



To: Members of Planning Committee

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

Our Ref TB/TM

Your Ref

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

Extension 01823 219735

Date 18 July 2018

**THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING
THIS DOCUMENT CAN BE MADE AVAILABLE IN LARGE PRINT, BRAILLE, TAPE FORMAT
OR IN OTHER LANGUAGES ON REQUEST**

Dear Councillor

I hereby give you notice to attend the following meeting:

PLANNING COMMITTEE

Date: Thursday 26 July 2018

Time: 4.30 pm

Venue: Council Chamber, Council Offices, Williton

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

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you advise otherwise, by entering the Council Chamber and speaking during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact Democratic Services on 01823 356573.

Yours sincerely

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

BRUCE LANG
Proper Officer

PLANNING COMMITTEE

THURSDAY 26 July 2018 at 4.30pm
COUNCIL CHAMBER, COUNCIL OFFICES, WILLITON

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of the 31 May and 28 June 2018 - 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: Three

Date: 18 July 2018

<u>Ref No.</u>	<u>Application/Report</u>
3/39/18/002	Siting of a static caravan and installation of a metal fence (retention of works already undertaken) Doniford Farm Park, Doniford Farm, Doniford Road, Watchet, TA23 0TQ
3/41/18/001	Erection of a 1.5 storey extension to the north east elevation. Squirrels Cottage, Lower Street, Withycombe, Minehead, TA24 6QA

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

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

8. Appeals Lodged

Appeal against the refusal of planning permission for outline planning with all matters reserved for the erection of two dwellings with formation of access and parking (resubmission of 3/18/17/001) at A Winters Tale, Sea Lane, Kilve, TA5 1EG (application 3/18/17/006).

Appeal against the refusal of planning permission for conversion of stable building to a holiday unit (resubmission of 3/28/16/005) at Higher Thornes Farm, Weacombe Road, West Quantoxhead, TA4 4ED (application 3/28/17/006).

Appeal against the issue of an enforcement notice in relation to the retention of a shiplap timber fence following refusal of planning permission at Badgers End, Higher Orchard, Woodcombe, Minehead, TA24 9SD (application 3/21/16/127 refers).

9. Appeals Decided

No appeals to decide

10. Reserve date for site visits – Tuesday 28 August

11. Next Committee date – 30 August

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.

PLANNING COMMITTEE

Minutes of the Meeting held on 31 May 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman

Councillor S Dowding
Councillor A Hadley
Councillor B Heywood
Councillor I Jones
Councillor P Murphy

Councillor C Morgan
Councillor J Parbrook
Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Assistant Director Planning and Environment – Tim Burton
Planning Officer – Stephen Beli
Legal Advisor – Nick Hill– Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P1 Apologies for absence

There were apologies for absence from Councillors B Maitland-Walker, S Goss, K Mills, A Kingston-James, K Turner and T Venner

Substitution

Councillor A Hadley for Councillor K Mills

P2 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 26 April 2018 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor B Heywood, seconded by Councillor S Dowding

The **motion** was carried.

P3 Declarations of Interest or Lobbying

Councillor B Heywood declared that he had been contacted by the applicant for application No. 3/04/17/016. He declared that he truncated the call as he did not wish to be predetermined.

P4 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P5	3/01/18/005	Outline planning permission with all matters reserved for the erection of 12 No. dwellings, Byways, 19 Church Lane, Bicknoller	Nick Denning	Denning Architects	Infavour
P5	3/04/17/008	Erection of a 33kv switchroom building (retention of part works already undertaken), Land at Exebridge Substation, Riphay Barton, Dulverton	Mr D Garth Mr C Knight Janet Rowley	Clerk to Brushford Parish Council	Objection Objection Infavour
P5	3/04/17/016	Demolition of garage at 1 Pound Close and erection of 13 No. dwellings with associated access, highway works and landscaping, Land to the north of Ellersdown Lane, Brushford	Mrs Julie Christian Miss Jane Erith Mr Godfrey Knock Sally Mather Mr T Overhill Mr R Gray Rebecca Randall	Brushford Action Group Residents of Brushford WYG Planning Consultants	Objecting Infavour Infavour
P5	3/21/18/027	Erection of single storey rear extension (retention of works already undertaken), 33 Paganel Road, Minehead			
P5	ECC/EN/15/00038	West Shute Farm, Huish Champflower			

P5 Town and Country Planning Act 1990 and Other Matters

Report One of the Planning Team dated 23 May 2018 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/01/18/005 – Outline Planning Permission with all matters reserved for the erection of 12 no. dwellings, Byways, 19 Church Lane, Bicknoller

Comments by members of the public;

- The site was identified as appropriate for 12 dwellings;
- Ecological study revealed no species living in the field;
- All trees would remain on the site;
- Four or more dwellings could be identified as Affordable housing if it was identified that there was a need;
- There would not be an increase in traffic should this site go ahead;

The Member's debate centred on the following issues;

- Highway issues;
- This development would urbanise the whole area of Bicknoller;
- Site was of Historic interest;
- Site was not in keeping with Bicknoller;
- Issues with flooding and water surface drainage;
- Access issues;

Councillor S Dowding proposed and Councillor R Woods seconded a motion that the application be **Refused**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/04/17/008 – Erection of a 33kV switchroom building (retention of part works already undertaken), Land at Exebridge Substation, Riphy Barton, Dulverton

Comments by members of the public;

- Visual impact;
- Wood cladding would protect the character and appearance of the area;
- 6ft Security fence was not in keeping;
- Concerns with the loss of trees on site on the southern and eastern boundary of the site;
- Concerns with the stark appearance of the building;
- Local vernacular materials would be used to blend in with the surroundings;
- The planting of trees around the compound on the site would not be possible due to cables running underground;

The Member's debate centered on the following issues;

- Planting to the north of the site would soften the landscape;
- Most of the surrounding dwellings were magnolia with grey slate roofs;
- Concerns that there would not be any further planting on the site;
- A stock fence would be better placed than a metal fence;
- Wooden cladding would weather and pale;

Councillor P Hadley proposed and Councillor B Heywood seconded a motion that the application be **Approved** with an amendments to conditions to read;

Condition 3, Within one month from the date of this permission, the plinth of the building shall be painted black up to finished floor level and shall be maintained thereafter;

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

Condition 4 deleted

Add the following note:

It is suggested that further negotiations be undertaken with the adjoining landowner to secure planting of a hedge and /or trees along the southern and eastern boundaries of the site to help assimilate the building into the landscape.

