



Notice of Meeting of

PLANNING COMMITTEE - NORTH

Tuesday, 12 September 2023 at 2.00 pm

**Sedgemoor Room, Bridgwater House, King
Square, Bridgwater, TA6 3AR**

To: The members of the Planning Committee - North

Chair: Councillor Kathy Pearce
Vice-chair: Councillor Matthew Martin

Councillor Brian Bolt	Councillor Alan Bradford
Councillor Hilary Bruce	Councillor Ben Ferguson
Councillor Bob Filmer	Councillor Tony Grimes
Councillor Pauline Ham	Councillor Alistair Hendry
Councillor Harry Munt	Councillor Gill Slocombe
Councillor Brian Smedley	

For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services democraticservicesnorth@somerset.gov.uk.

All members of the public are welcome to attend our meetings and ask questions or make a statement **by giving advance notice** in writing or by e-mail to the Monitoring Officer at email: democraticservicesteam@somerset.gov.uk by **12noon on Monday, 11 September 2023**.

This meeting will be open to the public and press, subject to the passing of any resolution under the Local Government Act 1972, Schedule 12A: Access to Information.

The meeting will be webcast and an audio recording made.

Issued by (the Proper Officer) on Friday 1 September 2023

AGENDA

Planning Committee - North - 2.00 pm Tuesday, 12 September 2023

Public Guidance Notes for Planning Committees (Agenda Annexe)
(Pages 7 - 10)

Click here to join the online meeting (Pages 11 - 12)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 Minutes from the Previous Meeting (Pages 13 - 32)

To approve the minutes from the previous meetings.

3 Declarations of Interest

To receive and note any declarations of interests in respect of any matters included on the agenda for consideration at this meeting.

(The other registrable interests of Councillors of Somerset Council, arising from membership of City, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes: [City, Town & Parish Twin Hatters - Somerset Councillors 2023](#))

4 Public Question Time

The Chair 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 who have submitted any questions or statements, please note, a three minute time limit applies to each speaker.

Requests to speak at the meeting at Public Question Time must be made to the Monitoring Officer in writing or by email to democraticservicesteam@somerset.gov.uk by 5pm on Wednesday 6 September 2023.

5 Planning Application 06/23/00001 Ocean Holiday Park, South Road, Brean, TA8 2RD (Pages 33 - 44)

To consider an application for the erection of two storey extensions to the West, South and North elevations, single storey extensions to the North elevation and change of use of existing accommodation, to create 4no. holiday accommodation units.

6 Planning Application 11/23/00018 Land to the rear of, 9-11, High Street, Burnham On Sea, Somerset, TA8 (Pages 45 - 54)

To consider an application for the demolition of existing garages and storage, erection of 2no. semi detached dwellings, with associated parking.

7 Planning Application 33/23/00017 Portland House, The Causeway, Mark, Highbridge, Somerset, TA9 4QF (Pages 55 - 62)

To consider an application for the erection of a two storey extensions to the East & West elevations with 2no. dormers on the South elevation of existing garage to form annexe.

8 Planning Application 38/22/00011 Land to the West of, Townsend, Othery, Bridgwater (Pages 63 - 70)

To consider an application for outline planning permission, with some matters reserved, for 2 self-build dwellings.

9 Planning application 45/23/00016 Sunnyside Bungalow, Charlynch Road, Four Forks, Bridgwater, TA5 1BJ (Pages 71 - 78)

To consider an application for reserved matters for the erection of 1no. dwelling and vehicular access formation.

10 Information Sheets (Pages 79 - 84)

To receive the information on Planning Appeals Received and Planning Appeals Decided from April 2023 to July 2023.

Other information:

Exclusion of the Press and Public for any discussion regarding exempt information

The Press and Public will be excluded from the meeting when a report or appendix on this agenda has been classed as confidential, or if the Committee wish to receive confidential legal advice at the meeting. If the Planning Committee wish to discuss information in Closed Session then the Committee will be asked to agree the following resolution to exclude the press and public:

Exclusion of the Press and Public

To consider passing a resolution having been duly proposed and seconded under Schedule 12A of the Local Government Act 1972 to exclude the press and public from the meeting, on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, within the meaning of Schedule 12A to the Local Government Act 1972:

Reason: Para 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

(Or for any other reason as stated in the agenda or at the meeting)

Ordnance Survey mapping/map data included within this publication is provided by Somerset Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. Somerset Council - AC0000861332 - 2023

Public Guidance Notes for Planning Committees

Can I speak at the Planning Committee?

The Applicant or Agent, Parish, Town or City Council, Division Members and objectors or supporters are able to address the Planning Committee. **All speakers need to register – please see details on the next page.**

The order of speaking will be:-

- Those speaking to object to the proposal - maximum of 5 speakers of 3 minutes each
- Those speaking in support of the proposal - maximum of 5 speakers of 3 minutes each
- Parish, Town or City Council(s) - 3 minutes each
- Councillors of Somerset Council (non-Committee members) - 3 minutes each
- The applicant or their agent - 3 minutes

Public speaking will be timed and the Chair will be responsible for bringing the speech to a close. The speaker/s will be allowed to address the Committee during their registered slot only and will not be allowed to provide further clarification. If an item on the Agenda is contentious, with a large number of people attending the meeting, a representative speaking to object or support the proposal should be nominated to present the views of a group.

The Chair can exercise their discretion in consultation with the Legal Adviser and this maybe, for example, it maybe that comments are derogatory in which case the Chair will exercise discretion to prevent the speaker from continuing, or if balance was required in terms of speakers for and against or to make a specific point, to allow a further speaker.

Comments should be limited to relevant planning issues. There are limits to the range of issues that can be taken into account when considering planning applications.

Although not an exhaustive list, these might include:

- Government planning policy and guidance
- Planning legislation
- The suitability of the site for development
- Conflict with any planning policies such as the relevant Development Plan – which are available for inspection on the Council's website
- Adopted Neighbourhood Plans
- Supplementary Planning Documents (SPD)

- Previous planning applications and decisions
- Design, appearance, layout issues and relationship with the surrounding area.
- Living conditions such as privacy, noise and odour.
- Highway safety and traffic issues
- Biodiversity and ecology
- Impact on trees and the landscape
- Flood risk in identified areas at risk.
- Heritage assets such as listed buildings, conservation areas and archaeology
- The economy, including job creation/retention.
- Drainage and surface water run-off.

Issues that are not usually relevant will vary with each application, but the courts have established that the following matters cannot be taken into account when considering planning applications:

- The history or character of an applicant
- Perceived or actual impact of development on property values.
- Land ownership, restrictive covenants or other private property rights including boundary and access disputes or maintenance.
- An applicant's motivations or future intentions.
- Retrospective nature of applications;
- Impact on private views;
- The extent of public support or opposition for a proposal alone;
- Competition between businesses;
- Matters controlled by other (non-planning) legislation such as licensing and building regulations or other laws.

How do I register to speak at Planning Committee?

A request to speak must be made to the Council's Democratic Services team no later than 12 noon on the working day before the Committee meeting either by email to democraticservicesnorth@somerset.gov.uk or by telephone on 01278 435739. For those speaking to object or support the proposal, the speaking slots will be allocated on a first come first served basis. If there are numerous members of the public wishing to speak in one slot it is advisable to make arrangements for one person to make a statement on behalf of all. The meetings are hybrid and you can speak either in person at the meeting or virtually. If you wish to speak at the meeting virtually please inform Democratic Services so that they can advise you of the details. If you have registered to speak, the Chairman will invite you to speak at the appropriate time during the meeting.

Can I present information to the Committee?

Please be advised that you cannot present documents in any form to the Committee Members at the meeting – this includes photographs and presentations (including Powerpoint presentations).

How do I know what time an application will be heard?

If you have registered to speak in person, we recommend arriving at the meeting venue about 15 minutes before the start time. If joining virtually, please consider joining the meeting a few minutes early to ensure your technology is working correctly - you may have to wait in a lobby until being admitted to the meeting. It is not possible to estimate the exact time an application will be heard.

What if my Division Member does not sit on the Planning Committee?

If your local Councillor is not a member of the Planning Committee, he or she can still address the meeting to outline any concerns or points of support. However, they will not be permitted to take part in the main debate, to make or second a proposal or to vote on any item.

Presentation of planning applications

The Planning Officer will present the case to the Committee explaining the factual matters and any salient points which need to be drawn out with the use of a visual presentation. It is important to note that the Planning Officer is not an advocate for either the applicant or any third parties but will make an impartial recommendation based on the merits of the proposal and any relevant material considerations.

The role of Officers during the debate of an application

When an application is considered at Planning Committee, it is the Officers' role to explain why they have concluded that permission should be approved or refused and answer any questions that Members may have. Whilst the Committee has to reach its own decision bearing in mind the Officer advice, report and recommendation, the Lead Planning Officer and Council Solicitor in particular have a professional obligation to ensure that a lawful and unambiguous decision is made in accordance with the Council's Development Plan, planning legislation, regulations and case law. This means, in the event that a contrary decision is sought, they will need to explain the implications of doing so. This can sometimes mean that Officers need to advise and

guide Members as to planning policy, what are or are not material considerations, what legally can or cannot be considered or given weight and the likely outcome of any subsequent appeal or judicial review.

Officers' views, opinions and recommendations may, on occasion, be at odds with the views, opinions or decisions of the Members and there should always be scope for Members to express a different view from Officers. However, any decision by the Committee must be based on proper planning reasons as part of the overall aim to ensure that a lawful and unambiguous decision is made. Where this is contrary to that recommended within the Officer report, the Lead Planning Officer and Council Lawyer will advise Members in making that decision.

Recording of the Meeting

Please note that this meeting will be recorded, and the recording will be made available on the Council's website and/or on YouTube. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore, unless you are advised otherwise, by taking part in the Council meeting during public participation you are consenting to being recorded and to the use of the sound recording for access via the website or for training purposes.

The Council supports the principles of openness and transparency. It allows filming, recording, and taking photographs at its meetings that are open to the public – providing this is done in a non-disruptive manner. Members of the public may use Facebook and Twitter or other forms of social media to report on proceedings, No filming or recording may take place when the press and public are excluded for that part of the meeting.

Microsoft Teams meeting - Planning North

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 335 434 853 383

Passcode: 2H6dEF

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+44 1823 772277,,854090880#](#) United Kingdom, Taunton

Phone Conference ID: 854 090 880#

[Find a local number](#) | [Reset PIN](#)

This page is intentionally left blank



Minutes of a Meeting of the Planning Committee - North held in the Sedgemoor Room, Bridgwater House, King Square, Bridgwater, TA6 3AR, on Tuesday, 13 June 2023 at 2.00 pm

Present:

Cllr Kathy Pearce (Chair)
Cllr Matthew Martin (Vice-Chair)

Cllr Brian Bolt	Cllr Alan Bradford
Cllr Hilary Bruce	Cllr Ben Ferguson
Cllr Bob Filmer	Cllr Tony Grimes
Cllr Pauline Ham	Cllr Harry Munt

11 Apologies for Absence - Agenda Item 1

Apologies were received from Cllr B Smedley who was substituted by Cllr L Redman, Cllr G Slocombe who was substituted by Cllr L Duddridge, and Cllr A Hendry.

12 Minutes from the Previous Meeting - Agenda Item 2

Resolved that the minutes of the Planning Committee - North held on 9 May 2023 be confirmed as a correct record.

13 Declarations of Interest - Agenda Item 3

Cllrs M Martin, L Duddridge, A Bradford, B Filmer, H Bruce and M Murphy all declared an Other Registrable Interest as they were members of the Drainage Boards.

