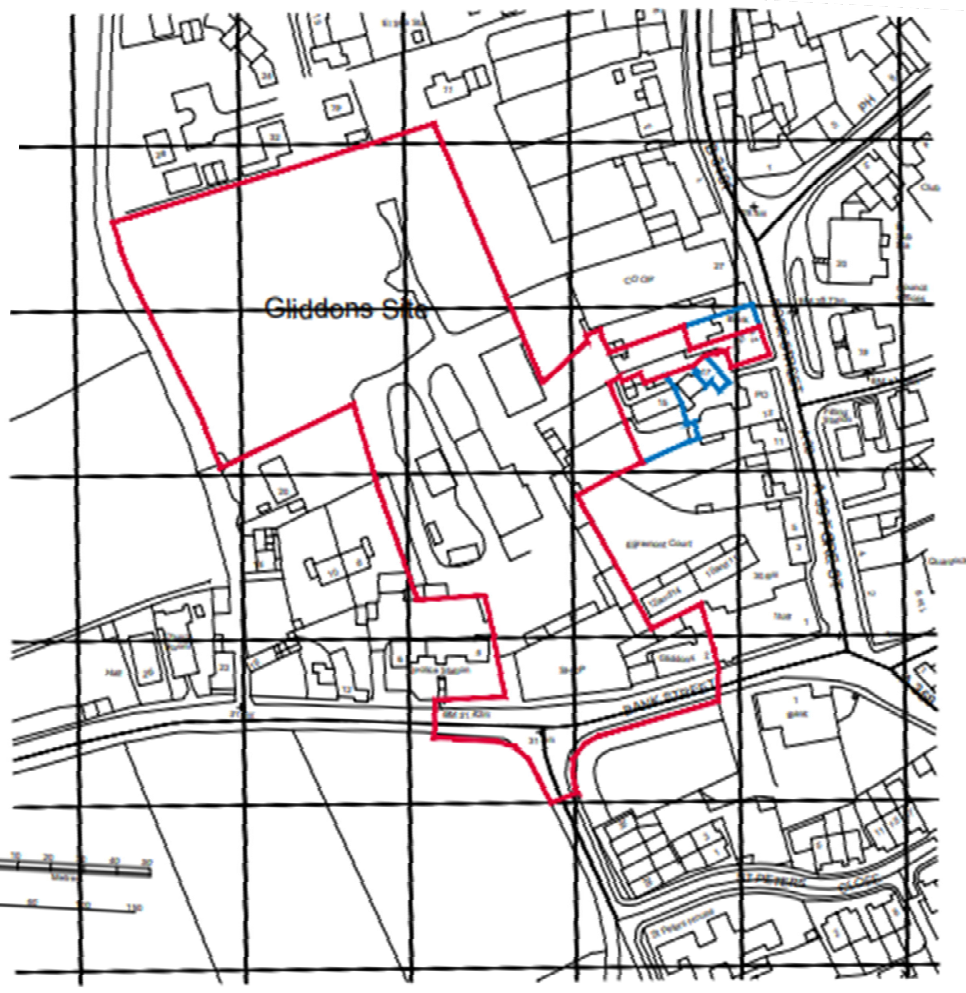


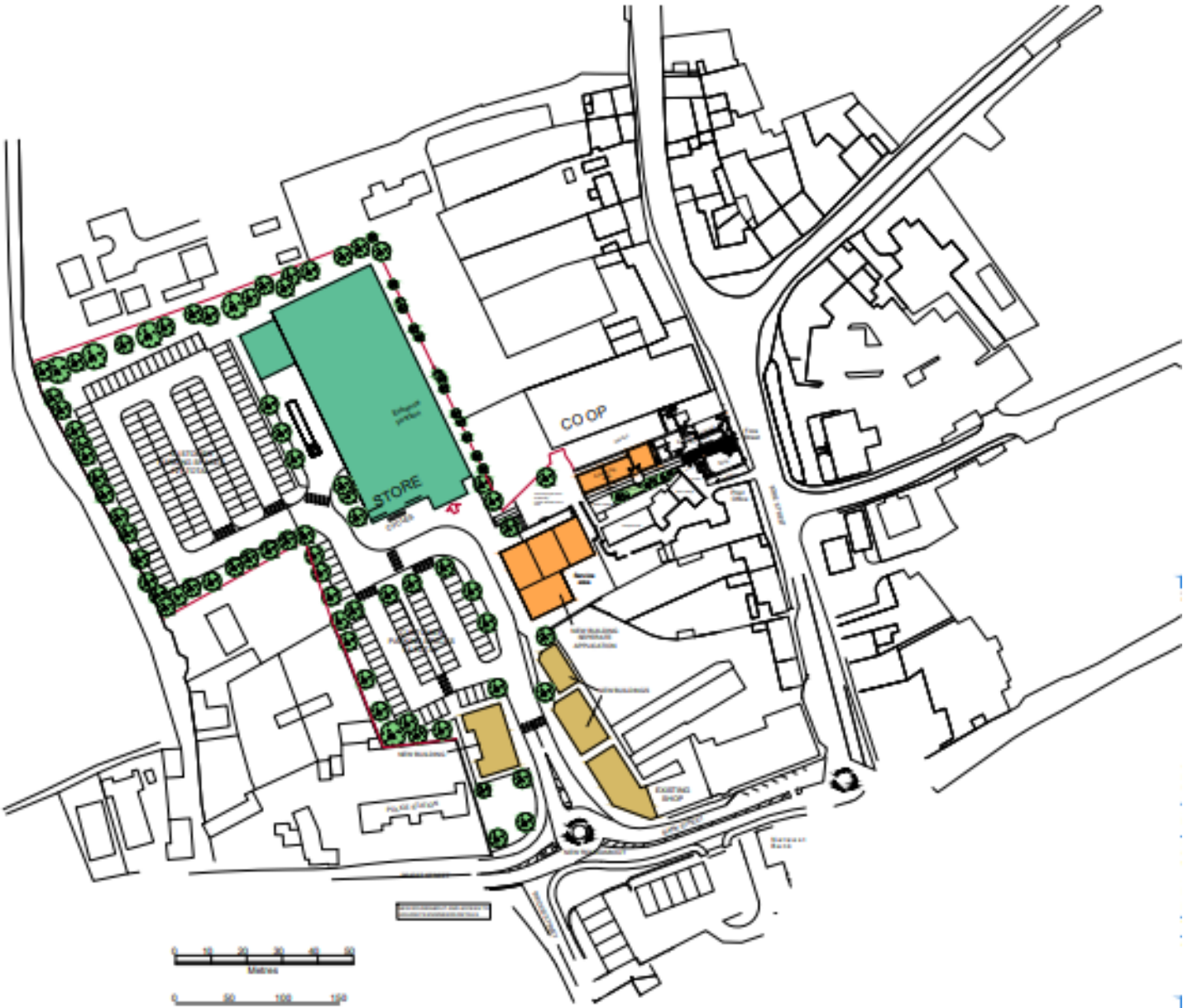
3/39/20/008

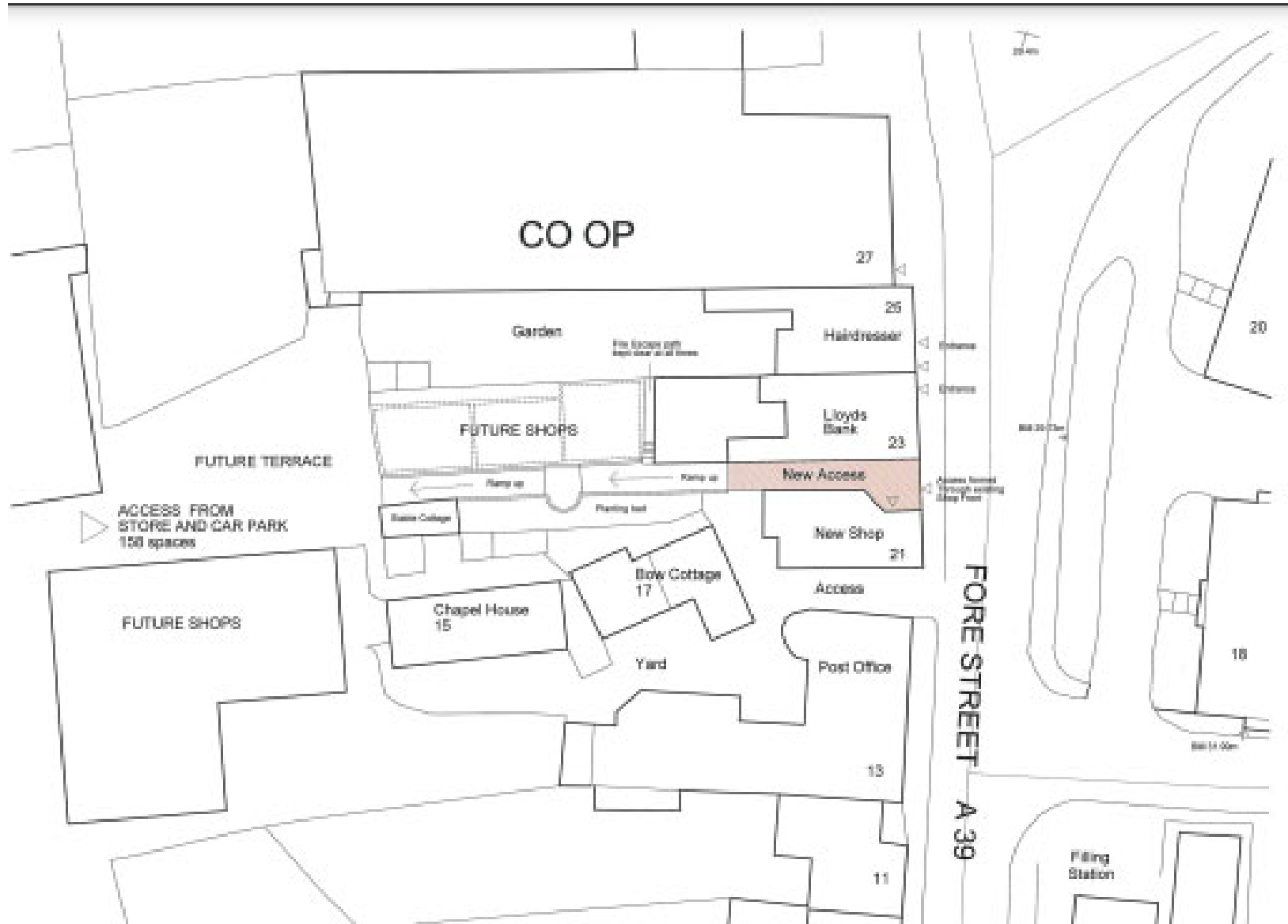
Outline planning application with all matters reserved, except for access, for the redevelopment of the site to provide a food store (A1), retail shops (A1), professional and financial services (A2), food and drink uses (A3), health services (D1), residential dwellings (C3), vehicle and pedestrian accesses, associated car parking and landscaping. The agent has agreed to amend the description following changes to the Use Class made in September 2020, to "Outline planning application with all matters reserved, except for access, for the redevelopment of the site to provide a food store E(a), retail shops E(a), professional and financial services E(c)(i),(ii) and (iii), food and drink uses E(b), health services E(e), residential dwellings (C3) (no change), vehicle and pedestrian accesses, associated car parking and landscaping" Land off Bank Street with link to Fore Street, Williton



Minehead Retail Area/Central Retail Area
(Policy EC12: Minehead Retail Areas and Central
Retail Areas for Alcombe, Watchet and Williton
WSDLP Policy SH/3)