The **Motion** was carried

Reference **Location, Proposal, Debate and Decision**

3/04/17/016 – Demolition of garage at 1 Pound Close and erection of 13 No. dwellings with associated access, highway works and landscaping, land to the north of Ellersdown Lane, Brushford

Comments by members of the public;

- Unsuitability of site;
- Not sustainable;
- Poor transport links;
- Housing stock on site not relevant;
- Large scale conflicting with planning policies;
- Concerns with the changes to Ellersdown Lane;
- Removal of the mature hedge rows;
- Flooding of the site;
- Lack of transparency in the planning system;
- Concerns with the access route for residents of Ellersdown Lane;
- No passing places in Ellersdown Lane;
- No Travel Plan;

The Member's debate centred on the following issues;

- Access point along Ellersdown Lane;
- Highway safety;
- Concerns with drainage runoff from the site going down Pound Lane;
- Condition for traffic calming was needed;
- Concerns with the translocation of the hedges;
- Concerns that the visibility splay was not in the best position;

Councillor A Hadley proposed and Councillor R Woods seconded a motion that the application be **Approved** subject to the following amendments and conditions;

Grant planning permission subject to the Highway Authority being satisfied that Ellersdown Lane retains priority and if not possible an alternative be agreed with the Local Planning Authority to slow the traffic using Pound Close at the junction with Ellersdown Lane and subject to the applicant entering into a legal agreement to secure the two bullet points in the Committee report and to add amend the third bullet point to read:

- Prior to any works being carried out on site, any works within or adjacent to the public highway required as part of the development.

Add condition 14. An assessment of the translocated, hedgerows shall take place a year after they have been moved and the assessment shall be submitted to and approved by the Local Planning Authority and if any additional planting is identified as being required this shall be carried out in the next available planting season and thereafter maintained for five years.

Reason: To safeguard the visual appearance and character of the area.

The **motion** was carried

Councillors Murphy, Morgan and Parbrook arrived at 4.15pm and 4.20pm respectively.

Reference Location, Proposal, Debate and Decision

3/21/18/027 – Erection of single storey rear extension (retention of works already undertaken), 33 Paganel Road, Minehead

The Member's debate centred on the following issues;

- The fence hid most of this extension;
- Not in keeping with the area;
- Concerns that we could not consider this site holistically. If the fence was removed this would impact on the street scene;
- This was an innocuous building;
- Modern looking extension;
- Hedge would be a better option than the fence;

Councillor C Morgan proposed and Councillor K Dowding seconded a motion that the application be **Approved** subject to the following condition;

3. (i) A landscaping scheme for a hedge to be planted on the inside of the stone boundary wall to Paganel Close for the length between the front elevation of 33 Paganel Road and the rear access shall be submitted within one month of the date of this permission and shall be approved in writing by the local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The scheme shall be completely carried out in the next planting season.

(iii) For a period of five years after the completion of the approved landscaping scheme, the hedging plants shall be protected and maintained in a healthy weed free condition and any hedging plants that cease to grow shall be replaced by hedging plants of a similar size and species.

(iv) The hedge shall be retained at a minimum height of 1.5m.

Reason: To ensure that the extension does not harm the character and appearance of the area.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

ECC/EN/15/00038 – West Shute Farm, Huish Champflower

Reported that a breach of an Enforcement Notice issued on 9 May 2012 for the siting of a mobile home on land at West Shute Farm, Huish Champflower. The report is to seek Member approval to take further formal action in order to secure compliance upheld by a Planning Inspector on 28 September 2012.

Resolved that the Council be authorised to proceed with seeking an injunction compelling the owner to comply with the Enforcement Notice issued on 9 May 2012. Subject to the gathering of satisfactory evidence and meeting all the relevant Criteria to justify taking such action.

The **motion** was carried

P6 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 1 May 2018 of the Exmoor National Park Planning Committee. This included:

6/34/18/102 - Proposed change of use of agricultural land to site one shepherd's hut holiday accommodation unit and one converted livestock trailer accommodating toilet and shower. Retrospective. (Full) – Thorn Farm, Luxborough, Watchet, Somerset – Refused

PLANNING CONSULTATION FROM WEST SOMERSET COUNCIL: Application 3/30/18/004 – Land at Surr ridge Farm, Frogwell Cross to Skilgate TA4 2DN – Proposed installation of a 35m telecommunications mast accommodating three antennas, two microwave dishes, pole mounted satellite dish, ancillary equipment cabinets and cabling, within a fenced compound, together with a 3m access track. Approved

P7 Appeals Lodged

No appeals lodged

P8 Appeals Decided

Appeal against the refusal of the erection of 1 (no.) dwelling with detached house and associated works at Magnolia House, Abbey Road, Washford, TA23 0PR – appeal dismissed. (Application no. 3/26/17/017).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 5 (no.) dwellings and associated works on land adjacent to Garlands, Withycombe Lane, Withycombe, Minehead, TA24 6RF – appeal allowed. (Application no. 3/05/17/016).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 1 (no.) dwelling in the garden to the rear of 22 Whitecroft, Williton – appeal dismissed. (Application no. 3/39/17/014).

Appeal against the refusal of the erection of 1 (no.) dwelling and associated works at Combe Water, 29 Manor Road, Alcombe, Minehead – appeal allowed (Application no. 3/21/17/091).

The meeting closed at 6.15pm

PLANNING COMMITTEE

Minutes of the Meeting held on 28 June 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-Walker.....Vice-Chairman

Councillor I Aldridge	Councillor K Mills
Councillor S Dowding	Councillor P Murphy
Councillor B Heywood	Councillor J Parbrook
Councillor I Jones	Councillor K Turner
Councillor A Kingston-James	Councillor T Venner
	Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Planning Manager – Bryn Kitching
Planning Officer – Sue Keal
Legal Advisor – Brian Convery – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P9 Apologies for absence

There were apologies for absence from Councillors S Goss and C Morgan

Councillor Dowding arrived at 5.35pm

P10 Declarations of Interest or Lobbying

Councillor T Venner declared that he had voted against the previous application for Dunster Close, application No. 3/21/18/026, he declared that he would keep an open mind on this application. Councillors P Murphy and R Woods declared that they had been lobbied for and against application No. 3/37/17/030. Councillor J Parbrook declared that she had been lobbied on application No. 3/21/18/026. She also declared a prejudicial Interest on application No. 3/37/17/030 as her grandson's mother was a director of the applicant. She declared that she would leave the room whilst the application was being discussed and voted on. Councillor R Woods declared an historic personal interest on application No. 3/21/18/026.