Cllr B Filmer confirmed that he had taken part in the referral process in respect of application 07-23-00006, but that he retained an open mind and would listen to all the merits of the argument before casting his vote. He also declared an Other Registerable interest in respect of application 15/23/00002 as he was the Division Member but had taken no part in discussions on the application.

Cllr T Grimes declared Other Registerable Interests in respect of applications 07-23-00006 and 15/23/00002 as he was the Division Member but had taken no part in discussions on the applications.

Cllr L Redman declared an Other Registerable Interest in respect of application 08/21/00039 as he was a member of Bridgwater Town Council but had taken no part in any discussions. He also confirmed, having objected to the application, that he was pre-determined on this item and confirmed that he would speak and then leave the room during consideration of this item.

Cllr K Pearce declared an Other Registerable interest in respect of application 08/21/00039 as she was the Division Member but had taken no part in discussions on the application.

14 Public Question Time - Agenda Item 4

15 Application 07/23/00006 65 Brent Street, Brent Knoll, TA9 4DX - Agenda Item 5

The Committee was advised that since this item had been deferred at the last meeting revised proposals had been received with an amended frontage in a rendered finish and with the garage having a brick frontage.

Members felt that that the amended proposals blended into the street scene much better than the original design. It was proposed by Cllr Filmer and seconded by Cllr Grimes that the application be approved subject to the conditions in the Planning Officer's recommendation outlined in the report. On being put to the vote the proposal was carried unanimously.

RESOLVED:

To Grant Permission subject to the conditions below:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

3 Before the extension hereby approved is first brought into use, the first floor side windows in the bedroom no. 1 shall be obscure glazed as shown on the approved drawing no.1001-06E.

The windows shall remain obscure glazed for all time thereafter.

Reason; To safeguard the privacy of neighbouring properties.

Schedule A

Existing Plans & Elevations Drg No. 1001-01

Proposed Floor Plans Drg No. 1001-05C

Proposed Elevations Drg No. 1001-06F received 11/05/23 Location Plan Drg No. 1001-07

Proposed Block Plan Drg No. 1001-08A

16 Application 08/21/00039 42 Sunnybank Road, Bridgwater, TA6 6JJ - Agenda Item 6

The planning officer introduced the application to the Committee with the assistance of a slide presentation.

The Committee were addressed by Cllr Redman in opposition to the application. His comments included:-

- That the application details available online were poor and that important details were wrong or misleading.
- His concerns over the party wall between the two properties.
- Concerns over overlooking, parking provision and highway safety.

Cllr Redman then left the room.

The Committee were addressed by the Applicant. Their comments included:

- That the report concludes that the proposal would have no adverse impact on the impact on the character of the area or the amenity of the neighbouring residents.
- That the existing structure did need to be replaced as it could not be occupied, was an eyesore and devalued neighbouring properties.
- As they would not be doing the works, conditions could be attached to ensure the neighbours rights are protected.

In response to questions from Members, the Planning Officer advised that the Part Wall Act was a civil act that sat outside of planning and that the demolition of the building would fall under the remit of Building Control.

Members felt that that the proposal was in character with the area and that there would be no issues with overshadowing or overlooking. Consequently, and it was proposed by Cllr Filmer and seconded by Cllr Bolt that the application be approved subject to the conditions in the Planning Officer's recommendation outlined in the report. On being put to the vote the proposal was carried unanimously.

RESOLVED:

To Grant Permission subject to the conditions below:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

3 The dwelling hereby approved shall not be occupied until the windows in the south elevation are fitted with obscure glazing. The windows shall remain obscured for all times thereafter.

Reason: To safeguard the privacy of the neighbour property in accordance with Policy D25 of Sedgemoor District Council Local Plan.

4 Prior to the installation of any external lighting, a "lighting design for bats" shall be submitted to and approved in writing by the local planning authority. The strategy shall show how and where external lighting will be installed (with the provision of technical specifications and operation) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. No external lighting other than those approved under the lighting design for bats shall be installed without the prior written consent from the local planning authority.

Reason: In the interests of the Favourable Conservation Status of local populations of European protected species in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

5 Works will not in any circumstances commence until:

a) Construction and demolition operatives have been inducted by a licensed bat ecologist to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats. Written confirmation of the induction will be submitted to the Local Planning Authority by the licensed bat ecologist within one week of the toolbox talk

b) An improved cavity bat box or similar, to accommodate any discovered bat(s), will be hung on a suitable tree or building on or adjacent to the site at a minimum height of 4 metres as directed by a licensed bat ecologist. Any such box will be maintained in-situ thereafter; and

c) Works potentially affecting bats will then proceed under the supervision of the licensed bat ecologist.

Reason: A pre-commencement condition is required to ensure the strict protection of European protected species and in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032.

6 Prior to first occupation of the dwelling hereby approved, the following biodiversity enhancement(s) will be installed at the site:

2x established shrub to be planted on site which must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native plants

Installation of 2x standard bird boxes purchased or built, situated on a mature tree on site or appropriately positioned on the proposed works, at a height above 3m

At least 1x refugia piles (e.g. log piles) as a shelter for reptiles, amphibians and small mammals constructed within the boundary of the site

Once installed, the biodiversity enhancement(s) shall thereafter be retained.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and Sedgemoor Local Plan 2011-2032 policy D20.

Schedule A

Location Plan Drg No. p2cuk/590280/800346

Existing Site & Roof Plan Drg No. 1909-S-01 Rev. A

Existing Ground Floor Plan Drg No. 05 Rev. A

Existing Elevations Drg No. 06 Rev. A

Proposed Site & Roof Plan Drg No. 1909-PL-01 Rev. B

Proposed Ground & First Floor Plans Drg No. 1909-PL-02

Proposed Elevations Drg No. 04 Rev. A

17 Application 15/23/00002 Land at Scotland Lane, Chapel Allerton, Axbridge, BS26 - Agenda Item 7

The Planning Officer outlined the application to the Committee with the assistance of a slide presentation. In response to questions confirmed:

- The issue regarding phosphates had been addressed.
- The applicants wished to grow fruit and vegetables for their own use and to re-wild, by planting wildflowers, approximately 40% of the land
- Whilst it was the applicant's intention to remove the caravan this could be conditioned.
- The biodiversity enhancement plan focused on bats because it was felt that the re-wilding would address any other issues.

It was subsequently proposed by Cllr Grimes and seconded by Cllr Bolt to recommend approval of the application subject to conditions as per the Planning Officer's recommendation in the report and an additional condition on the removal of the caravan. On being put to the vote the proposal was carried unanimously.

Resolved

To Grant Permission subject to the following conditions and subject to the additional condition as detailed by the officer, the wording of this condition to be delegated to the Service Manager Planning North to be agreed in consultation with the Chairman and Deputy Chairman of the Development Committee:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and

Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

3. No external lighting shall be erected or installed on the building hereby permitted or within the application site unless prior written consent is sought from the Local Planning Authority.

Reason: In the interests of visual amenity, to protect the dark skies of the countryside and in the interests of the Favourable Conservation Status of local populations of European Protected Species in accordance with policies D2, D20 and D24 of Sedgemoor Local Plan 2011-2032

4. The building hereby permitted shall not be used for the housing of livestock without the prior written consent of the Local Planning Authority

Reason: to prevent unacceptable impacts as a result of increased phosphate loading associated with housing livestock and to prevent unacceptable impact on the amenity of neighbouring residents in accordance with policies D20, D24 and D25 Sedgemoor Local Plan 2011-2032

5. A Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority prior to first use. The BEP shall include measures to ensure that no net loss to biodiversity occurs as a result of the development should include measures to enhance the site for horseshoe bats (such as the creation of species rich grassland around field margins). The BEP should also include a landscape masterplan which identifies the areas of planting proposed, a planting schedule and specification of seed mixes/species of stock and general implementation.

Reason: To ensure that development sites are appropriately landscaped to provide enhancement of the environment, mitigation for vegetation that is to be removed, to ensure biodiversity is maintained and that planting schemes are established and managed into the future, in accordance with policy D20 Sedgemoor Local Plan 2011-2032.

Schedule A

Location Plan Drg No. 01

Proposed Block Plan Drg No. CPS/141/AB25

Proposed Agricultural Shed Drg No. CPS/141/AB24

18 Application 17/23/00028 Land off Silver Street, Cheddar - Agenda Item 8

The Planning Officer outlined the application to the Committee with the assistance of a slide presentation. She updated members that the ecologist was recommending that conditions be attached to ensure that an external lighting plan be approved and for the installation of bird boxes.

The Committee heard the Agent's speech. Their comments included:

- The proposed building had a smaller floor area than the existing polytunnel.
- There was no loss of agricultural land.
- There was no foul drainage system as no slurry would be produced and any manure produced would be used as fertilizer.

The Committee, noting that it was the replacement of one agricultural building with another, supported the proposal. It was subsequently proposed by Cllr Bradford and seconded by Cllr Ferguson to recommend approval of the application subject to conditions as per the Planning Officer's recommendation in the report, and the two additional conditions, outlined by the Officer, in respect of the external lighting scheme and the installation of bird boxes. On being put to the vote the proposal was carried unanimously.

Resolved

To Grant Permission subject to the following conditions and subject to the two additional conditions as detailed by the officer, the wording of those conditions to be delegated to the Service Manager Planning North to be agreed in consultation with the Chairman and Deputy Chairman of the Development Committee:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

Schedule A

Location Plan with Existing Plans & Elevations Drg No. Young-23-82-01

Proposed Plans & Elevations Drg No. Young-23-82-02

(The meeting ended at 3.03 pm)

.....
CHAIR

This page is intentionally left blank

Minutes of a Meeting of the Planning Committee - North held in the Sedgemoor Room, Bridgwater House, King Square, Bridgwater, TA6 3AR, on Tuesday, 11 July 2023 at 2.00 pm

Present:

Cllr Kathy Pearce (Chair)
Cllr Matthew Martin (Vice-Chair)

Cllr Brian Bolt

Cllr Hilary Bruce

Cllr Bob Filmer

Cllr Tony Grimes

Cllr Pauline Ham

Cllr Alistair Hendry

Cllr Harry Munt

Cllr Gill Slocombe

In attendance:

Cllr Peter Clayton (Substitute)

19 Apologies for Absence - Agenda Item 1

Apologies were received from Councillors Alan Bradford (Cllr Peter Clayton substituted) and Brian Smedley.

20 Declarations of Interest - Agenda Item 2

Councillors B Filmer, P Clayton and A Hendry declared an Other Registrable Interest as they were members of the Drainage Boards.

Councillor Matt Martin confirmed that he had taken part in the referral process in respect of Application 50/20/00054, but that he retained an open mind and would listen to the merits of the application and had taken part in no discussions on the application.

21 Public Question Time - Agenda Item 3

No members of the Public had registered to speak for this item.

22 Planning Application 50/20/00054 Habitats Regulation Assessment - Agenda Item 4

The planning officer introduced the Habitats Regulation Assessment for this site, explaining that the conclusion of the County Ecologist considered that there may be an impact on Horseshoe Bats therefore requested off-site mitigation measures to replace lost land and this had been secured at Rughill and also a condition to be included on any permission relating to lighting design. Natural England raised no objection subject to mitigation as identified in the assessment.

(For 10, Against 1)

RESOLVED:

To agree the Habitats Regulation Assessment originally dated 11 September 2020 and updated 7 June 2023.

23 Planning Application 50/20/00054 Land At, Combe Batch, Wedmore, Somerset, BS28 - Agenda Item 5

The planning officer introduced the application to the Committee with the assistance of a power point presentation. She provided the following updates to their written report:-

- Condition
15 wording amended to clarify land use and any possible impacts
 - Additional condition relating to noise to be added
 - S106 Agreement to be amended in relation to obligations to add “lifetime of development or in perpetuity”

The Committee were addressed by 4 residents in opposition to the application and the Parish Council. Their comments included:-

- Additional 250 extra homes and no additional infrastructure benefits and would have an adverse impact on the area.
- The Neighbourhood Plan had proposed a number of possible sites for Affordable Housing, however this site was not one of them, although the Neighbourhood Plan proposed more Affordable Housing than the Local Plan.
- It was considered that the Affordable Housing Assessment was not correct, with the process flawed and the results dubious as no evidence provided.

