

Higgins, Laura

From: Cllr Smith-Roberts, Federica
Sent: 15 July 2022 10:59
To: Higgins, Laura
Subject: RE: Haines Hill and Trull Road Conservation Area Appraisal

Hi Laura

Apologies for the delay, happy for Mike to make this decision

Thanks

Federica

From: Higgins, Laura <L.Higgins@somersetwestandtaunton.gov.uk>
Sent: 15 July 2022 08:09
To: Cllr Smith-Roberts, Federica <cldr.F.Smith-Roberts@somersetwestandtaunton.gov.uk>
Subject: FW: Haines Hill and Trull Road Conservation Area Appraisal

Hi Federica,
Just wondered if you've had an opportunity to consider my email below please.

The Conservation Area Appraisal will be going to Trull Parish on Monday so we'd like for Mike to be able to make the decision as soon as possible after then so that it can inform the Channon House planning appeal.

Many thanks,

Laura Higgins | Principal Planning Policy Officer | Somerset West and Taunton Council |
Deane House | Belvedere Road | Taunton | TA1 1HE
Direct dial: 01984 600197 | Switchboard: 0300 304 8000 | Email:
l.higgins@somersetwestandtaunton.gov.uk | Website: www.somersetwestandtaunton.gov.uk

From: Higgins, Laura
Sent: 06 July 2022 11:04
To: Cllr Smith-Roberts, Federica <cldr.F.Smith-Roberts@somersetwestandtaunton.gov.uk>
Cc: Governance <governance@somersetwestandtaunton.gov.uk>; Williams, Kevin <K.Williams@somersetwestandtaunton.gov.uk>; Blom-Cooper, Alison <A.Blom-Cooper@somersetwestandtaunton.gov.uk>
Subject: Haines Hill and Trull Road Conservation Area Appraisal

Dear Federica,

The South West Heritage Trust (SWHT) have produced for the Council a draft of a Haines Hill and Trull Road Conservation Area Appraisal plus boundary review which enlarges the boundary and joins the two individual conservation areas into one. Map attached for interest.

I have discussed the process for approving the appraisal and boundary review as Council policy with our Legal and Governance teams. There is also an urgency to approve this due to a proposal

to demolish Channon House, Wild Oak Lane, Trull ([42/21/0040](#)) that has gone to appeal (and the applicant has also resubmitted the application).

The conclusion from Legal is that this decision is a matter for the Leader holding executive power. To approve the appraisal quickly, it is suggested that I ask you to authorise the planning portfolio holder Mike Rigby to make the decision. Whilst the proposal affects three wards, it is not considered to be a key decision as the effect of the proposed policy is not considered significant.

If you are in agreement, please could you confirm to me that you authorise the portfolio holder to make the decision.

For information, the [Regulations \(Section 69 and 70\)](#) do not require public consultation for a conservation area appraisal or boundary review (only for a management plan) and Historic England do not encourage it which is likely to be due to it giving people the opportunity to make hasty alterations, tree felling, demolition, etc before a revised designation comes into place. Nevertheless, SWHT have fact-checked the document with Trull Parish, Comeytrove Parish, Queen's College (Channon House applicant) and Belmont & Wheatleigh Residents Research Group. Also, residents of 42 properties within the study area were contacted to assist with information on the history of their homes. This engagement that has taken place feels like an appropriate middle ground whereby a proportionate level of consultation/fact checking has been done (which is above and beyond the Regs) but without causing undue delay to approving the appraisal and boundary review. SWHT are also attending the next Trull Parish Council meeting on 18th July with a view to it being formally endorsed by the parish.

Best wishes,

Laura Higgins | Principal Planning Policy Officer | Somerset West and Taunton Council |
Deane House | Belvedere Road | Taunton | TA1 1HE
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l.higgins@somersetwestandtaunton.gov.uk | Website: www.somersetwestandtaunton.gov.uk