P11 Public Participation

Min	Reference	Application	Name	Position	Stance
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No.	No.				
P12	3/07/18/004	Erection of glazed link, tow storey extension and double garage. Leigh Mill Farm, Leigh Lane, Stogumber, Taunton	James Lyfield	Architect	Infavour
P12	3/07/18/005	Erection of glazed link, two storey extension and internal alterations together with alterations to the vehicular access and outhouse. Leigh Mill Farm, Leigh Lane, Stogumber, Taunton	James Lyfield	Architect	Infavour
P12	3/18/18/001	Erection of a yurt on decking area with mobile shower/toilet facility for use as a holiday let. Alfoxton Cottage, Pardlestone Lane, Kilve	Mr S Moffatt	Applicant	Infavour
P12	3/21/18/012	Installation of a flue cube chimney cowl. Drop Anchor, 37 Quay Street, Minehead			
P12	3/21/18/026	Demolition of bungalow and erection of 6-bed bungalow as assisted living unit to Dene Lodge Nursing Home with associated car parking (amended scheme to 3/21/17/025) 19 Dunster Close, Minehead	Mrs Green Mr Padfield Ms Worth	Neighbours	Objecting
P12	3/37/17/030	Replacement of buildings with the erection of 5 No. self-catering holiday pods, a	Justin Blundell	Western Power Distribution	

		gallery (Class D1), ancillary offices, workshops/studios (Class B1), Marina offices and ancillary WC and restaurant (Class A3) with upgrades to costal path. East Quay Site, Harbour Road, Watchet	Jess Pendragrass Mr A Davey Cllr Irven, Mr Frowde	Onion Collective Contains Art CIC Chairman on behalf of Watchet Town Council and Watchet Costal Communities as a Director Head Teacher, Knights Templar Church School, Watchet	
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P12 Town and Country Planning Act 1990 and Other Matters

Report two of the Planning Team dated 20 June 2018 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/07/18/004 – Erection of glazed link, two storey extension and double garage. Leigh Mill Farm, Stogumber

Reference Location, Proposal, Debate and Decision

3/07/18/005 – Erection of glazed link, two storey extension and internal alterations together with alterations to the vehicular access and outhouse. Leigh Mill Farm, Stogumber

Comments by members of the public;

- This was an amended scheme to bring this Listed Building up to the 20 Century living;
- Proposal was now more subservient to original building;
- The amount of glazing has been reduced so that there was not as much impact on the wildlife in the vicinity;

The Member's debate centred on the following issues;

- Properties now has to be fit for 21 Century living;
- This application brings a redundant building back into use;
- Concerns with the light emitting at night affecting the bats;

Councillor K Mills proposed and Councillor B Heywood seconded a motion that both applications be **Approved**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/18/18/001 – Erection of a yurt on decking area with mobile shower/toilet facility for use as a holiday let. Alfoxton Cottage, Pardlestone Lane, Kilve

Comments by members of the public;

- The Yurt supports income;
- Zero lasting impact;
- Not a permanent structure;
- The yurt was located in a corner of a paddock;
- Additional screening would be provided to screen this from the highway;
- Local support for this has been given;
- The bridal way access to the yurt has not been maintained by Somerset County Council, this has been done by ourselves;
- Small scale buildings like this should be encouraged to bring in funding for the local community;

The Member's debate centred on the following issues;

- Concerns with the disposal of waste to the relevant drains;
- Regard should be given to the ANOB;
- Concerns with development in the open countryside;
- Fire risk;
- Impact on the landscape;
- This was not a permanent structure, so was acceptable in the open countryside;

Councillor B Heywood proposed and Councillor K Turner seconded a motion that the application be **Refused**

The **motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/21/18/012 – Installation of a flue cube chimney cowl. Drop Anchor, 37 Quay Street, Minehead

The Member's debate centred on the following issues;

- The changing of both chimney pots would not look unbalanced;
- All the chimney pots on the buildings are different;
- Living building, you really need to look to see the chimney pot;
- The building was in a Conservation area and we had a duty to protect it;
- The chimney cowl would change the character of the area;
- Applicant needs to look at other options;

Councillor I Aldridge proposed and Councillor T Venner seconded a motion that the application be **Refused**

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/18/026 – Demolition of bungalow and erection of 6-bed bungalow as assisted living unit annexe to Dene Lodge Nursing Home with associated car parking (amended scheme to 3/21/17/025) 19 Dunster Close

Comments by members of the public;

- Concerns with the maintenance of the hedge;
- Concerns with the broken wooden fence;
- Out of keeping with the area;
- Previous planning permission conditions were broken;
- No turning area for vehicles;
- Residential in the close were mainly elderly;
- The proposed Laurel hedge would not stop public and staff entering the property;
- The bungalow does not need to be demolished;

- Concerns with the impact on the whole area;

The Member's debate centred on the following issues;

- Concerns with the breach of planning conditions;
- Laurel hedge should be replaced by a closed board fence;
- Insufficient parking;
- Concerns with pedestrian access to Bircham Road;
- Insufficient turning space for emergency services getting on to the site;
- Untidy site;
- Over development of the site in a residential area;
- Development inappropriate for this site;
- Property would deteriorate if left;
- The finish of the property;

Councillor K Turner proposed and Councillor J Parbrook seconded a motion that the application be **Approved** with conditions for delegated powers to be given to the Area Planning Manager to approve the proposal subject to;

- 5 parking spaces to be provided;
- Building to have a brick finish;
- A fence to be erected to close the access from Dunster Close prior to work commencing on the site;

The **motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/37/17/030 – Replacement of buildings with the erection of 5 No. self-catering holiday pods, a gallery (Class D1), ancillary offices, workshops/studios (Class B1), Marina offices and ancillary wc and restaurant (Class A3) with upgrades to costal path. East Quay Site, Harbour Road, Watchet

Comments by members of the public;