- The site did not meet Policy T2b and the application was speculative.
- The agent addressed the committee and their comments included:
- It was considered that there was a need for the Affordable Housing, of which there would be 12 rental properties,
 - The design of the dwellings reflected the local area and would be of sustainable construction including climate change benefits
 - Objections had been taken into account raised during consultation and amendments made to the application
 - The new footpath proposed would connect to the current Public Rights of Way and into the town.

In response to questions from Members, the Planning Officer advised that the Affordable Housing Needs Assessment had been provided by the Developer and the results stated that 14 households had confirmed that there was a housing need and the Affordable Housing Manager had agreed that these results were justified. The design and materials proposed for the properties were not considered to be adverse to the surrounding area, however there was some concern raised by the members that the transition property and the green roof.

Councillor Hendry proposed that a site visit be undertaken due to the complexity of the application and the impacts this application may have on the surrounding area. This proposal was seconded by Cllr Filmer.

(For 9, against 2)

RESOLVED:

To Defer the application to undertake a Site Visit to assess the impact on the street scene, highways access and footpath.

24 Planning Application 50/22/00131 Lofty Heights, High Street, Blackford, Wedmore, Somerset, BS28 4NL - Agenda Item 6

The committee were addressed by a neighbour objecting to the application and their comments included 3 main concerns:

Loss of amenity and privacy due to the property's change of position and so is now 7 metres nearer to their property which would also lead to over shadowing and loss of light especially on lower floor. It was also considered that the design was not in scale.

The planning officer advised that this application was a slightly different scheme, roof lights are high level and the glazing within the west elevation would have

obscured glazing. He also confirmed that the dwelling would be approximately 5 metres to the boundary plus there would be space to the neighbour's actual dwelling and therefore it was considered that there would not be overlooking or additional over shadowing.

At the conclusion of the debate, it was proposed by Councillor A Hendry and seconded by Councillor T Grimes that the application be approved subject to the conditions in the Planning Officer's recommendation outlined in the report (with the additional wording on Conditions 3 and 9). On being put to the vote the proposal was carried by 9 votes in favour, 2 votes against.

RESOLVED:

To Grant Permission subject to the following conditions and to the amendments to Conditions 3 and 9 to show that they were pre-commencement conditions.

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 **PRE-COMMENCEMENT:**

Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan 2011-2032.

- 4 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:
- 24 hour emergency contact number;
 - Hours of operation;
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Routes for construction traffic;
 - Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of preventing mud being carried onto the highway;
 - Measures to protect vulnerable road users (cyclists and pedestrians)
 - Any necessary temporary traffic management measures;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Methods of communicating the Construction Management Plan to staff visitors and neighbouring residents and businesses.

Reason: This is a pre-commencement condition in the interest of the highway safety and in accordance with Adopted Sedgemoor Local Plan Policy D14.

- 5 The proposed access shall be constructed in accordance with details shown on the submitted plan Site Plan as Proposed, drawing number 003, and shall be available for use prior to first occupation. Once constructed the access shall be maintained thereafter in that condition in perpetuity and the turning area to be kept clear of obstruction.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 6 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge on to the highway. Such provision shall be installed before the first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 7 Prior to the construction of any part of the development above damp-proof course level a scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development (along with a timetable for their provision), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: In the interests of highway safety in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 8 The car port hereby approved shall be only be permitted for the storage of motor vehicles.

Reason: To ensure sufficient off-street car parking to the property hereby approved in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D14.

- 9 PRE-COMMENCEMENT:

Prior to any vegetative clearance or groundworks, any vegetation in the construction area should initially be reduced to a height of 10 centimetres above ground level by hand, brushings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather (limited rain and wind, with temperatures of 10°C or above) before clearing to minimise the risk of harming/killing any reptiles and/or amphibians that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between March and October under the supervision of competent ecologist. Once cut vegetation should be maintained at a height of less than 10cm for the duration of the construction period. Any features such as rubble piles, scrub or hedgerow bases (as identified in the Preliminary Ecological Appraisal (Quantock Ecology, June 2023) which potentially afford resting places for reptiles and/or amphibians

will be dismantled by hand by a competent ecologist in April or August to October and any individuals found translocated to a location agreed with the Local Planning Authority prior to works commencing on site. A letter confirming these operations and any findings will be submitted to the Local Planning Authority by the ecologist responsible prior to works commencing on site.

Reason: In the interests of UK protected and priority species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 10 A habitat enhancement and mitigation area which includes the planting of replacement trees, hedgerow and rough grassland shall be provided and maintained thereafter. The layout of and a planting schedule for the habitat creation / enhancement of this space will be submitted to and agreed with the Local Planning Authority. This approved enhancement and mitigation area will be planted no later than the end of the first planting season following first occupation of the dwelling hereby approved. Notwithstanding the submitted detail, for the avoidance of doubt the landscape scheme shall include a planting schedule and shall detail the proposed species, quantities, stock sizes, planting densities and spacings. All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five years from the completion of the planting, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of the Favourable Conservation Status of populations of European protected species in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity, and to provide net gain in accordance with paragraph 174(d) of the National Planning Policy Framework.

- 11 Prior to first use of the dwelling hereby approved, the following biodiversity enhancement(s) will be installed on the/at the site:
- Installation of 4x Schwegler multi-purpose bird and/or bat on to a building or mature tree on site, facing south or west, at a height above 3m.

Once installed, the biodiversity enhancement(s) shall thereafter be retained.

Reason: In accordance with Government policy for the enhancement of

biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and Sedgemoor Local Plan 2011-2032 policy D20.

- 12 Prior to the installation of any external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb roosting or prevent bats using their territory. The design should accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux levels. Lux levels should be below 0.5 Lux. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. No other external lighting shall be installed without prior consent from the Local Planning Authority through submission of a planning application.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 13 All foul water from the development hereby approved shall discharge via connection into the Wessex Water mains foul sewer. No other means of disposal of foul water shall be permitted.

Reason: To ensure that the proposal does not negatively impact upon the Somerset Levels and Moors Ramsar site (due to an increase in nutrient loads (phosphorous) from foul waste) in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

Schedule A

Location Plan and Block Plan Drg No. 001 (Mar 23)

Existing Site Plan Drg No. 002

Existing Street Elevation Drg No. 004

Existing Site Sections Drg No. 003

Proposed Site Plan Dg. No. 003

Proposed Street Elevations Drg No. 008

Proposed Side Elevation & Section thro Drive Drg No. 006

Proposed Timber Car Port Elevations Drg No. 007

Proposed Plans & High Street Elevation Drg No. 004 Rev A
Proposed Elevations & Cross Sections thro the House Drg No. 005 Rev A
Daylighting Angles for Front & Rear Elevations Drg No 008
3D Shadow Views at Solstice Times

25 Planning Application 53/23/00008 6 Gelosia Close, Westonzoyland, Bridgwater, Somerset, TA7 0HA - Agenda Item 7

The planning officer introduced the application to the Committee with the assistance of a power point presentation. She provided the following updates to their written report:-

That the Parish Council had provided comments stating that they agreed with the objectors and considered that the application would create overlooking and loss of privacy to the neighbours.

That an additional condition would be needed to cover biodiversity issues.

The committee were addressed by 2 residents in opposition to the application. Their comments included concerns on loss of privacy due to the extensions as considered it would overlook their garden and rear of the property and would be visually harmful as out of keeping in the area.

In response to questions and comments from Members, the planning officer advised that no concerns on the single storey extension and there would be a distance of 20 metres to other property and that there were dormers on other properties within the area.

RESOLVED:

That planning application 53/23/00008 was APPROVED with conditions as detailed below and an additional condition relating to biodiversity.

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 Prior to the first occupation of the development hereby approved floor resilience measures will be carried out in accordance with the measures set out in the submitted Flood Risk Assessment and will be maintained thereafter in perpetuity.

Reason: In accordance with Policy D1 of the Sedgemoor Local Plan 2011-2032

Schedule A

Location Plan Drg No. 00817131-C7A6F2

Block Plan Drg No. 00817133-929BD6

Existing & Proposed Floor Plans & Elevations Drg No. VPH-Bartholomew-01 Rev. 001

Existing & Proposed Roof Plans Drg No. VPH-Bartholomew-02 Rev. 001

(The meeting ended at 5.25 pm)

.....
CHAIR

Committee date 12/09/2023

Application No: 06/23/00001

Application Type: Full Planning Permission

Case Officer: Amelia Elvé

Registered Date: 23/01/2023

Expiry Date: 19/03/2023

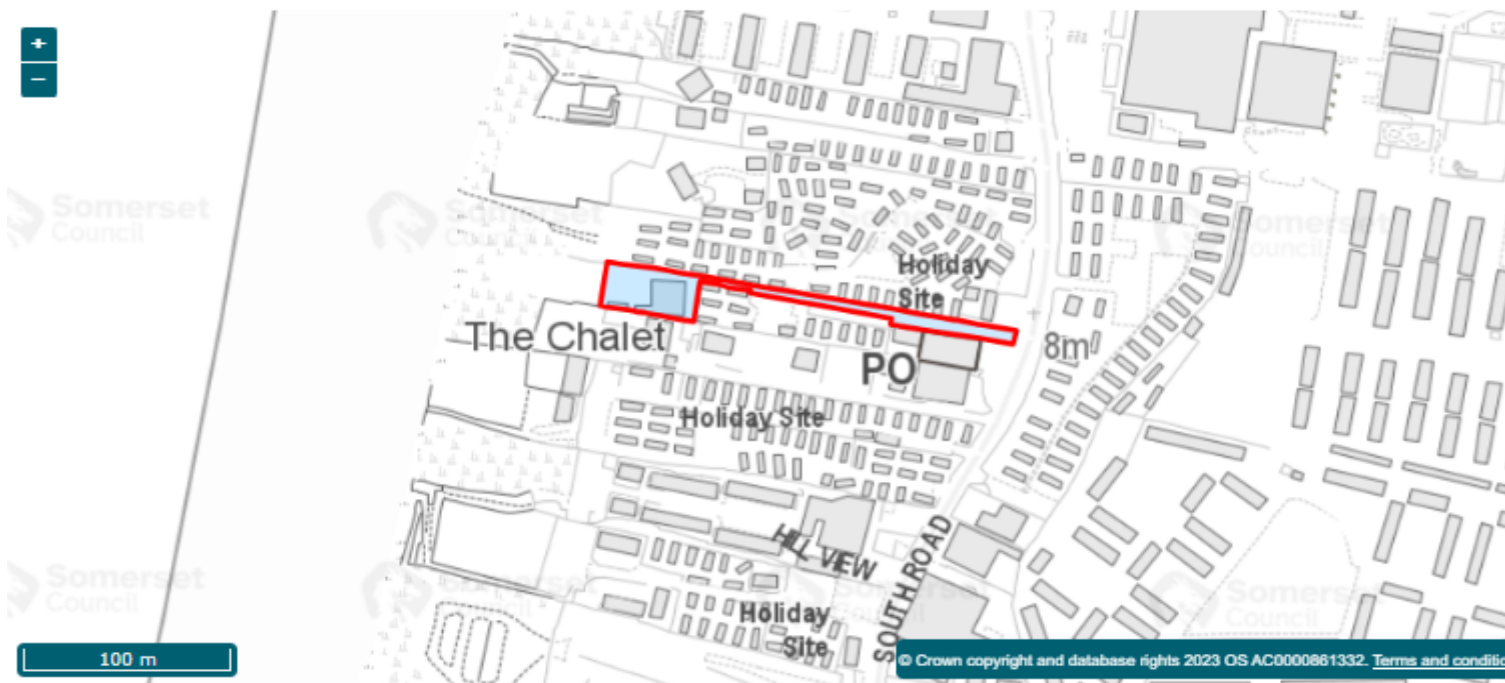
Parish: Brean

Division: Berrow

Proposal: Erection of two storey extensions to the West, South and North elevations, single storey extensions to the North elevation and change of use of existing accommodation, to create 4no. holiday accommodation units.

