3/12/12/001)	21 December 2012	Grant
3/17/12/007	Gauth House, Huish Champflower, Taunton, TA4 2EY Approval of details reserved by condition 2 (relating to roof lights) and condition 4 (relating to render) in relation to Listed Building Consent ref: 3/17/12/004	06 December 2012	Grant
3/17/12/008	Gauth House, Huish Champflower, TA4 2EY Approval of details reserved by condition 2 (relating to rooflights) in relation to planning permission ref: 3/17/12/003	06 December 2012	Grant
3/17/12/009	New House Cottage, Huish Champflower, Taunton, TA4 2HJ Erection of replacement porch	21 January 2013	Grant
3/21/12/129	Lloyds TSB Bank plc, 19 The Parade, Minehead, TA24 5LU Display of illuminated and non-illuminated signage.	07 December 2012	Grant
3/21/12/130	Quaker Meeting House, 9 Bancks Street, Minehead, TA24 5DJ Re-roofing of main roof with the addition of 16 photovoltaic panels on the south facing roof	21 December 2012	Grant
3/21/12/132	15 The Cross, St Michaels Road, Minehead, TA24 5JW Re-tiling of roof	21 December 2012	Grant
3/21/12/133	17 The Cross, St Michaels Road, Minehead, TA24 5JW Re-tiling of roof	21 December 2012	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/21/12/134	The Railway Station, Minehead TA24 5BG Replacement external doors	08 January 2013	Grant
3/21/12/137	Blue Moon, Woodcombe Lane, Minehead, TA24 8SB Provision of bedroom over existing garden room	21 December 2012	Grant
3/21/12/138	2 Court Green, Minehead, TA24 5TS Erection of garden room to rear (north elevation).	15 January 2013	Grant
3/21/12/139	2 Court Green, Minehead, TA24 5TS Replacement of part of first floor and associated works, formation of ensuite to existing bedroom and erection of garden room to rear (north elevation).	16 January 2013	Grant
3/21/12/140	The Flat, The Wheelhouse Restaurant, 27 The Avenue, Minehead, TA24 5AY Replacement of existing timber windows with PVCu windows	21 January 2013	Refuse
3/21/12/145	30 West Street, Minehead, TA24 5EJ Demolition of existing free-standing pre-fabricated garage and erection of block and render permanent garage with utility/storage room (to match an existing block and render garage).	16 January 2013	Grant
3/24/12/007	2 Torre House, Torre, Washford, Somerset, TA23 0LA Build lobby to provide fire escape from attic, insert door from lobby to small bedroom on first floor, re-use doors for bottom of stairs and small bedroom	17 January 2013	Grant
3/26/12/023	84 Cleeve Park, Old Cleeve, Minehead, TA24 6JG Erection of utility room at rear of chalet	06 December 2012	Grant
3/28/12/005	Former Union Quarry, off Tower Hill, Williton, TA4 4JR Replacement outline planning permission for the erection of a single storey dwelling (application no. 3/28/09/002)	21 December 2012	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/32/12/066	1 High Street, Stogursey, Bridgwater, TA5 1TB Proposed conversion of existing redundant shop unit to form a new residential flat	11 December 2012	Refuse
3/32/12/067	The Manse, Knighton Lane, Burton, Stogursey, Bridgwater, TA5 1QB Installation of secondary glazing to windows to the front of the property and replacement of windows and doors with 'slim lite' wooden double glazed units	13 December 2012	Grant
3/32/12/069	Knighton Farm, Stogursey, Bridgwater, TA5 1QD The construction of a 30m x 30m uncovered earth bank slurry store, with part concrete panelled wall. The spoil dug out from the store will be used as the earth banks around the store, it is projected that these banks will be 2 to 3 m in height.	21 December 2012	Grant
3/32/12/070	Knighton Farm, Stogursey, Bridgwater, TA5 1QD Erection of a steel portal frame building to be used as a livestock building, to incorporate concrete yard area to allow slurry to be scrapped to the slurry store.	21 December 2012	Grant
3/32/12/071	9 St Andrews Road, Stogursey, Bridgwater, TA5 1TE Single storey rear extension	02 January 2013	Grant
3/36/12/006	The Old Schoolhouse, Upton, Taunton, TA4 2HX New living room, kitchen and utility room extension, associated landscape works to patio and construction of decking area	02 January 2013	Grant
3/37/12/041	Garden plot to rear of 3 Churchill Way, Watchet, TA23 0JQ Erection of two dwellings	06 December 2012	Grant
3/37/12/042	38 Swain Street, Watchet, TA23 0AE Approval of details reserved by part-condition 4 (relating to joinery details for new ground floor extension facade) in relation to planning permission ref: 3/37/11/029	06 December 2012	Grant

<u>Ref No.</u>	<u>Application</u>	<u>Date</u>	<u>Decision</u>
3/37/12/043	38 Holm View, Watchet, TA23 0AF conservatory to the rear elevation (retrospective)	18 December 2012	Grant
3/37/12/044	Garden Plot at Wyndham House, 4 Sea View Terrace, Watchet Approval of details reserved by condition 8 (relating to Fencing) in relation to planning permission ref: 3/37/10/018 (as amended by 3/37/11/039)	09 January 2013	Grant
3/39/12/045	54 Long Street, Williton Install one container for the storage of scaffolding equipment and one workshop container for the polishing of metal	14 December 2012	Grant
3/39/12/048	48-50 Long Street, Williton, Taunton, TA4 4QU To install an automatic gate to the existing front access and erection of double car port within the front courtyard.	20 December 2012	Grant
3/39/12/050	Orchard Wyndham House, Williton, TA4 4HJ Installation of shower room in the flat in the wing of Orchard Wyndham House	20 December 2012	Grant
3/39/12/051	Orchard Wyndham House, Williton, Somerset, TA4 4HJ Improved cellar ventilation and shutter replacement	21 December 2012	Grant
CA/16/12/0 05	GLENSIDE, COMBE LANE, HOLFORD, BRIDGWATER, TA5 1RY Fell Ash tree in front of garage.	12 December 2012	Raise No Objection
NMA/32/1 2/001	Hinkley Point C, Hinkley Point Road, Stogursey, Bridgwater, TA5 1UF non material amendment to 3/32/10/037 for changes to the design of the 11KV sub-station	05 December 2012	Grant
T/39/12/0 01	Williton Memorial Ground, Killick Way, Williton Crown lifting to 5 meters on all trees, marked in yellow,	14 December 2012	Grant

(application amended 12/12/12) to;

T1 – Feather and suckle, T2 – No work needed,
T3 – Tipping, T4 – Remove Lower 3 Limbs,

T6 – Tipping, T9 to T12 – Tipping, T14 to T19 –
Tipping.