- Concerns that access to the Western Power site would be restricted;
- Concerns with trees over the cables once the development was completed;
- Development would enhance the town;
- The development would return paper marking to Watchet;
- Promotes the needs of the area;
- Additional employment and economic value;
- Innovative modern design that complements the area;
- Development has wide spread support;

- Amazing opportunity for tourism and employment;
- Development would bring cultural enrichment to West Somerset;
- Development was ambitious and enriching;
- Work shop space and valuable space for arts would be provided;
- A fitting hub for arts facilities;
- Would enable children to express their skills and creativity;
- The whole community would benefit from this development;
- Development would put Watchet back on the map;

The Member's debate centred on the following issues;

- This scheme struck the right cord for Watchet;
- An Inspirational development;
- Concerns from the residents regarding the stability of site on the East Quay;

Councillor I Aldridge proposed and Councillor P Murphy seconded a motion that the application be **Approved**

P13 Exmoor National Park Matters

Councillor B Heywood reported that there were no matters relating to West Somerset considered at the meeting on 7 June 2018 of the Exmoor National Park Planning Committee.

P14 Delegated Decision List

Questions were raised and answered.

P15 Appeals Decided

Appeal against the refusal of the erection of 1 (no.) dwelling with detached house and associated works at Magnolia House, Abbey Road, Washford, TA23 0PR – appeal dismissed. (Application no. 3/26/17/017).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 5 (no.) dwellings and associated works on land adjacent to Garlands, Withycombe Lane, Withycombe, Minehead, TA24 6RF – appeal allowed. (Application no. 3/05/17/016).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 1 (no.) dwelling in the garden to the rear of 22 Whitecroft, Williton – appeal dismissed. (Application no. 3/39/17/014).

Appeal against the refusal of the erection of 1 (no.) dwelling and associated works at Combe Water, 29 Manor Road, Alcombe, Minehead – appeal allowed (Application no. 3/21/17/091).

The meeting closed at 7.18pm

Application No:	3/39/18/002
Parish	Williton
Application Type	Full Planning Permission
Case Officer:	Elizabeth Peeks
Grid Ref	Easting: 308789 Northing: 142982
Applicant	Mrs Cottrell
Proposal	Siting of a static caravan and installation of a metal fence (retention of works already undertaken)
Location	Doniford Farm Park, Doniford Farm, Doniford Road, Watchet, TA23 0TQ
Reason for referral to Committee	The recommendation is contrary to the views of the Parish Council

Recommendation

Recommended decision: Refuse

Reasons for refusal:

In the opinion of the Local Planning Authority, it has not been demonstrated that there are exceptional circumstances to retain the caravan which is sited in open countryside and the retention of the caravan does not meet any of the criteria contained in Policy OC1 of the West Somerset District Local Plan to 2032. The proposal is therefore contrary to Policy OC1 and is not in accordance with the guidance contained in the National Planning Policy Framework, in particular paragraph 55.

Informative notes to applicant

1 STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. Despite the Local Planning Authority's approach to actively encourage pre-application dialogue, the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority. The proposal was considered to be unacceptable in principle because it was contrary to the strategic policies within the Development Plan / policies within the National Planning Policy Framework] and the applicant was informed of these issues and advised that it was likely that the application

would be refused. Despite this advice the applicant choose not to withdraw the application.

For the reasons given above and expanded upon in the planning officer's report, the application was considered to be unacceptable and planning permission was refused.

At the Planning Committee meeting held on 26 April 2018 it was resolved to defer the application to establish if planning policy OC1 could be met. Time for compliance being 3 months.

The applicant has now provided further information which is appended to this report.

The additional information includes:

- The number and type of animals

There are 45 animals consisting of 7 Alpacas, 2 small donkeys, 2 full-size donkeys, 1 Zonkey (½ Zebra and ½ Donkey Cross). 3 Shetland Ponies, 1 Exmoor Pony, 3 Goats, 1 Giant Canadian Rabbit, 2 small rabbits, 15 Guinea Pigs, 7 Ducks and 1 Cockerel.

- Animal husbandry

All require close monitoring, usually to replenish water and food, 3 or 4 times a day together with cleaning their beds and the field. As the animals have been hand reared they need more looking after than the average farm animal which just grazes in a field.

The ducks and cockerel need to be let out at dusk and won't go to bed until dawn. Dusk is not until 9.30pm/10.30pm at this time of year.

As the weather has been bad through the winter and spring, including snow, if no one is on site to care for the animals and to dig them out they would have died. An alpaca has also been chased by a dog at 9.40pm. A neighbour helped to rescue the alpaca. This is captured on CCTV.

- Licensing and Health and Safety

Living on site at all times means the applicant can adhere to the licensing conditions and can deal with the health and safety aspects of staff and the premises. Deliveries

are made prior to opening and after hours on a Friday. Refuse collection is at 7am.

Local residents are concerned about the premises being left unattended overnight due to the coast path and there have been many teenagers looking for trouble and causing injury and harm to the animals in the field at night.

- Job creation

20 jobs have been created. The intention is to bring in thousands of people each year.

If the application for the retention of the caravan is refused this will compromise the business and closure would be considered.

Proposal

It is proposed to retain the two bedroom caravan that is sited between two modern farm buildings. The proposal is also for the retention of a 3m high metal fence that joins the two farm buildings together when viewed from the road that runs through Doniford.

Site Description

Doniford Farm Park comprises of a number of modern farm buildings and a stone barn with access off of Doniford Road. These barns have recently been sold away from the adjoining Doniford House, a Grade II listed building. The stone barn is a curtilage listed building. There is a field to the north of the buildings which acts as a buffer to the Bristol Channel.

Relevant Planning History

3/39/11/023	Change of use to farm park with six craft workshops, shop, cafe, exhibition area and animal enclosures	Grant	20 December 2011
3/39/11/024	External and internal alterations to buildings associated with the change of use to a farm park with six craft workshops, shop, cafe, exhibition area and animal enclosures.	Grant	20 December 2011

The planning permission and listed building consent relate to using the application site as a farm park together with Doniford House and the stone barns now associated with Doniford House.

Consultation Responses

Williton Parish Council - Agree in principal only on a temporary measure for the personal use of Mrs Cottrell whilst work is carried out, and removed once works are complete.

Highways Development Control - Standing advice applies.