Site Location: Ocean Holiday Park, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD

Applicant: Hudson Leisure Limited



Referral to committee because

The officer's recommendation is contrary to the view of the Parish Council

Background

Ocean Bar (formerly known as *Lazy Days Holiday Park*) is an established public house, sited approximately 160m West from South Road. The property is served by a large “pub garden” to the rear, which sits between the main building and the beach that is further to the West. The pub garden accommodates a patio area within the immediate vicinity of the building, bordered by concrete and glass balustrading. Towards the beach there is a grassed area and further on, stepped seating areas. The site level decreases rapidly from the grassed area towards the beach, and the stepped area of the pub garden is divided with a variety of small concrete walls and timber posts. The development site is neighboured by residential properties to the South and a caravan park to the North. The main building is formed from a combination of flat roof and gable roof structures and finished in render, red brick and pantiles. The property is also served by an open-sided timber covered seating area, that adjoins the rear of the building and runs along the southern boundary of the property.

The application seeks consent to erect a two storey extension to the rear elevation to enable the creation of four holiday units, with inverted dormers to the West elevation. The two storey extension will replicate the existing mansard roof and be finished with matching materials. The scheme also includes a single storey extension to the side elevation, finished with a flat roof and render.

Relevant History

06/76/00044 - Extension to existing premises to provide new reception area together with additional living accommodation at ground and first floor levels – **Granted**

06/20/00004 - Retrospective application for the erection of a single storey building for use as an outdoor bar, confectionary shop and snack bar and the proposed erection of a 2m fence to the southern boundary – **Refused**

06/21/00003 - Retrospective application for the erection of a single storey building for use as an outdoor bar, confectionary shop and snack bar and the proposed erection of a 2m acoustic fence to the southern boundary (resubmission). - **Granted**

06/22/00002- Erection of a single storey extension to the rear (West) elevation for dining area, covered seating area and internal alterations. Erection of a single storey bar extension to the side (West) elevation. - **Granted**

06/22/00021 – Erection of raised decking to plot 5 (retrospective) - **Refused**

Supporting information supplied by the applicant

Existing Site Plan Drg No. GA-01 Rev. C

Existing Ground Floor Drg No. GA-04

Existing First Floor Plan Drg No. GA-05

Existing Elevations Drg No. GA-03

Proposed Site Plan Drg No. GA-01 Rev. C

Proposed Ground Floor Plan Drg No. GA-26

Proposed First Floor Plan Drg No. 27

Proposed Elevations Drg no. GA-25 Rev A

Proposed Roof Plan Drg No. GA-17

Consultation Responses

Brean Parish Council – Object

Brean PC objects to this application in its current form as there is no provision made for the additional parking requirements that four extra units of accommodation will require. The existing small car park has not been extended in any way which will mean that additional vehicles will park illegally on the lane blocking emergency access or parking in the existing business spaces servicing McColls. No mention is made of the parking requirement in either the application or the planning statement which suggests the applicant has not considered the impact of additionally vehicles in an already busy area for parking.

SW Heritage – No objection

There are limited or no archaeological implications.

Environmental Health – No comment/observation

Highways – Standing Advice

Ecology – PRA requested and following the results, comment recommending appropriate mitigation and biodiversity enhancement conditions.

Representations

9 objections from 4 addresses, raising the following planning considerations:

- The submitted Acoustic Report is insufficient.
- Submitted drawings do not show the kitchen extract route
- Acoustic fence details have not been provided
- Conditions should be used to secure a CEMP, construction hours, monitoring for noise, dust and vibration, a surface water run off survey, post construction surveys.
- Unacceptable siting of the kitchen extraction unit and ducting and A/C systems.
- Unacceptable overlooking of neighbouring properties.
- Overdevelopment of the site.
- Loss of light to neighbouring property.
- Noise generation from the development.

10 letters of support from 9 addresses, raising the following planning considerations:

- Improvement to existing facility and needed diversification of the tourist accommodation offer in Brean.
- Allowing customers to stay on site would reduce traffic
- Visually acceptable as does not alter the size or massing of the current building.

Most Relevant Policies

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF require that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework July 2021

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Sedgemoor Local Plan (2011-2032)

BH10: Tourism

D1: Flood Risk and Surface Water Management

D2: Promoting High Quality and Inclusive Design

D14: Managing the Transport Impacts of Development

D17: Tourism

D20: Biodiversity & Geodiversity

D25: Protecting Residential Amenity

Main Issues

Principle of Development

The application site lies outside of any Development Boundary however is sited within the Brean & Berrow Tourism Boundary.

Policy BH10 seeks to support new holiday accommodation schemes, within the aforementioned tourism boundary, where they do not increase the number of visitors potentially at risk from flooding. Policy D17 support tourism related developments outside of Development Boundaries providing there is clear justification for the location and is in close proximity to a settlement or other facilities.

The proposal site is located within the main tourist area of Brean where there is a range of amenities for holidaymakers to use in close distance to the site. The application seeks to provide new holiday accommodation that is at first floor and not within a Flood Zone. The principle of the development is therefore supported by policies BH10 and D17 of the Local Plan.

Visual Amenity

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area and be of a design solution that makes the most efficient use of land through appropriate densities, whilst recognising the need for positive treatment of the spaces around and between the building.

The proposed two storey extension will replicate the form of the existing building and is to be finished in materials that match. The proposed single storey extension is of a modest scale that does not detrimentally impact the visual appearance of the building. It is therefore considered that in this respect, the application is compliant with policy D2 of the Local Plan.

Residential Amenity

Policy D2 states that development should 'respect the amenity value of the occupiers of nearby buildings or the wider area' and new development should deliver buildings that are "enjoyable to use". This is further supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal could result in unacceptable impacts'. This includes consideration of loss of privacy, overlooking, visual dominance, loss of light, noise/disturbance, odour, fumes, vibration and living conditions of future occupants.

In respect of impacts on the amenities of neighbouring properties, the proposal will introduce further first floor accommodation, however due to balconies being formed from an inverted dormer, any overlooking of the residential property to the south would not be of the immediate private amenity space that serves the dwelling.

The introduction of holiday accommodation is unlikely to give rise to other unacceptable impacts such as noise generation levels based on the existing use of the site. Environmental Health have raised no objection and if a statutory nuisance were to occur, this would be managed by these officers.

The proposed seating area to the rear replicates the previously consented scheme ref. 06/22/00002 and conditions are attached to that decision in respect of acoustic fencing.

In respect of amenities of future occupiers of the proposed accommodation, it is noted that National Space Standards are not met; however as this is for a tourism use, and conditioned as such, this is not considered to be unacceptable.

It is therefore considered that in respect of residential amenity, there would not be a detrimental impact on adjoining or future occupiers. As such, the application is compliant with policies D2 and D25 of the Local Plan.

Highways Safety

Policy D14 of the Local Plan states that managing the transport impacts is essential for creating sustainable communities. The policy sets out that development proposals should seek to manage the transport impacts of development.

The Highways Authority consider *Standing Advice* to apply to this proposal. In respect of this application, this requires the resultant development to be adequately served by an appropriate off-road parking provision and there is no resultant over intensification of the existing vehicular access.

The scheme will provide three 2-bed and one 1-bed holiday units of accommodation. Four parking spaces are shown as allocated for the holiday units, however it is also noted that there is a large parking area that serves the complex along with public car parks in walking distance. Whilst no extension of the parking area is proposed, based on the size of the space, the number of existing caravans and the proximity to public car parks this is not considered to be detrimental.

The existing access to the highway is consolidated and is adequately sized to allow for vehicles to pass each other as they enter and exit the site. As such, the application is considered compliant with *Standing Advice* and therefore complies with policy D14.

Surface Water Drainage

Policy D1 of the Local Plan seeks to ensure that the surface water run off generated from development is adequately assessed and does not result in a detrimental impact on the wider area and existing water courses.

A number of third party representations have raised concerns relating to surface water drainage of the proposed development. As the scheme is for a minor development, such matters are dealt with via Building Regulations. As such, the application is compliant with policy D1 of the Local Plan.

Ecological Issues

Policy D20 of the Local Plan seeks for proposals to contribute to maintaining and where appropriate enhancing biodiversity and geodiversity. The application site lies within a Bat Consultation Zone and policy D23 of the Local Plan seeks to secure relevant mitigation measures that could protect relevant species from the impacts of development.

The ecologist requested a Preliminary Roost Assessment and following the submission of this report, biodiversity enhancement and mitigation measures have been recommended. It is therefore considered that in this respect, the application complies with policy D20 of the Local Plan.

Other Issues

A third party representation states that a full "Party Wall" survey should be undertaken. Any issues relating to such matters does not fall within the planning regime and would be a civil matter.

Reference is also made to the siting of an acoustic fence impinging on safe fire escape access, but matters relating to fire safety are regulated by Building Control.

Conclusion

The proposal is of an acceptable design and appearance that would have no adverse impact of the character of the existing building or the locality, residential amenity, ecological issues, surface water drainage or highways safety. As such the proposal complies with policies BH10, D1, D2, D14, D17, D20 and D25 of the Sedgemoor Local Plan 2011-2032.

RECOMMENDATION

GRANT PERMISSION

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 The area allocated for parking on the submitted and approved "Proposed Site Plan Drg No. GA-01 Rev. D", shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety in accordance with Sedgemoor Local Plan 2011-2032 Policies D13 and D14.

- 4
 - a. The holiday accommodation hereby permitted shall be used for holiday accommodation only and shall not be occupied as a person's sole or main residence.
 - b. The site operators and owners shall maintain an up to date register of the names of the occupiers, including their guests, of the holiday accommodation on site, date of occupation and evidence of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: The proposal is located within the area designated as countryside in CO1 of the Local Plan 2011-2032 where new residential development is strictly controlled and in accordance with Local Plan 2011-2032 Policy D17.

- 5 Prior to the installation of any external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will

be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. The design should accord with Step 5 of Guidance Note 08/18. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

6 Prior to the first occupation of the holiday accommodation hereby approved, the following shall be installed:

a. The installation of a minimum of one bird boxes around the site boundaries or on buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace, Schwegler 1B Nest Boxes, Schwegler 2H Robin Boxes, Woodstone Nest Box, Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

b. Installation of 1 X schwegler bat box (or similar if unavailable), purchased or built, on either the north end gable or to a mature tree on site, facing south or west, at a height above 3m.

Once installed such features shall be maintained and remain thereafter in perpetuity.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework

Schedule A

Existing Site Plan Drg No. GA-01 Rev. D

Existing Ground Floor Drg No. GA-04

Existing First Floor Plan Drg No. GA-05

Existing Elevations Drg No. GA-03

Proposed Site Plan Drg No. GA-01 Rev. C

Proposed Ground Floor Plan Drg No. GA-26 Rev A

Proposed First Floor Plan Drg No. 27

Proposed Elevations Drg no. GA-25 Rev A

Proposed Roof Plan Drg No. GA-17

DECISION

This page is intentionally left blank

Agenda Item 6

Committee date 08/08/2023

Application No: 11/23/00018

Application Type: Full Planning Permission

Case Officer: Shanta Parsons

Registered Date: 15/02/2023

Expiry Date: 11/04/2023

Parish: Burnham & Highbridge

Division: Burnham Central

Proposal: Demolition of existing garages and storage, erection of 2no. semi detached dwellings, with associated parking.