Indicative site plan





CO OP

27

Garden

26

Hairdresser

FUTURE SHOPS

23

Lloyds Bank

FUTURE TERRACE

New Access

ACCESS FROM STORE AND CAR PARK 150 spaces

Baker Cottage

Parking lot

21

New Shop

FUTURE SHOPS

Blow Cottage

Access

Chapel House

Yard

13

Post Office

FORE STREET A-39

11

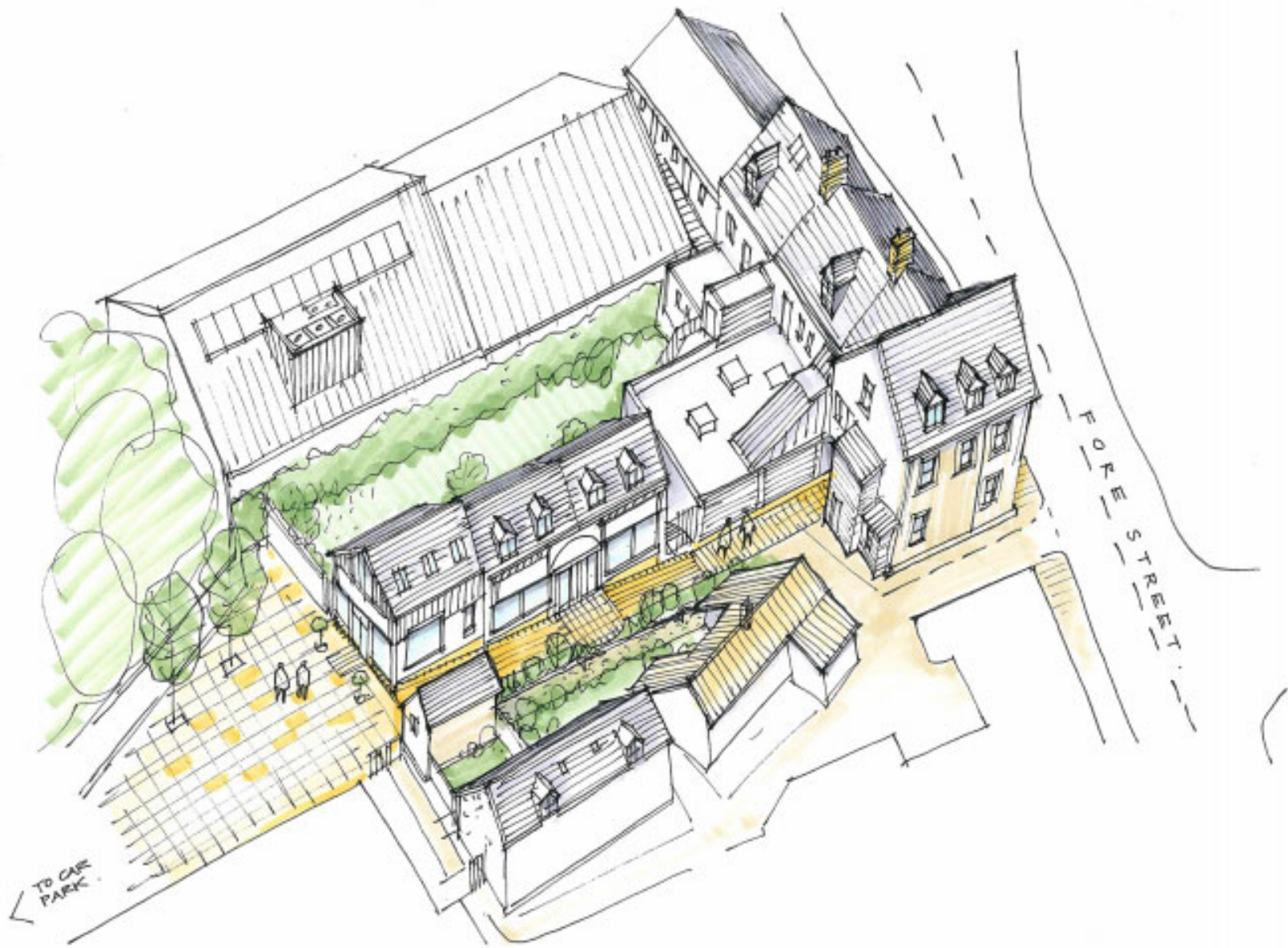
Filing Station

18

20









VIEW FROM BANK STREET

notes:

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PROJECT DETAILS
 address: 195000
 # 200000: Bank Street, Exeter

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 20

The Studio
 Yeo Business Park
 Clyst St Mary
 Exeter, EX5 1DP
 t +44 (0) 1392 365814
 www.gjarchitects.co.uk



Relevant Planning applications

3/39/21/016 - Application for approval of reserved matters following outline application 3/39/14/024 for the appearance, landscaping, layout and scale of the site - Under Consideration

3/39/21/015 - Application for approval of reserved matters following outline application 3/39/14/010 for the appearance, landscaping, layout and scale of the site - Under Consideration

3/39/16/002 - Erection of up to 480 sq.m. gross of flexible A1/A2 (Now use class E(a) and E(c) (i), (ii) and (iii) floorspace including landscaping and pedestrian link to Fore Street (resubmission of 3/39/14/024 without proposed roundabout) – Granted

3/39/14/037 - Lawful development certificate for the existing use of the land as retail, workshop, mixed light industrial use and storage - Granted

39/14/024 - Outline application (with all matters but access reserved) for the erection of up to 480 sq.m. gross of flexible Class A1/A2 floorspace linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping - Allowed at Appeal.

39/14/019 - Lawful Development Certificate for the existing use of the land and buildings as a shop (Class A1) - Granted

3/39/14/010 - Redevelopment of the site to provide a food store (A1), retail shops (A1), professional and financial services (A2), food and drink uses (A3), health services (D1), residential dwellings (C3), vehicle and pedestrian access, associated car parking and landscaping (resubmission of 3/39/11/002) in association with 3/39/14/024 - Allowed at Appeal.