Fire Officer - The caravan installed on site does not compromise the means of escape from the farm or obstruct emergency access to the site.

Licensing Officer - There is no condition stating that the licence holder must reside on site, whilst as the Licensing Authority we would advise that the licence holder and Designated premises supervisor are involved in the day to day running of the licensed premises, we would not condition this or anything relating to where they live

Representations Received

One letter has been received objecting to the caravan being retained on a permanent basis but considers that as a temporary measure for a maximum of one year for personal use by the applicant is acceptable. The fence and caravan however block a fire exit and any further structures will adversely affect the listed curtilage.

One letter of support has been received stating that a lot of money has been spent on keeping the venue open, a local family run the business and are doing a good job for themselves and the area. The caravan is hidden and will be for security. The only unfortunate thing is that the farmhouse was sold separately (which the present owner does not mind).

Planning Policy Context

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

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

Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

OC1	Open Countryside development
NH1	Historic Environment
NH2	Management of Heritage Assets
SC1	Hierarchy of settlements
SD1	Presumption in favour of sustainable development

Retained saved policies of the West Somerset Local Plan (2006)

BD/3	Conversions, Alterations and, Extensions
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Determining issues and considerations

The main issues in the determination of this application are the principle of development and the affect on the setting of Doniford House.

1. Principle of Development

Doniford is situated within open countryside where local plan policy OC1 is the relevant policy. This policy states that development is generally not considered to be appropriate except in exceptional circumstances where this is beneficial for the community and local economy. Permission will only be permitted where it can be demonstrated that the site is:

- Essential for a rural worker,
- Conversion of a building as part of a live work unit in association with employment or tourism use,
- Is new build to benefit an existing employment activity that could not be easily accommodated in a nearby settlement,
- Meets an ongoing in a nearby settlement which can not be met in that settlement or closer to that settlement identified need for affordable housing or
- Is an affordable housing exception scheme

The reasoning submitted for the retention of the caravan is to accommodate the operator of the Farm Park to provide on site security and 24 hour care for farm animals. Prior to the Farm Park being separated from Doniford House, the previous operator lived in Doniford House so lived adjacent to the Farm Park. Prior to stationing the caravan the applicant contacted local estate agents to determine the viability of renting or purchasing a property nearby. The applicant was unable to find a nearby residence but it is known at the time of writing this report that there are properties for sale or rent in Doniford, Watchet and Williton. The applicant however, considers that it is unacceptable for the operator of the Farm Park to live in Williton or Watchet due to the travel distance involved.

The information submitted with the application and the additional information supplied following the request of the Planning Committee does not demonstrate that

there is an exceptional need to live on site even if the applicant considers that 24 hour care is required for the animals and for 24 hour on site security. This is due to the type and number of animals on site and as technology can be used to see if animals require attention. It would appear that this is already possible as seen from the CCTV evidence submitted in the applicant's appended letter. In addition there are properties available in the vicinity to rent or buy from which there is quick and easy access to Doniford Farm Park by foot or car. The applicant has also suggested relocating the caravan into the field. This would not affect the reasoning above and in any event does not form part of this application. A separate application would be required if the applicant wishes to resite the caravan.

Furthermore it has not been demonstrated that the retention of the caravan is beneficial for the community and local economy. It is noted that 20 jobs have been created which is beneficial to the local economy but that the retention of the caravan is not required to ensure there are 20 jobs. The applicant has stated that the Animal Park may need to close if the caravan can not be retained but the business is currently operating without the applicant living on site. Overall it is therefore considered that as the applicant has not demonstrated that there are exceptional circumstances that Policy OC1 of the Local Plan has not been complied with.

In addition, the NPPF state that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. These special circumstances include rural worker's dwellings, the optimal use of heritage assets or appropriate enabling development to safeguard heritage assets, reuse of buildings that would enhance the immediate setting or new build that is of exceptional quality or innovative design. It is considered that the retention of the caravan does not meet any of these criteria and is therefore contrary to the advice contained in the NPPF.

The principal of the retention of the metal fence is accepted as the fence complies with policies NH1 and NH2 of the local plan and saved policy BD/3.

2. Affect on the setting of Doniford House.

Due to the location of the caravan between two modern farm buildings that help to screen the caravan from Doniford House as well as being some distance from Doniford House, it is considered that the siting of the caravan does not adversely affect the setting of Doniford Farm. The affect on the setting of the curtilage stone barns is considered to be minimal due to the fact that the caravan is located within the area of modern farm buildings. The fence has also screened the caravan from the road and whilst it is currently shiny in appearance this will tone down over time and the design of the fence has taken account of the design of the adjoining farm buildings.

3. Other issues

It is noted that the Parish Council and a neighbour consider that the stationing of the caravan while the alterations are being carried out to the site is acceptable but not permanently. Under The Town and Country Planning (General Permitted

Development) (England) Order 2015, Part 4, Class A the caravan can however be stationed on the land provided that is required temporarily in connection with the building works on site. The caravan however must be removed once the building works are completed. It is therefore considered that as the applicant occupies the caravan and is involved in the building operations the applicant is currently complying with the legislation. It should be noted however that the applicant has applied to retain the caravan on a permanent basis and for the reasons given above this is not considered acceptable.

As this proposal is for the retention of the caravan, if it is still in situ once the building works are completed and if planning permission is refused for its retention, enforcement action to ensure the removal of the caravan will be required.

4. Conclusion

In conclusion, the caravan is sited in open countryside where development is not generally appropriate but in exceptional circumstances provided the proposal is beneficial for the community and local economy it may be appropriate. It is considered, however, that it has not been demonstrated that there are exceptional circumstances to retain the caravan that will be beneficial for the community and local economy and as such is contrary to policy OC1. The proposal is also contrary to the advice contained in the NPPF relating to new dwellings in the open countryside. The retention of the fence does not adversely affect the setting of the nearby listed building. It is therefore recommended that the retention of the caravan is refused.

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

Appendix

Letter from Mrs Cottrell

Dear Council Committee

I am writing to you in connection with the upcoming council Committee meeting on Thursday 26th July 2018 with reference to planning permission for a Residential Caravan at Doniford Farm Park.

Since 30th June 2017 my parents and I purchased Doniford Farm Park with the intention to open the Farm Park up again to the public in spring 2018. In mid-August 2017 Doniford Farm was purchased as a separate residential property, therefore no residential property at Doniford Farm Park.