Site Location: Land to the rear of, 9-11, High Street, Burnham On Sea, Somerset, TA8

Applicant: Mr S Scott



Committee decision required because

This application is referred to the area committee at the request of the Chair and/or Vice Chair to enable the issues raised by the previous elected member/s to be debated.

Background

The site is located within the built up mixed use area of the town and forms the rear part of the retail units that front the High Street. The site comprises of two, single storey garage/storage buildings within the rear yard which is accessed off a private, no-through road off Technical Street to the south. There are shops and upper floor flats to the west and to the east on the other side of the track, there are more residential properties. The northern most garage/shed has a dual-pitched roof and is rendered, the garage/shed to the south has a mono-pitched roof.

Planning permission was refused April 2022 for the erection of a two-storey building to accommodate two flats, on site of the existing outbuildings to be demolished due to the development resulting in an unacceptable level of overdominance and overshadowing of neighbouring occupiers and adverse impact on visual amenity.

This application is for a pair of two-bedroomed semi-detached houses sited centrally within the rear yard on site of the garage/sheds.

There would be two car parking spaces off the access track to the east and patio areas to the west of the proposed houses. The houses would be finished in brickwork and concrete roof tiles.

Relevant History

11/21/00064 Erection of two storey building containing 2no. flats with associated parking on site of existing outbuildings (to be demolished) - Refused

Supporting information supplied by the applicant

Planning, Design and Access Statement

Flood Risk Assessment, Sequential and Exceptions Test

Ecological Appraisal

Bat Scoping and Survey Report

Consultation Responses

Town Council – no objection

Ex-Ward Member, Cllr P Harvey: Objection

“I object this development on the grounds of overdevelopment. The proposed gardens are in fact patios and of similar size to a parking place. They are insufficient in size to provide a reasonable amenity space for the residents. The plot is only large enough for one property with a reasonable garden.”

Environmental Health: No objection

- Recommend condition regarding contamination

Somerset Highways – Standing Advice

Devon & Somerset Fire & Rescue Service – no objection

- Recommend means of escape and access for fire and rescue service to comply with Building Regulations

Somerset Ecology – No objection

- Recommend conditions regarding external lighting, control of site clearance and biodiversity enhancement.

Representations

None received

Most Relevant Policies

Sedgemoor Local Plan (2011-2032)

S2: Spatial Strategy for Sedgemoor

BH8: Burnham Town Centre

D1: Flood Risk and Surface Water Management

D2: Promoting High Quality and Inclusive Design

D14: Managing the Transport Impacts of Development

D18: Retail Hierarchy

D20: Biodiversity & Geodiversity

D25: Protecting Residential Amenity

Community Infrastructure Levy (CIL)

The application is for residential development in Burnham & Highbridge where the Community Infrastructure Levy (CIL) is £52.28 per sqm of additional gross internal floor area created. Based on current rates, the CIL receipt for this development would be in the region of £8,080.58. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.

Main Issues

Principle of Development

Policy S2 of the Local Plan sets the spatial strategy for Sedgemoor, identifying the key settlements within the district and provides a hierarchy of these to provide a basis for the distribution of development across the district.

Policy D18 of the Local Plan seeks to protect town centre uses and supports residential developments in such areas that do not harm the retail function and character and it's vitality and viability of the Town Centre. This is also supported by Policy BH8, which specifically relates to Burnham Town Centre. The application site is within the Development Boundary for Burnham on Sea, a settlement categorised as a Market Town by the policy. In order to deliver the most appropriate and sustainable pattern of development, the strategy seeks to focus development in the district's main towns, including Burnham on Sea. Due to the location of the proposal, it's considered that the principle of the development is acceptable and complies with Policies S2, BH8 and D18 of the Local Plan.

Visual Amenity & Design

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area and be of a design solution that makes the most efficient use of land through appropriate densities, whilst recognising the need for positive treatment of the spaces around and between the buildings.

The mass of the building, being of two storeys in height will not appear unduly prominent and will be of an acceptable feature to the surrounding locale.

The proposed building will be positioned broadly in line with that of the existing two storey brick building to the north (rear of No. 15-17). There are examples of buildings sited close to the edge of the highway – the rendered building opposite the site (Potters Mews) and the part two, part three storey building to the south (Belmont Lodge). Street enclosure is clearly a character of this surrounding area.

The proposal will accord with the prevailing pattern of development and will appear as an acceptable feature within the street scene of this road to the rear of the high street and the removal of the existing outbuildings will represent a visual improvement on the street-scene as a whole.

Impact on Highway Safety

Policy D14 of the Local Plan states that managing the transport impacts is essential for creating sustainable communities. A key objective of the policy is to ensure car parking and vehicle servicing at levels appropriate to the development and in accordance with the parking standards detailed within the Somerset County Council Parking Strategy. The Highways Officer has referred to their Standing Advice and that requires adequate parking to be provided taking into consideration the location of the site.

The existing site contains two detached garage buildings which are unused and in a poor state of repair. These have direct access onto the public highway.

Two car parking spaces would be provided for the two 2-bed dwellings and taking into consideration the location of the site being within the town centre, close to services and facilities, it is considered that one car space per dwelling is acceptable.

Impact on Residential Amenity

Policy D2 states that development should 'respect the amenity value of the occupiers of nearby buildings or the wider area' and new development should deliver buildings that are "enjoyable to use". This is further supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal could result in unacceptable impacts'. This includes consideration of loss of privacy, overlooking, visual dominance, loss of light, noise/disturbance, odour, fumes, vibration and

living conditions of future occupants.

The previous application was refused on the basis of overdominance and overshadowing of neighbouring properties. The proposed building has been revised so that the footprint of the building takes into account the relationship with existing surrounding properties. The southern part of the building is set closer to the road than that of the northern, and the westward projection of it is to the northern part of the building. This is undertaken to minimise impact on the existing residential properties. The proposed parking is now to be sited to the front elevation of the proposed dwellings, and results in the building being set further back off the road frontage.

The existing first floor flat at No. 9 has one room which faces towards the application site at first floor level – this is a dual aspect room so will receive sufficient light from the northern aspect which is unaffected by this proposal. Given the nature of the existing ground floor use it is not considered that any aspect of this proposal would be unneighbourly, either in the form of causing loss of light, overshadowing nor would the proposal be overbearing in any way. The applicant proposes to obscure glaze the first floor window in the east elevation in flat 9 to window ensure the privacy of the existing occupiers of that flat as well as the occupants of the proposed dwellings.

As such, the proposal is not considered to have any adverse impact on residential amenity and accords with Policy D25 of the Local Plan.

Impact on Flood Risk

Policy D1 of the Local Plan states that when undertaking site-specific Flood Risk Assessments (FRA), regard should be had to the sources of flooding as detailed in Sedgemoor's Strategic FRA and any more recent mapping made available by the Environment Agency.

Where the Sequential Test is considered to be passed the vulnerability of the development must still be compatible with the Flood Zone, including application of the Exception Test (as required). A FRA must also demonstrate that the development will be safe over its life time and not increase flood risk

elsewhere, including addressing any residual flood risk and access/egress issues.

The application site is within the Settlement Boundary for Burnham on Sea, and for such locations, the Sequential Test is considered to be passed.

In respect of the Exception Test, the proposal is for two, two-storey houses with the bedrooms on the 1st floor. Therefore a safe means of refuge from flooding would be provided.

The erection of these dwellings would provide wider benefits to the community as the site lies within a sustainable location. Although modest in scale it will make a contribution to housing supply and will help to support the existing market town of Burnham and Highbridge.

The submitted Flood Risk Assessment states that Finished Floor Levels for the ground floor flat will be approximately 0.5m above existing ground level, but proposal would neither decrease nor increase the flood risk to the surrounding area and existing properties. The Flood Risk Assessment demonstrates that the development will be safe in the event of a flooding event.

It is considered that both the Sequential and Exception Tests are passed and as such, the proposal complies with Policy D1 of the Local Plan and Policy H3 of the Neighbourhood Plan.

Ecological Issues

Policy D20 of the Local Plan seeks for proposals to *contribute to maintaining and where appropriate enhancing biodiversity and geodiversity.*

The proposed development will result in the demolition of existing outbuildings. Following review with the Ecologist, a Bat Survey Scoping Report has been provided updating information on previous findings by Halpin Robbins from November 2021. The Ecologist is in agreement with the findings of the survey which found no signs of roosting bats or birds, and confirmed negligible roosting suitability of the outbuildings due to the disturbed nature of the site and inadequate thermal properties associated with the construction.

Appropriate conditions are required to ensure that the LPA fulfils its legal duty of strict protection of European protected species and as such the proposal complies with Policy D20 of the Local Plan.

Conclusion

The proposed development would have no adverse impact on the character of the area, highway safety, amenity of neighbouring residents, highway safety or ecology.

RECOMMENDATION

GRANT PERMISSION

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 If any contamination is found during excavations, the Local Planning Authority shall be notified immediately and where remediation is deemed necessary by the Local Planning Authority, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the submitted details.

Reason: To ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to human health, controlled waters and other receptors both onsite and offsite, in accordance with Policies D24 and D25 of the adopted Sedgemoor Local Plan (2011-2032).

- 4 Prior to the installation of external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will

be installed. Lux levels should be below 0.5 Lux. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Policy D25 of the adopted Sedgemoor Local Plan (2011-2032).

- 5 The dwelling(s) hereby approved shall not be occupied until measures for the enhancement and protection of biodiversity have been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Such enhancement measures shall include:-
- a) A provision for roosting bats
 - b) A provision for nesting birds
 - c) An integrated bee brick

Once installed such features shall be retained at all times thereafter.

Reason: To safeguard and enhance biodiversity in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032.

- 6 No development shall take place above damp proof course level until details of the materials to be used on the external surfaces of the building hereby approved, to include windows, doors, walls and roof, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity in accordance with Policy D2 of the adopted Sedgemoor Local Plan (2011-2032).

- 7 Prior to the first occupation of any of the flats hereby approved, a flood evacuation plan will be submitted to and approved in writing with the Local Planning Authority including details of any early warning systems and rescue/evacuation routes. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To reduce the risk to future users in accordance with Policy D1 of the adopted Sedgemoor Local Plan (2011-2032).

- 8 The development shall be carried out in accordance with the Flood Risk Assessment dated February 2023 submitted with this application.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Policy D1 adopted Sedgemoor Local Plan (2011-2032).

- 9 The dwelling on Plot 1 hereby approved shall not be occupied until the first floor window in the east elevation of flat no. 9 High Street is fitted with obscure glazing and fixed shut in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority. The window shall remain as agreed for all times thereafter.

Reason: To safeguard residential amenity in accordance with Policy D25 of the adopted Sedgemoor Local Plan (2011-2032).