Appeal Decisions 3/39/14/010 and 3/39/14/024 granted consent on 4th July 2017

In paragraph 71 and 73 of the decision the Inspector stated that

71. I have noted the representations made by Williton Parish Council, and others, that the appeal proposals could prejudice the provision of an “Inner Relief Road” for the village. However, as was made clear through the evidence of Mr Russell, no plans for any such relief road feature in the WSLP, which covers the period up to 2032, and no further details have been submitted on this topic. I therefore give this matter little weight.

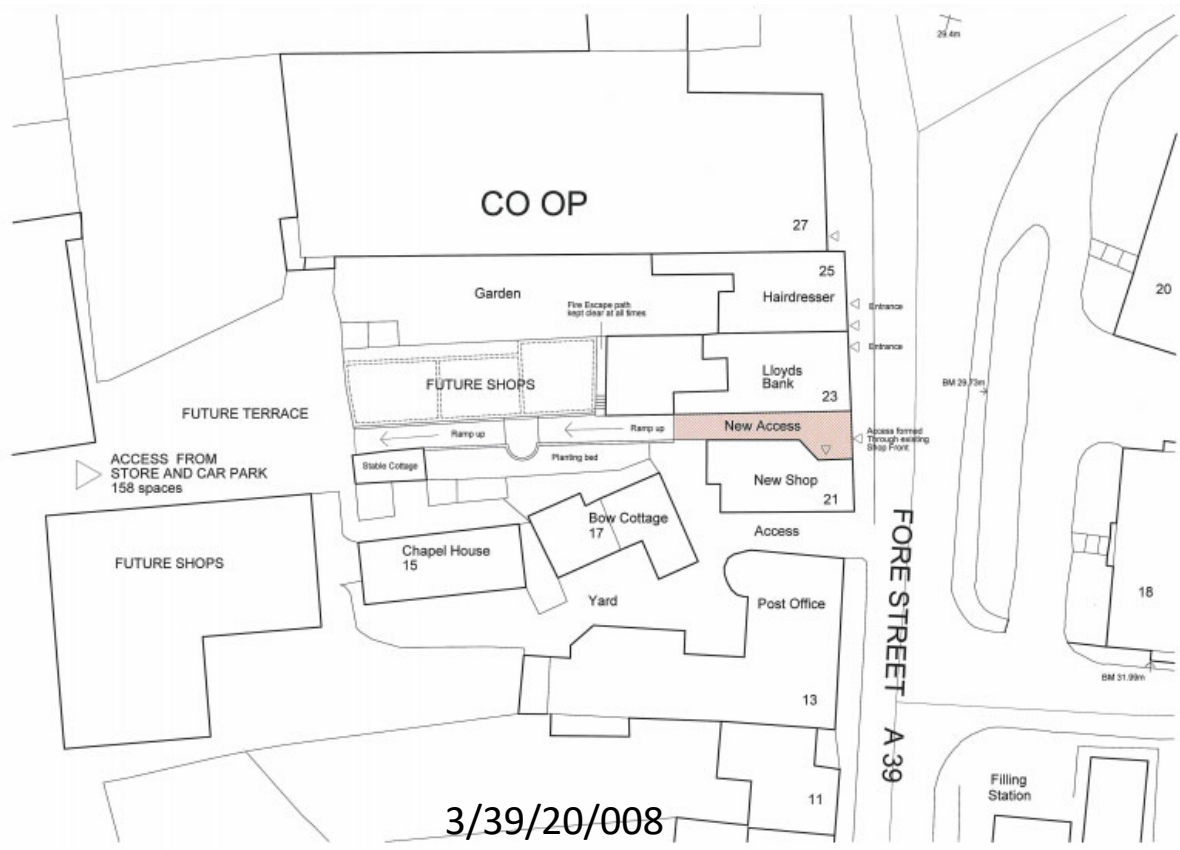
73. I do, however, give weight to what the appellant has demonstrated amounts to a fall-back position in the form of the re-use and conversion of its Bank Street premises to a convenience store of about 790 sqm gross floorspace, with dedicated parking at the rear. Further evidence has been submitted from property agents confirming that the location and configuration of such a store would be likely to attract interest from retailers seeking convenience store outlets. This seems to me to represent a reasonable and realistic fall-back position, but one that would not claw back as much main food shopping as the Appeal A proposal, nor generate the same amount of new footfall. As a result I share the appellant’s view that such a store would be more likely to compete directly with the existing Co-op and Spar for their existing type of trade, to their general trading detriment.