Following the purchase my husband and 2 children moved into a second hand caravan at Doniford Farm Park on 25th August 2017 as there was not sufficient drainage previous to this date. As of the 25th August I have been paying Council Tax for the caravan at Doniford Farm Park and been given a separate address for the caravan in order to do so. Since moving to Doniford Farm Park my family and I have been able to keep a close eye on Equipment, buildings and Animals at the Farm Park as necessary. As we are still completing works at the Farm Park we have machinery, tools and equipment which is required on a daily basis, this is anticipated to continue for the next couple of years whilst the jobs are done.

We currently have 45 animals which consist of; 7 Alpacas, 2 small donkeys, 2 full-size donkeys, 1 Zonkey (½ Zebra and ½ Donkey Cross) which there are only 2 in the world. 3 Shetland Ponies, 1 Exmoor Pony, 3 Goats, 1 Giant Canadian Rabbit, 2 small rabbits, 15 Guinea Pigs, 7 Ducks and 1 Cockerel. These all require close monitoring on a daily basis, usually replenishing water and feed supplies 3 or 4 times a day as well as cleaning their beds and the fields, as well as any other demands that may arise. The ducks and cockerel are demanding that they need attending as Dusk to be let out and won't go in their bed until Dawn. Which at this time of year isn't until 9.30/10pm. These farm animals are more domesticated as these have been hand-reared from young and thus need more looking after and attention, and interaction than the average farm animal which just grazes on the field.

Over the winter months and into early spring, the weather was awful especially the snow that came on many occasions, if my husband and I were not at the Farm Park to care for the animals and dig them out of the snow they would have all died, of which I wouldn't have been able to forgive myself, as I would have been responsible. Also this applies similarly with the hot weather which we have been having through June, as previously mentioned. Please see Photo 1 Below

Photo 1



Picture to the Left: Showing the Ponies in the Snow back in March 2018, they were distressed and tired from the deep snow as they found it hard to move around. Having to feed them and get them in the barn was an emergency.

As the Designated Premises Supervisor living on the premises enables me to be on site 24 hours a day 365 days a year, to adhere to the Licensing conditions. Also for Health and Safety of the premises and Staff as we now hold stock for the farm shop and restaurant which is of considerable value to the Business.

Deliveries, are received early prior to opening and also after hours on a Friday for fresh meat deliveries. Our rubbish collection for the business is at 7am, thus not living at the premises would make this an impossible task on a daily basis, due to having 2 young children of my own.

Since Opening Doniford Farm Park to the public on Thursday 29th March 2018, we have created 20 new jobs for local people of West Somerset, as well as transforming a rundown and tired Farm into an attractive, up to date Farm Park Enterprise for the community of West Somerset and Visitors. With the intention of bringing thousands of people to West Somerset each year.

Many of the local residents within Doniford have spoken to me or family members about their concerns and worries for Doniford Farm Park after closing at 6pm until the following morning, as the premises would be left unattended between these hours. Their concerns of Safety due to the Somerset Coastal Path running either side of the Farm Park, also this path runs from the Haven Holiday Park to Doniford. There have been many teenagers looking for trouble and also causing injury and harm to the animals in the main field at night.

Photo 2

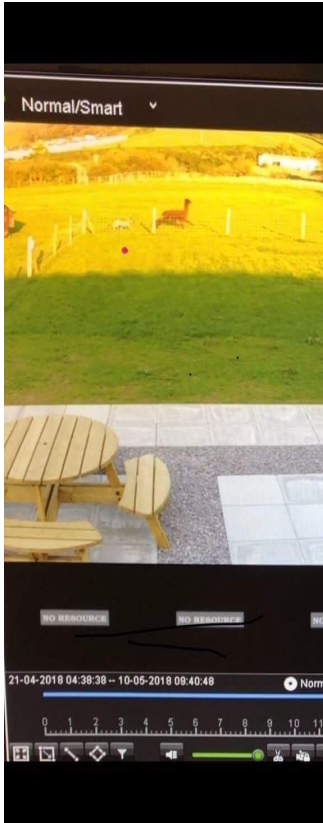


Photo to the left: Showing our alpaca being chased to exhaustion by an Alsatian dog of whom came off the Somerset Coastal path and into the field at 9.40pm, With help from a neighbour at Bridge Park we managed to rescue the Alpaca and the Alsatian ran off with no owner in sight.

With all the above mentioned issues for the animal's welfare, safety and security for the business we would be willing to re-locate the caravan which would be in better position, situated next to the Somerset Coastal path and the ponies paddock and away from the listed building curtilage. This would make feeding, water supplies and the animals security more beneficial. Please see below Site Plan outlining the Caravan Position and also the position of the Somerset Coastal Path.

As a local girl of Watchet, I feel quite upset to have an enforcement letter on me to move out of the caravan with my family when we have a business to run and maintain at Doniford Farm Park. I have always been a valued and loyal member of the community within Watchet with Christian Values and feel very disappointed with West Somerset Council having left me in this situation. Consequently if a residential caravan is not permitted we would be compromising the business as Doniford Farm Park and closure would be considered.

Yours Sincerely
Mrs Annabel Cottrell

Application No:	3/41/18/001
Parish	Withycombe
Application Type	Full Planning Permission
Case Officer:	Sarah Wilsher
Grid Ref	Easting: 301636 Northing: 141326
Applicant	Mrs Cerys Dehaini
Proposal	Erection of a 1.5 storey extension to the north-east elevation
Location	Squirrels Cottage, Lower Street, Withycombe, Minehead, TA24 6QA
Reason for referral to Committee	Contrary to the recommendation of the Parish Council.

Recommendation

Recommended decision: Refuse

Reasons for refusal:

- 1 In the opinion of the Local Planning Authority, due to the proposed length and scale of the proposed rear extension, the extension will be out of proportion in relation to the existing dwelling, Squirrels Cottage which would be to the detriment of the character and appearance of Squirrels Cottage. The proposed extension also adversely affects the street scene due to the size of the extension being out of proportion with the original building. The proposal is therefore contrary to saved policy BD/3 of the West Somerset District Local Plan (2006) and the guidance contained in the adopted Supplementary Planning Guidance, "Design Guidance for House extensions".