Schedule A

Site Location Plan Drg No. JSC/2605/22/04A

Existing Survey Drg No. JSC/2605/22/01A

Topographic Survey Drg No. 190709/1

Block Plan Drg No. JSC/2605/22/03A

Proposed Layout Plan Drg No. JSC/2605/22/22A

Proposed Floor Plan and Elevations Drg No. JSC/2605/22/21B

DECISION

Committee date 12/09/2023

Application No: 33/23/00017

Application Type: Full Planning Permission

Case Officer: Amelia Elvé

Registered Date: 05/04/2023

Expiry Date: 30/05/2023

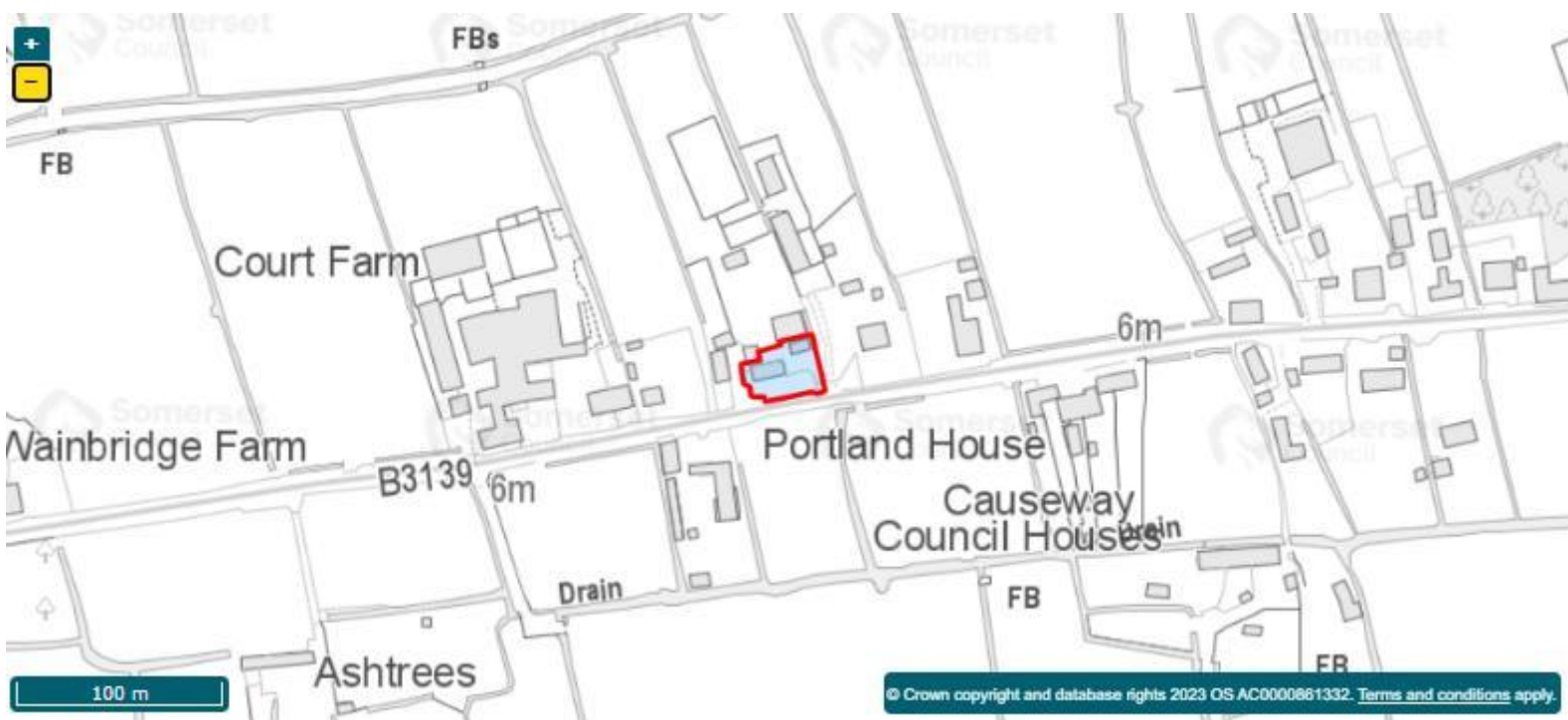
Parish: Mark

Division: King Alfred

Proposal: Erection of a two storey extensions to the East & West elevations with 2no. dormers on the South elevation of existing garage to form annexe.

Site Location: Portland House, The Causeway, Mark, Highbridge, Somerset, TA9 4QF

Applicant: PL BUILDING DESIGN LTD



Committee decision required because

The officer's recommendation is contrary to the view of the Parish Council.

Background

Portland House is a Grade II Georgian dwelling sited to the north of a Class B road. The property is currently served by a single storey, triple bay, garage sited to the east of the dwelling. The existing garage is constructed with a pitched roof, finished with grey slate tiles and rendered walls.

The application seeks consent to extend the eaves and ridge height of the garage, with the installation of two gabled dormers to the front and a two-storey extension to the side, to create annex accommodation at first floor. The ridge is proposed to increase by approx. 0.425m, the front eaves to increase by approx. 2.3m and the rear eaves to increase by approx. 1.0m. The proposal would be finished with materials to match the existing building.

Relevant History

33/74/00002 – Erection of bungalow on land adjoining Portland House - **Refused**

33/75/00008 – Erection of bungalow on land adjoining Portland House - **Refused**

33/88/00001 – Erection of dwelling and garage and formation of access thereto on land opposite
– **Refused**

33/97/00001 – Erection of three garages and formation of access thereto – **Granted**

33/97/00018 – Demolition of single storey lean-to rear extension – **Granted**

33/99/00023 – Erection of single storey extension to west elevation on site of garage and lobby
(to be demolished) – **Granted**

33/03/00018 – Replacement of five windows in front (South) elevation and four windows in rear
(North) elevation with sixteen pane, double glazed windows – **Refused**

Supporting information supplied by the applicant

Location Plan Drg No. 997/01

Existing Block Plan Drg No. 977/02

Existing Floor Plan Drg No. 977/03

Existing Elevations Drg No. 977/04

Proposed Block Plan Drg No. 977/05A

Proposed Floor Plans Drg No. 977/06A

Proposed Elevations Drg No. 977/07A

Consultation Responses

Mark Parish Council – Support

Mark Parish Council recommend that planning permission be granted as the proposals are unlikely to have a detrimental impact upon any nearby dwelling.

Highways – Standing Advice

Environmental Health – No comment/observation

Conservation Officer – Object

Portland House is a grade II listed building that commands a prominent within the historically significant (NPPF paras. 194 & 195) area known as Mark Causeway. In spite of an abundance of additions and alterations delivered to this listed house, the character of the earlier house is still displayed through the proportions of the Georgian/Victorian developmental growth of this dwelling. Within recent years a three bay garage structure has been built within the grounds and has affected the setting of both the house and the character of the area. The design of this garage has assumed a traditional low ridges coach house with timber doors. A useful addition to the listed building and controlled to ensure that scale and proportion are not contrary to the main house.

This set of applications, both LBA and full planning ask to enlarge the recent garage building. The enlargement will increase the ridge height, the eaves height and be extended to the east and west.

All together or cumulatively imposing harm to the setting of the listed building through the enlarging of the garage into a House (para 199). This action will deliver a conflict between the greater listed building and the ancillary structure of the coach house or garage (para 200).

I am unable to support this proposal as the conversion of the low roofed garage building will deliver harm to the setting of the listed building through a conflict of scale and proportion that has not been addressed through the heritage statement with any justification of public benefit to mitigate this request (paras 199 & 200).

Representations

None received

Most Relevant Policies

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF require that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework July 2021

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

Sedgemoor Local Plan (2011-2032)

D2: Promoting High Quality and Inclusive Design

D12: Residential Annexes

D14: Managing the Transport Impacts of Development

D20: Biodiversity & Geodiversity

D25: Protecting Residential Amenity

D26: Historic Environment

Community Infrastructure Levy (CIL)

The application is for residential development in Mark where the Community Infrastructure Levy (CIL) is £111.81 per sqm of additional gross internal floor area created. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.

Main Issues

Principle of Development

The proposal relates to the creation of annex accommodation within the roof space of an existing domestic garage. Policy D12 supports residential annexes providing they comply with the criteria set out within the policy.

The proposal relates to the extension of an existing domestic building that serves an existing dwelling. No sub-division of the garden areas is proposed, and the parking area would be shared. The principle of the proposed annex accommodation is therefore considered compliant with policy D12.

Visual Amenity & Heritage Assets

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area. The policy supports developments that generate *safe and attractive public open spaces and street scenes* and encourages development to respond positively to local character, history and local context.

An objective of policy D26 of the Local Plan is to ensure *historic assets are maintained and enhanced*. Development should *enhance the significance of heritage assets and their setting, in a manner consistent with their historical significance*. Sensitive regeneration that exhibit *appropriately sympathetic design in terms of siting, mass, scale and use of materials* will be supported. The policy sets out that development will be supported where it *proposes appropriate design, form, scale and materials, including contemporary solutions which positively enhance the character, appearance and significant of the designed heritage asset*.

The main dwelling is a Grade II listed property, and the proposal relates to the extension of a modern garage. Nevertheless, the setting of the listed building and potential harm that could be caused in respect of the character of the protected heritage asset must be considered.

The Conservation Officer considers the current garage to respect the character of the existing dwelling due to its modest proportions, including low ridge and eaves height, providing overall subservience to the adjoining listed building. The Conservation Officer objects to the proposal

based on the increased scale and massing of the building and the resultant harm on the setting of the listed building. The increased eaves and ridge height and extension, cumulatively imposes harm to the setting of the listed building.

It is therefore considered that the enlargement of the existing building would result in an unacceptable impact on the setting of the listed building and as such, does not comply with policies D2 and D26 of the Local Plan.

It should be noted that officers do not object to the principle of converting the building to an annex, and consider that this could be achieved with a design that retains more of the original form and appearance of the existing building.

Residential Amenity

Policy D2 states that development should 'respect the amenity value of the occupiers of nearby buildings or the wider area' which is supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal could result in unacceptable impacts'. This includes consideration of loss of privacy, overlooking, visual dominance, loss of light, noise/disturbance, odour, fumes, vibration and living conditions of future occupants.

In relation to adjoining occupants, the proposed extension is appropriately distanced to not give rise to an unacceptable impact on the amenities of neighbouring residents.

In terms of future occupiers of the proposed accommodation, this would be served by adequate levels of natural light and is of a size that would not prejudice residential amenity.

The proposed alterations would not prejudice the amenities of occupiers of the property and, in terms of its bulk, window arrangement and proximity to the neighbouring properties, would not adversely affect the amenities of the occupiers of the neighbouring properties. In this respect the proposal complies with policies D2 and D25 of the Local Plan.

Highways Safety

The Highways Authority consider *Standing Advice* to apply to this proposal. In respect of this application, this requires the resultant development to be adequately served by an appropriate and safe parking provision.

The proposal would create an additional bedroom, and a 4-bed property in this location is recommended to be served by at least 3.5 off-road parking places. Additionally, as the site is accessed via a classified road, adequate turning space should also be provided to allow for vehicles to enter and exit the highway in a forward gear.

It is considered that the combination of the retained parking spaces at the ground floor of the garage and the area within the curtilage of the property allows for this level of parking with suitable turning space. As such, in this respect, the application complies with policy D14 of the Local Plan.

Ecological Issues

Policy D20 seeks to ensure that development should contribute to maintaining and where appropriate, enhancing biodiversity and geodiversity.

The application site is within Band C Bat Consultation Zone. If consent were to be granted, conditions could be imposed to ensure adequate biodiversity enhancement measures are provided along with an informative to remind the applicant of the legal protection afforded to certain species. As such, the application is considered to comply with policy D20 of the Local Plan.

Conclusion

The principle of the annex accommodation along with the potential impacts on highways safety, residential amenity and ecological issues are considered to be compliant with policies D12, D14, D20 and D25 of the Local Plan. However the enlargement of the building is considered to cumulatively impose harm to the setting of the listed building and therefore, does not comply with policies D2 and D26 of the Sedgemoor Local Plan 2011-2032.

RECOMMENDATION

REFUSE PERMISSION

- 1 The proposed increase in the width of the building, and of the eaves and ridge heights would result in a building out of scale and proportion to the adjacent Grade II listed building and results in an unacceptable impact to the detriment of its setting.. As such, the proposal is contrary to policies D2 and D26 of the Sedgemoor Local Plan 2011-2032.