Informative notes to applicant

1 STATEMENT OF POSITIVE WORKING

Pre-application discussion and correspondence took place between the applicant and the Local Planning Authority.

During the consideration of the application certain elements of the proposal were deemed to be unacceptable. The local planning authority contacted the applicant to inform them of the concerns at an early stage. Although the applicant submitted some amendments to the scheme these amendments did not fully address the concerns. The applicant was informed about the outstanding issues. The applicant did not submit any further amendments to the scheme and requested that the application be determined as submitted.

In the determination of this application the local planning authority complied with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.

For the reasons given above and expanded upon in the planning officer's report, the application was deemed to be unacceptable and planning permission was refused.

2 This decision relates to Drawing Numbers:

SC_02 Rev A - Site/Block and roof Plan

SC_05 Rev A - Proposed Floor Plans

SC_06 Rev A - Proposed Sections and Elevations

Proposal

It is proposed to erect a 1.5 storey extension to the north-west (side) elevation to provide a kitchen/dining area and boot room with utility at ground floor level and a second bedroom and bathroom at first floor. It will follow the angle of the roadside boundary so will protrude 8.4m to the north-west on the roadside elevation and protrude 7.5m on the inner or south-east elevation. It will be 5.8m wide. It will have a shallow dual-pitched roof with a ridge height of 5.6m and eaves height of approximately 3.7m. The extension will be about 0.4m lower than the ridge of Squirrels Cottage.

The materials of the extension have been chosen so that the proposal will be in keeping with the rural and agricultural characteristics of the area. It will therefore be constructed in wide vertical planks of timber boarding and elements of corrugated metal cladding will be used where the extension abuts the main dwelling to highlight the change in character. There will be glazed screens behind the metal cladding and the fenestration will be large glazed openings with minimal timber and metal frames to maintain the simplistic nature of the design. The timber boarding and metal cladding will be left to weather naturally to blend into rural location of the village. The roof will be reclaimed Double Roman clay tiles to match the existing dwelling.

Site Description

Squirrels Cottage was formerly an annex to the house, Squirrels, which is a substantial detached stone dwelling under a Double Roman clay tiled roof with two gables to the rear. Squirrels Cottage is set within the north-west gable. Over time it has become a separate one-bedroom dwelling with it's own entrance, pedestrian access and curtilage. It is positioned above the main road that runs through Withycombe and shares a vehicular access to the north with Squirrels.

Relevant Planning History

None.

Consultation Responses

Withycombe Parish Council - Withycombe Parish Council considered the above application at their meeting of 21 May 2018. I am writing to confirm that the Parish Council have no objections and are in support of the application.

Representations Received

One letter of support has been received, as follows:

- As the nearest neighbours we offer our support. We consider the proposed extension to be appropriate to the property and feel that the proposed scale and materials are in keeping with the local area.

Planning Policy Context

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

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

Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

SC1	Hierarchy of settlements
OC1	Open Countryside development

Retained saved policies of the West Somerset Local Plan (2006)

BD/3	Conversions, Alterations and, Extensions
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Determining issues and considerations

The main factors for consideration are the affect on the amenities of neighbours, the appearance of the development and the impact on the street scene.

Affect on residential amenity

The neighbour to be affected would be Squirrels, which has a close relationship with the Cottage. Due to the low pitch and orientation of the extension it is considered that there will be a minimal overbearing impact or loss of light on the neighbour. There is a high hedge of about 2m between the two dwellings to the south-east of Squirrels Cottage and this will be retained to screen the majority of the glazed panel doors on the south-east elevation. Originally it was proposed to have a series of six 0.8m high roof lights in the eaves. Concern was expressed that even though this area was proposed to be used for low level storage there would be overlooking of the garden area of Squirrels which could cause a loss of privacy for any future occupants of Squirrels. In addition, the number of roof lights required for a storage area was questioned. Amended plans were therefore submitted to reduce the number of roof lights to two - to match the two proposed roof lights closer to the top of the ridge on the south-east elevation and to raise them up the roof slope so that the base of the roof lights would be a minimum of 1.7m higher than the finished floor level. This effectively will prevent any overlooking of the neighbour.

The north-east elevation is proposed have glazed panel sliding doors at ground floor level and a feature window following the roofline and sitting partially behind timber boarding at first floor level. These will not cause any impact on residential amenity as they will look towards the garden of Squirrels Cottage and the orchard beyond. There will be an element of glazing on the north-west elevation which faces the road, but as the extension will be set back from the road and as a hedge borders the roadside, built up on a bank between Squirrels Cottage and the highway, it is considered that there will not be any impact on the properties to the north-west.

Appearance

The extension will mirror the existing gable on the north-east elevation, by being inset within the stone gable, with a lower ridge line and eaves. The proposed roofing materials of clay tiles will match those of Squirrels Cottage and the adjoining dwelling, Squirrels. Although there is no cladding on the existing dwelling, it is considered that the proposed walling material of timber boarding and corrugated metal cladding with simple styled fenestration will add an interesting and contemporary feature to the property which will be sympathetic to its rural location. In addition, there is a property with timber cladding to the north of the village called Red House.

The applicant wishes that the size and scale of the proposal should be considered in relation to Squirrels, the parent dwelling. However, as Squirrels Cottage is a dwelling in its own right and within its own curtilage, the size and scale of the development should be assessed based on the application site of Squirrels Cottage.