Schedule A

Location Plan Drg No. 997/01

Existing Block Plan Drg No. 977/02

Existing Floor Plan Drg No. 977/03

Existing Elevations Drg No. 977/04

Proposed Block Plan Drg No. 977/05A

Proposed Floor Plans Drg No. 977/06A

Proposed Elevations Drg No. 977/07A

DECISION

Committee date 12/09/2023

Application No: 38/22/00011

Application Type: Outline Planning Permission

Case Officer: Adrian Noon

Registered Date: 11/11/2022

Expiry Date: 05/01/2023

Parish: Othery

Division: King's Isle

Proposal: Outline planning permission, with some matters reserved, for 2 self-build dwellings.

Site Location: Land to the West of, Townsend, Othery, Bridgwater

Applicant: Mrs H Pavey & Mr L Notaro



Committee decision potentially required because

This application is referred to the area committee at the request of the Chair and Vice Chair to enable the issues raised by the Parish Council to be debated.

Background

The site comprises of a field, located outside of and approximately 65 metres from the settlement boundary for Othery which lies to the south beyond a further field. To the west and north are fields and opposite the road is Lowmoor Farm. The field measures approximately 58 m by 51 m.

There is an existing farm access off the A361.

Consent exists for a self build dwelling within the field to the south of the site (38/21/00007) and for a temporary mobile home (38/22/00010).

This is an outline application for two self-build dwellings for the access to be dealt with at this stage.

Relevant History

None relevant

Supporting information supplied by the applicant

Planning Design and Access Statement
Ecological Statement

“Mr Notaro and Mrs Pavey are both local residents in Othery and are on the required Sedgemoor District Council Self Build Register”

Consultation Responses

Parish Council: Support:

“The access would be near a poor junction and a footpath was felt to be something that should be considered. Local people should have the opportunity to stay in the village and with land being limited every effort should be made to assist with planning applications. There are gullies in the field which assist with the local drainage so access for them to be cleaned out on a regular basis must be maintained. The Parish council voted unanimously to support the application.”

South West Heritage Trust – No objection.

Highways: objection

- The intensification of the use of this access in close proximity of two junctions on the A372 and A361 where conflicting vehicles movements frequently occur, will be detrimental to highway safety.
- The development would result in an increase in pedestrian traffic on a highway lacking adequate footways with consequent additional hazards to all users of the highway.

Ecologist: Comment

Wish to comment once Natural England have commented.

“Avondale Ecology undertook a Preliminary Ecological Appraisal (PEA) to identify important habitats and features suitable for use by protected species and identify any evidence which may indicate site use by protected species.

The site is 530m west of King’s Sedgemoor Site of Special Scientific Interest (SSSI) which forms part of the Somerset Levels and Moors Special Protection Area (SPA). The sites are designated for grazing marsh grasslands and associated ditches (rhynes) and associated overwintering bird populations.

The proposal falls within Natural England’s SSSI Impact Risk Zone criteria as highlighted below:

All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

As such, it is recommended that Natural England shall be consulted in relation to the above, and SES cannot provide comments until comments from Natural England have been submitted.”

Natural England: none received

Representations

None received

Most Relevant Policies

National Planning Policies

National Planning Policy Framework

Sedgemoor Local Plan (2011-2032)

S2 Spatial Strategy for Sedgemoor

S4 Sustainable Development Principles

- C01 Countryside
- D2 Promoting high quality and inclusive design
- D9 Self-build and custom build homes
- D13 Sustainable Transport and Movement
- D14 Managing the Transport Impacts of Development
- D19 Landscape
- D20 Biodiversity and geodiversity
- D25 Protecting residential amenity

Other Guidance

Other Design Statement

Main Issues

Principle of development

Policy S2 supports releasing small scale self-build and custom build schemes well related to settlement boundaries that meet demand and seeks to appropriately control new development in the countryside and supports where it accords with relevant policies which provides for sustainable and appropriate scales of development and to meet the needs of rural communities, consideration will be given to appropriate expansion and remodelling of existing businesses.

Policy C01 Proposals for new development outside of settlements will be appropriately controlled and supported where it accords with other relevant policies that provide for development in the countryside to enhance or maintain the vitality of rural communities and support a prosperous rural economy.

Policy D9 states that schemes of 9 or fewer self build dwellings which are well related to the settlement boundaries of Tier 1-4 villages will be supported, subject to criteria. This site is not adjacent to the settlement boundary and while a consent exists for a dwelling within the field to the south, there would still be a gap of approximately 30 metres between the approved scheme and this scheme. It is not, therefore considered well related for the purposes of the policy.

Furthermore, there is no connecting footpath which would link the site to the existing footpath which is some distance away within the village. While the agent has suggested a footpath could be provided towards the village, this would not link up as far as the existing footpath and it is not clear how this could be provided.

On this basis the principle of new dwellings in this location is not considered to meet the requirements of Policy D9 and is therefore contrary to the spatial policy as set out by Policy S2 and the council's policy to protect the countryside from unjustified development as set out in Policy C01.

Highways impact

Policy D14 states “Development proposals that will have a significant transport impact should...ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated.’

There is an existing field gate into the site and it is proposed to utilise this access to serve the proposed two dwellings.

Residential developments generate 6 – 8 vehicle movements per day per dwelling. This will result in an increase of vehicle movements from the field access in close proximity of two junctions on the A372 and A361 where conflicting vehicles movements frequently occur. There is a history of collisions at the junctions with a safety camera site in close proximity.

There is no footway provision from the site into the village along the well used A361 which carries HGV traffic. The village centre is host to the school, a public house, the village hall and the play park.

The use of this access to the site in connection with the development proposed would be likely to increase the conflict of traffic movements close to a existing junctions resulting in additional hazard and inconvenience to all users of the highway.

The proposed development is also likely to generate an increase in pedestrian traffic on a highway lacking adequate footways with consequent additional hazards to all users of the highway. While the agent/applicant has suggested that a length of footpath could be provided, this would not meet up with the existing footpath within the village and furthermore, it has not been demonstrated how this could be provided.

As such, the proposal is contrary to Policy D14 of the Local Plan.

Design and visual impact

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area and be of a design solution that makes the most efficient use of land through appropriate densities, whilst recognising the need for positive treatment of the spaces around and between the buildings.

This is an outline application with no details of the proposed layout or design of the proposed dwellings and as such, no assessment can be made in respect of the suitability of the design of the dwellings.

The site is, however, outside of the built up part of the village and would result in the development of an open, relatively flat area of land which is in a prominent location. Any development of this land

would have an impact on the character of the area.

Impact on Ecology

Both the Ecologist and Natural England have been consulted and the Ecologist intended to comment once the observations had been received from Natural England. However, none have been received.

Therefore, no informative guidance or comments have been received.

The Preliminary Ecology Report was undertaken October 2022 which states:

“The site is comprised of improved grassland, with native boundary hedgerows and fences and a dry ditch to the south. There is negligible potential for protected or notable species to be present within the field. Boundary habitats may support foraging/dispersing bats, nesting birds, reptiles and hedgehog. There was an outlier badger sett by the north-east corner. The nearby pond was dry at the time of survey and appears unlikely to support great crested newt. “

The report recommends avoidance/mitigation measures and enhancement measures. If consent were to be granted, appropriate conditions would need to be attached to ensure biodiversity enhancements and protection.

Conclusion

The principle of residential development in this location is unacceptable as the proposal fails to meet Policy D9 and Policy C01 and the proposal would be detrimental to highway safety.

RECOMMENDATION

REFUSE PERMISSION

- 1 The site is not well related to the settlement of Othery due to its detached nature from the village and the lack of safe pedestrian means to access the village on foot.
In the absence of a justification for such countryside development, the proposal would represent an unsustainable form of countryside development that would adversely impact on the character of the area contrary to policies C01, S2 and D19 of the Sedgemoor District Local Plan 2011 to 2032.
- 2 The use of the access to the site in connection with the development proposed would increase the conflict of traffic movements close to an existing junction resulting in additional hazard and inconvenience to all users of the highway. The proposal is therefore contrary to Chapter 9 of the National Planning Policy Framework (NPPF) and Policy D14 of the Sedgemoor District

Council Local Plan (2011 and 2032).

- 3 The proposal is contrary to Chapter 9 of the National Planning Policy Framework (NPPF) and Policy D14 of the Sedgemoor District Council Local Plan (2011 and 2032) since the proposed development is likely to generate an increase in pedestrian traffic on a highway lacking adequate footways and crossing point with consequent additional hazards to all users of the highway.

Schedule A

Location Plan Drg No. 984/01

Existing Site & Block Plan Drg No. 984/02

Indicative Site and Block Plan Drg No. 984/03

DECISION

This page is intentionally left blank

Committee date 12/09/2023

Application No: 45/23/00016

Application Type: Reserved matters

Case Officer: Liam Evans

Registered Date: 06/06/2023

Expiry Date: 31/07/2023

Parish: Spaxton

Division: Cannington

Proposal: Application of reserved matters, for the erection of 1no. dwelling and vehicular access formation.

Site Location: Sunnyside Bungalow, Charlynch Road, Four Forks, Bridgwater, TA5 1BJ

Applicant: Mrs J Merchant



Committee decision required because

The views of the Parish Council are contrary to the officer's recommendation.

Background

Sunnyside is a detached single storey dwelling located to the north of Four Forks on the north west side of Charlynch Road. The property is finished in painted render under a clay tiled roof and has a detached car port to the south west where its vehicular access is shared with an adjacent field gate. To the north east is the property's residential curtilage where prior to the submission of the application some clearance works have been undertaken including the removal of various outbuildings and of a section of hedgerow adjacent to the road.

Outline consent was granted for the erection of a detached dwelling to the north east of Sunnyside. No details of the appearance or layout were proposed at that stage with the only matter to be determined being the access, which came off Charlynch Road and lead to a turning/parking area adjacent to the proposed dwelling. The existing hedgerow would be relocated back from the edge of the highway to provide visibility splays to the north east and south west.

The reserved matters application is now submitted with a one and a half storey dwelling proposed to the north east of Sunnyside. The dwelling would have a tiled pitched roof measuring 7.3m high and containing two pitched dormer windows to the front elevation. To the rear would be a gabled projection with glazing to the upper and lower sections. To the north east side elevation a single store projection would be finished in cladding with the majority bring render above brickwork.

To the north east of the dwelling a free standing timber car port would be erected with space for three vehicles. The car port would be finished in cladding and tiles with oak frame detailing to the front.

The parking and turning, as indicated previously on the outline consent, would be finished in rustic brick paviours with an acco training to the edge of the site.

Relevant History

45/23/00002 DC	Outline planning permission with some matters reserved for the erection of 1no. dwelling and vehicular access formation.	GTD
----------------	--	-----

Supporting information supplied by the applicant

Hedgerow Survey
Access Statement

Consultation Responses

Consultee Name	Summary of Response
Spaxton Parish Council, Greenway Farm	Objection

	<p>In considering 45/23/00002, Spaxton Parish Council understood from the applicant that the original bungalow - Sunnyside - would be demolished as part of the proposals.</p> <p>This application shows that this is clearly not the case, giving rise to what we consider to be massive over-development of this site in terms of:</p> <p>Visual amenity - the proposed dwelling is not in keeping with the vernacular, which comprises mainly bungalows.</p> <p>Lack of amenity space - the new dwelling will result in inadequate amenity space for both dwellings, and associated loss of privacy. Plus, the new dwelling will be so close to the hedge - and hence the highway - as to be extremely cramped and visually overwhelming.</p> <p>Road safety - at current speed limits (the site lies outside of the 30mph zone), the legal visibility splay required is huge, necessitating the removal of significant hedgerow. Plus, the creation of a new access onto Charlynch Road is undesirable, and has been refused on previous occasions for similar, although unrelated, applications.</p> <p>The issue of flooding in Charlynch Road has been raised by the Parish Council, and largely ignored. Nevertheless, the impact of the development thus far on flood water levels at this location has been substantial and is not only undesirable, but unnecessary.</p> <p>We urge Somerset Council to refuse this application.</p>
Environmental Health - Somerset Council (Sedgemoor Area), Email Address Only	No comment.
Somerset Highways	No objection, recommend conditions.
Somerset County Council - Ecologist	No objection, recommend conditions.