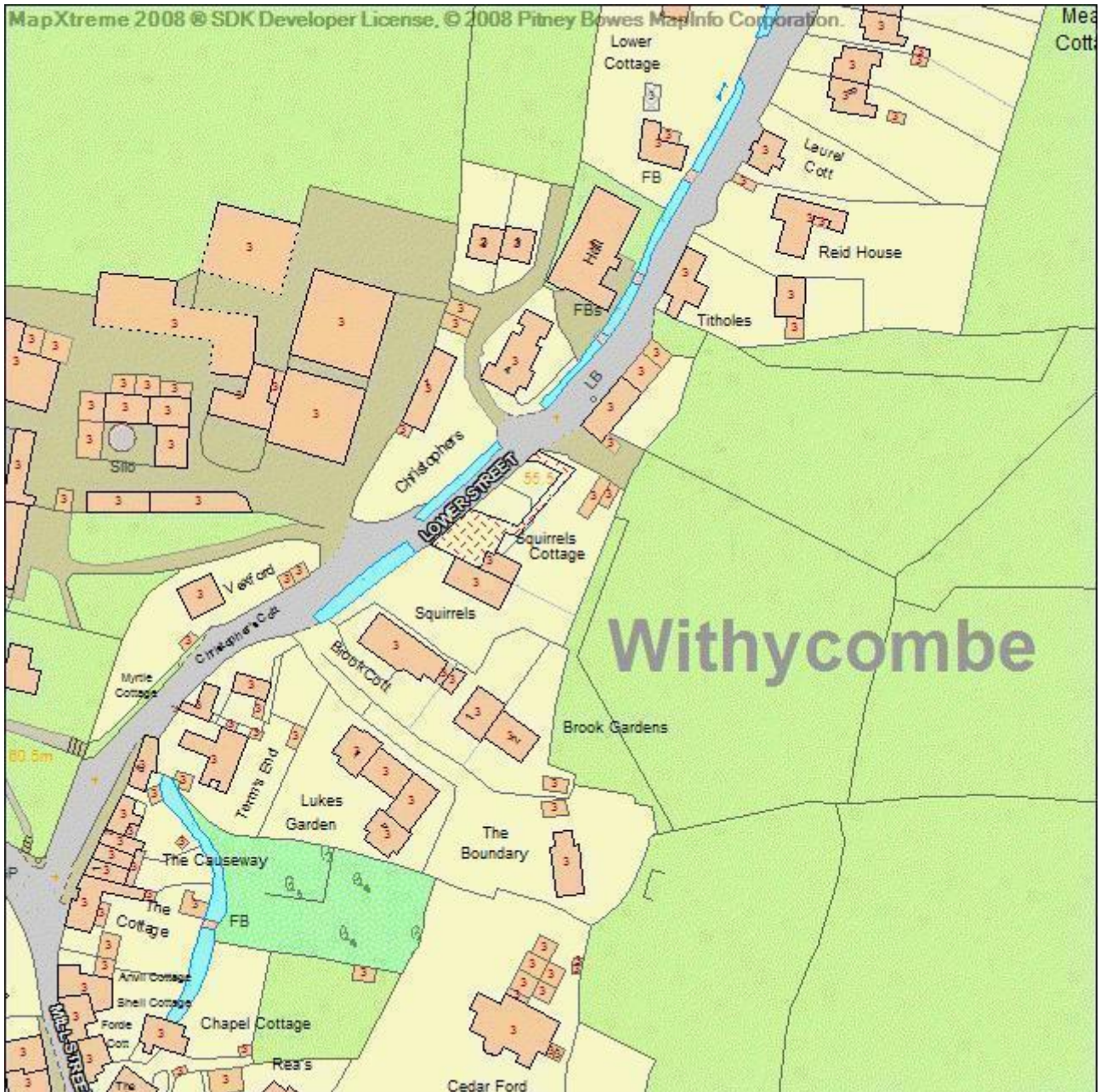
The proposed extension will have a gross floor space of about 92.2 square metres, whilst, the existing dwelling, Squirrels Cottage, has a footprint of about 92.7 square metres. The extension will thus be almost the same size as the existing dwelling. It is acknowledged that the nature of the materials proposed, the inset and lowering of the extension will ensure a degree of subservience to the dwelling, but the length of the proposal is such that the extension will be out of proportion with the dwelling which is unacceptable. This is also not in accordance with the adopted supplementary Planning Guidance, "Design Guidance for House extensions" or saved policy BD/3 of the West Somerset District Local Plan (2006)

Street Scene

Although the extension will run along the line of the hedge bordering the public highway, and will be visible from the public highway due to its height, it will be set back from the road by about 2.5m and the hedge boundary will have a softening affect on the development. There was originally concern regarding the use of metal cladding on the north-east elevation facing the roadside, but as the cladding will be pre-weathered it will not alter in appearance over time, and as the extension will be set back from the road, it is considered that it's impact on the street scene will be visually acceptable in terms of materials but not its length and massing as the extension will be out of proportion with the existing building.

To conclude, although acceptable in terms of materials, the proposed development is considered to be out of scale with the existing dwelling, Squirrels Cottage and as such does not comply with saved policy BD/3 of the West Somerset District Local Plan (2006) or the adopted supplementary Planning Guidance, "Design Guidance for House extensions". The application is therefore recommended for refusal.

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



Application No 3/41/18/001
 Erection of a 1.5 storey
 extension to the side elevation
 Squirrels Cottage, Lower Street,
 Withycombe, Minehead, TA24
 6QA

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

Ref No.	Application	Proposal	Date	Decision	Officer
3/02/18/008	The Sanctuary Combe Davey, Combe Lane, Brompton Ralph, Taunton, TA4 2RZ	Alterations and erection of first floor to outbuilding	16 July 2018	Grant	SW
3/04/18/003	3 The Clocktower, Brushford, Dulverton, TA22 9AF	Erection of single storey extension to the south elevation	27 June 2018	Grant	SW
3/06/18/001	Meadow View, Clatworthy, Taunton, TA4 2EQ	Erection of extension to front elevation	05 July 2018	Grant	SW
3/18/18/002	4 Putsham Mead, Kilve, Bridgwater, TA5 1DZ	Erection of a first floor extension over the existing ground floor study, entrance hall and WC by raising the roof on the west elevation and raising the roof to the south of the dwelling to match the main ridge line	03 July 2018	Grant	SW
3/18/18/003	Fourways, Hilltop Lane, Kilve, Brigwater, TA5 1SR	Erection of extension & conservatory to east elevation	12 July 2018	Grant	SW

Ref No.	Application	Proposal	Date	Decision	Officer
3/31/18/005	Stogumber Cricket Club, Station Road, Stogumber, TA4 3TG	Erection of single storey extension to the south elevation of the pavilion plus alterations and re-grading of land to create a new seating area	28 June 2018	Grant	SW

Ref No.	Application	Proposal	Date	Decision	Officer
3/32/18/014	21 Town Close, Stogursey, Bridgwater, TA5 1RN	Erection of extension to dormer on the rear elevation	05 July 2018	Grant	SW

Ref No.	Application	Proposal	Date	Decision	Officer
3/37/18/009	Sunsets, 35A Brendon Road, Watchet, TA23 0AX	Erection of single garage over vehicle hardstanding area	29 June 2018	Grant	SW