Representations

None received.

Most Relevant Policies

National Planning Policies

National Planning Policy Framework

Local Plan (2011-2032)

- D2 Promoting High Quality and Inclusive Design
- D14 Managing the Transport Impacts of Development
- D19 Landscape
- D20 Biodiversity and Geodiversity
- D25 Protecting Residential Amenity

Community Infrastructure Levy (CIL)

The application is for residential development in Spaxton where the Community Infrastructure Levy (CIL) is Non-urban Residential £111.81sqm of additional gross internal floor area created. Based on current rates, the CIL receipt for this development would be in the region of £17,697.45. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.

Main Issues

Principle

The site is within the development boundary of Four Forks and is subject to an outline consent for one dwelling. Notwithstanding the comments of the Parish Council the outline proposal previously approved did not include the removal of the existing property known as Sunnyside and was assessed on the basis of an additional dwelling being constructed adjacent to the existing.

Concerns regarding overdevelopment are noted although the site is part of a large domestic garden area and it is considered that both the existing and proposed dwellings can be served by adequate levels of private garden space without appearing cramped or be detrimental to existing/future amenity. Confirmation of curtilage boundaries can be established through an appropriately worded condition.

Therefore, the following will address the reserved matters now submitted.

Scale, Appearance and Layout

The proposed dwelling's design will follow a traditional form exhibiting a cottage style that would be appropriate for a rural setting. This area of Charlynch Road contains a number of residential properties set out in a linear form all facing onto the highway. The proposal would follow this layout presenting a positive street frontage and would be consistent with the built form of the edge of Four Forks and the pattern of development already established. The dwelling would be set back in line with Sunnyside, which would allow for the hedgerow to be relocated as shown at the outline stage. The dwelling has also been set back so as to allow for pedestrian access to the front door, which the Parish Council noted as being tight to the relocated hedgerow. The layout of the dwelling is considered suitable in terms of respecting the built form of the edge of Four Forks and the character of Charlynch Road.

There are a number of existing properties which use brickwork and render for their external materials. The proposed design would be predominantly rendered and this would be in keeping with existing properties near the site. Properties further to the south west, as you head closer to the centre of the village, exhibit render/brickwork combinations.

The one and a half storey design would keep the ridge line relatively low and although this would be above the adjacent bungalows overall the dwelling would not appear significantly excessive in scale compared with nearby properties. While the Parish Council have cited the existing vernacular of bungalows nearby it is not considered that to slavishly copy the appearance of these would serve to provide a visual benefit to the immediate locality and that the proposal as submitted would represent an enhancement over these.

The design of the dwelling is considered to be appropriate to varied character and appearance of the built form of the edge of the village and will not have a detrimental impact on the locality from a design perspective. The proposal complies with policy D2 in this respect.

Landscaping

The application site was subject to works prior to the submission of the outline proposal and this has involved the clearance of buildings, a section of hedgerow and a tree. The submitted ecological appraisal states that the vast majority of the site is part of a garden that has historically been well managed and now provides a largely cleared area which lacks rarity, permanence or fragility. The presence of a well-established boundary hedgerow provides an element of naturalness. Hedgerows are a valuable habitat component within the countryside and as well as supporting wildlife in their own right they facilitate the movement of wildlife for mobile species.

In this case it is proposed to realign the hedgerow either side of the proposed access and it is considered that the retention would enable the development to be integrated into the rural

surroundings in an acceptable manner.

The remainder of the site would be laid to lawn with the existing residential garden divided up between the existing and proposed properties. The existing trees along the north and west boundaries of the site would be unaffected by the development and would continue to contribute positively to the surroundings and visual integrate the development.

The proposal complies with Policy D19 of the Local Plan.

Residential Amenity

The proposed dwelling would positioned to the north east of Sunnyside and this would represent the only dwelling affected by the proposal. However, overshadowing would not occur as result based on the layout shown.

The design of the dwelling incorporates upper windows to the front and rear elevations, which would face onto the road and garden areas respectively. There would be no impact from overlooking as these windows would not face onto the adjacent property or its existing windows. The garden to the rear is to be divided to allow private amenity space for each property.

The proposal complies with Policy D25 of the Local Plan.

Conditions

A number of conditions have been recommended by statutory consultees although in this case many would represent duplicates of those imposed at the outline stage.

Summary

The proposed dwelling would respect the pattern of development within the locality and would be of a scale, design and materials that would be appropriate to the character of the built form of the village. The development would incorporate the retention of an existing hedgerow to maintain the rural nature of the road and would not have a detrimental impact on residential amenity.

RECOMMENDATION

GRANT APPROVAL OF RESERVED MATTERS

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

2 In the event of external lighting being installed, prior to its installation, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed. Lux levels should be below 0.5 Lux. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with policy D20 of the Sedgemoor Local Plan

3 The development hereby permitted must not be occupied until cycle parking facilities for at least 3 bicycles are provided on site in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The parking facilities shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of sustainable travel.

4 The areas allocated for parking (car port) and turning on the submitted plan shall be kept clear of obstruction and shall only be used for the purposes of parking and turning in connection with the development hereby permitted.

Reason: In the interests of highway safety.

5 Before the dwelling hereby permitted is occupied provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be maintained thereafter at all times in accordance with the approved details.

Reason: In the interests of highway safety.

6 Plans to show the method of enclosure for the curtilage of any dwelling shall be submitted to and approved in writing by the local planning authority prior to the dwelling hereby permitted first being occupied. The boundaries shall be erected in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity.

Schedule A

Location Plan Drg No. 00204-23-01

Block Plan Drg No. 00106-22-02A

Site Plan Drg No. 00204-23-03B

House Plans & Elevations Drg No. 000184 - 03(A)

Proposed Car Port Drg No. 000183 - 05

DECISION

Application No: 02/23/00004

Proposal: Outline planning permission with some matters reserved, for the erection of 2no. self-build dwellings (revised scheme).

Appeal Received: 15-May-2023

Appeal Procedure:

Location: Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL

Final decision level: Delegated

Applicant: J Thompson & T Hogg

Application No: 02/23/00006

Proposal: Outline planning permission with some matters reserved, for the erection of 1no. self-build dwelling.

Appeal Received: 12-May-2023

Appeal Procedure:

Location: Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL

Final decision level: Delegated

Applicant: Tony Hogg Design Ltd

Application No: 08/22/00211

Proposal: Erection of 1no. detached dwelling on site of existing (to be demolished) with associated parking and garden (revised scheme).

Appeal Received: 15-May-2023

Appeal Procedure:

Location: 42 Moorland Road, Bridgwater, Somerset, TA6 4JR

Final decision level: Delegated

Applicant: Mr M Davis

Application No: 08/23/00174

Proposal: Installation of 1no. internally illuminated 48-sheet D-Poster advertising display.

Appeal Received: 27-Apr-2023

Appeal Procedure: Written Representations

Location: 21 Old Taunton Road, Bridgwater, Somerset, TA6 3NX

Final decision level: Delegated

Applicant: Wildstone Estates Limited

Application No: 18/22/00007

Proposal: Certificate of lawfulness for the existing use of storage yard for business purposes (Use Class B8).

Appeal Received: 07-Jul-2023

Appeal Procedure: Written Representations

Location: Land To The South Of, Parchey View, Ward Lane, Chedzoy, Bridgwater, Somerset, TA7

Final decision level: Delegated

Applicant: Mr H Meadows

Application No: 46/23/00002

Proposal: Retention of caravan as a rural workers dwelling.

Appeal Received: 03-Jul-2023

Appeal Procedure:

Location: Stable Block And Horse Riding Arena, Wood Lane, Stawell, Bridgwater, Somerset, TA7 9AB

Final decision level: Delegated

Applicant: Ms Easter

Application No: 51/22/00035

Proposal: Change of use of agricultural land to dog training, including the erection of training shed, equipment store, fencing, parking provisions and landscaping.

Appeal Received: 03-Jul-2023

Appeal Procedure:

Location: Land to the North West of, Waldrons Lane, Wembdon, Bridgwater

Final decision level: Committee

Applicant: Mr M Watkins

No. of Appeals received: 7

Application No: 01/22/00003

Delegated or Committee: Delegated

Proposal: Proposed siting of shepherds hut for agricultural workers welfare and formation of screening hedge.

Committee date (if applicable):

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: Bradley Stream Wood, Stagman Lane, Ashcott, Bridgwater

Applicant: Bradley Stream Wood Produce

Appeal Procedure: Written Representations

Appeal decision date: 02-May-2023

Appeal decision: Appeal Allowed

Application No: 08/22/00132

Delegated or Committee: Delegated

Proposal: Erection of single storey rear (South) extension.

Committee date (if applicable):

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: 8 Walnut Drive, Bridgwater, Somerset, TA6 5DD

Applicant: Mr G Elliott

Appeal Procedure: Written Representations

Appeal decision date: 11-May-2023

Appeal decision: Appeal Dismissed

Application No: 08/22/00157

Delegated or Committee: Delegated

Proposal: Erection of fence railing to the West boundary (retrospective).

Committee date (if applicable):

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: 12 Peach Tree Close, Bridgwater, Somerset, TA6 4XF

Applicant: Mrs J Wood

Appeal Procedure: Written Representations

Appeal decision date: 12-May-2023

Appeal decision: Appeal Allowed

Application No: 29/22/00004

Delegated or Committee: Delegated

Proposal: Installation of solar panels to the East and West roof slopes of the detached garage/workshop.

Committee date (if applicable):

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: Dorford House, Goathurst, Bridgwater, TA5 2DF

Applicant: Mr Roles

Appeal Procedure: Written Representations

Appeal decision date: 11-Apr-2023

Appeal decision: Appeal Dismissed

Application No: 44/21/00018

Delegated or Committee: Delegated

Proposal: Erection of a dwelling and parking with the formation of new pedestrian access.

Committee date (if applicable):

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: Sycamore Farm, Turnpike Road, Shipham, Winscombe, Somerset, BS25 1TX

Applicant: Mr L Scotcher

Appeal Procedure: Written Representations

Appeal decision date: 25-May-2023

Appeal decision: Appeal Dismissed

Application No: 50/22/00042

Delegated or Committee: Delegated

Proposal: Retention of temporary agricultural tied dwelling as a self-contained tourism unit.

Committee date (if applicable):

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: Oak Tree Farm, Quab Lane, Wedmore, Somerset, BS28 4AR

Applicant: Mr & Mrs Coombes

Appeal Procedure: Written Representations

Appeal decision date: 12-Apr-2023

Appeal decision: Appeal Dismissed

Application No: 50/22/00052

Delegated or Committee: Committee

Proposal: Erection of 1no. self-build dwelling and garage.

Committee date (if applicable): 20-Oct-2022

Officers recommendation: Refuse Planning Permission

Committee or Officers decision (if delegated): Refuse Planning Permission

Location: Land to the South East of Highfield View, Mill Lane, Wedmore, Somerset, BS28 4DW

Applicant: Mr B & Mrs R Jacobs

Appeal Procedure: Written Representations

Appeal decision date: 05-May-2023

Appeal decision: Appeal Dismissed

No. of Appeals Decided: 7

This page is intentionally left blank