3/39/14/010 and 3/39/14/024 – Differences relate to the changes to the pedestrian link to Fore Street.

3/39/20/008 is a single application covering both of the previous separate applications



3/39/14/010



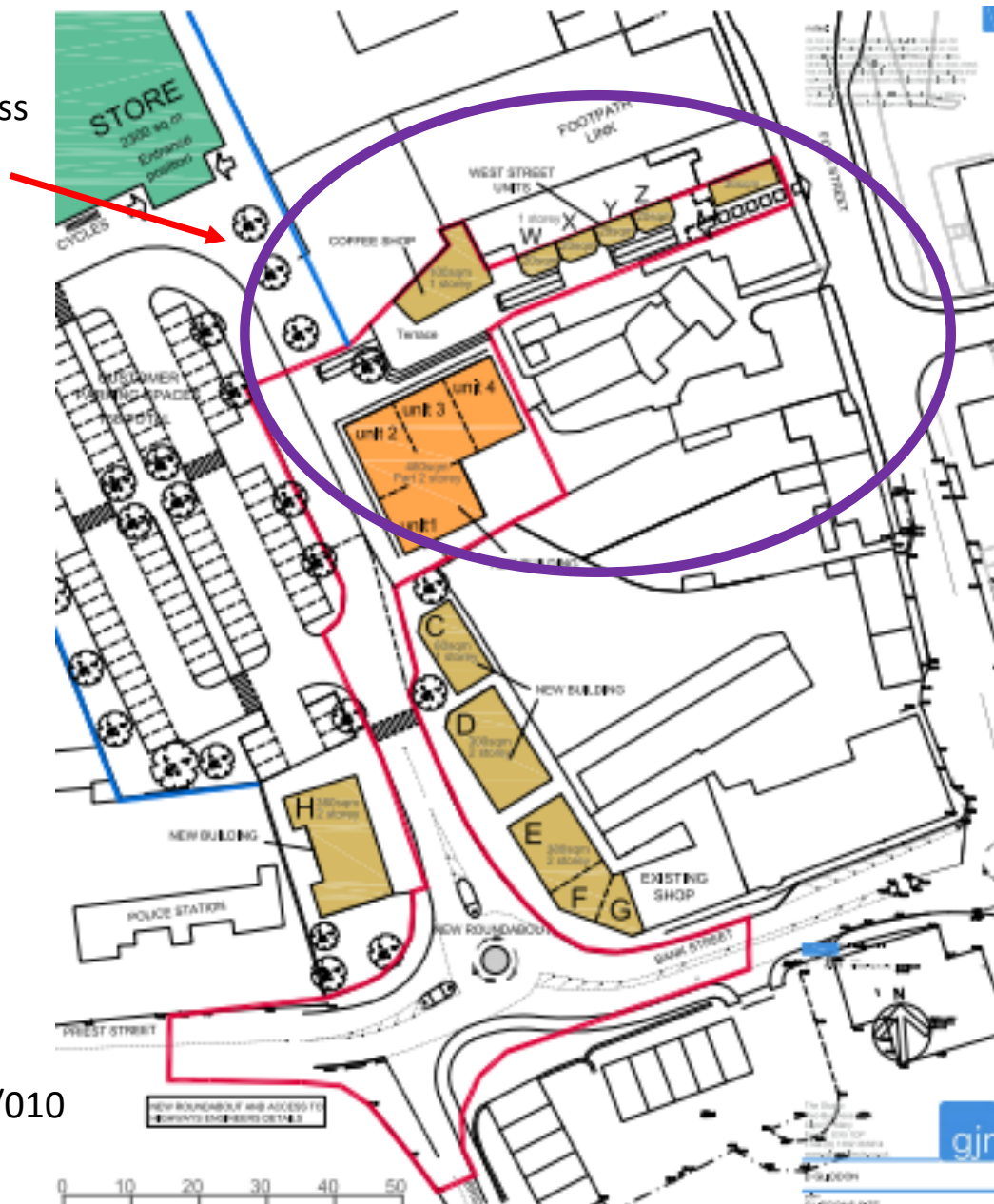
3/39/20/008

3/39/14/024 - Outline application (with all matters but access reserved) for the erection of up to 480 sq.m. gross of flexible Class A1/A2 floorspace linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping.

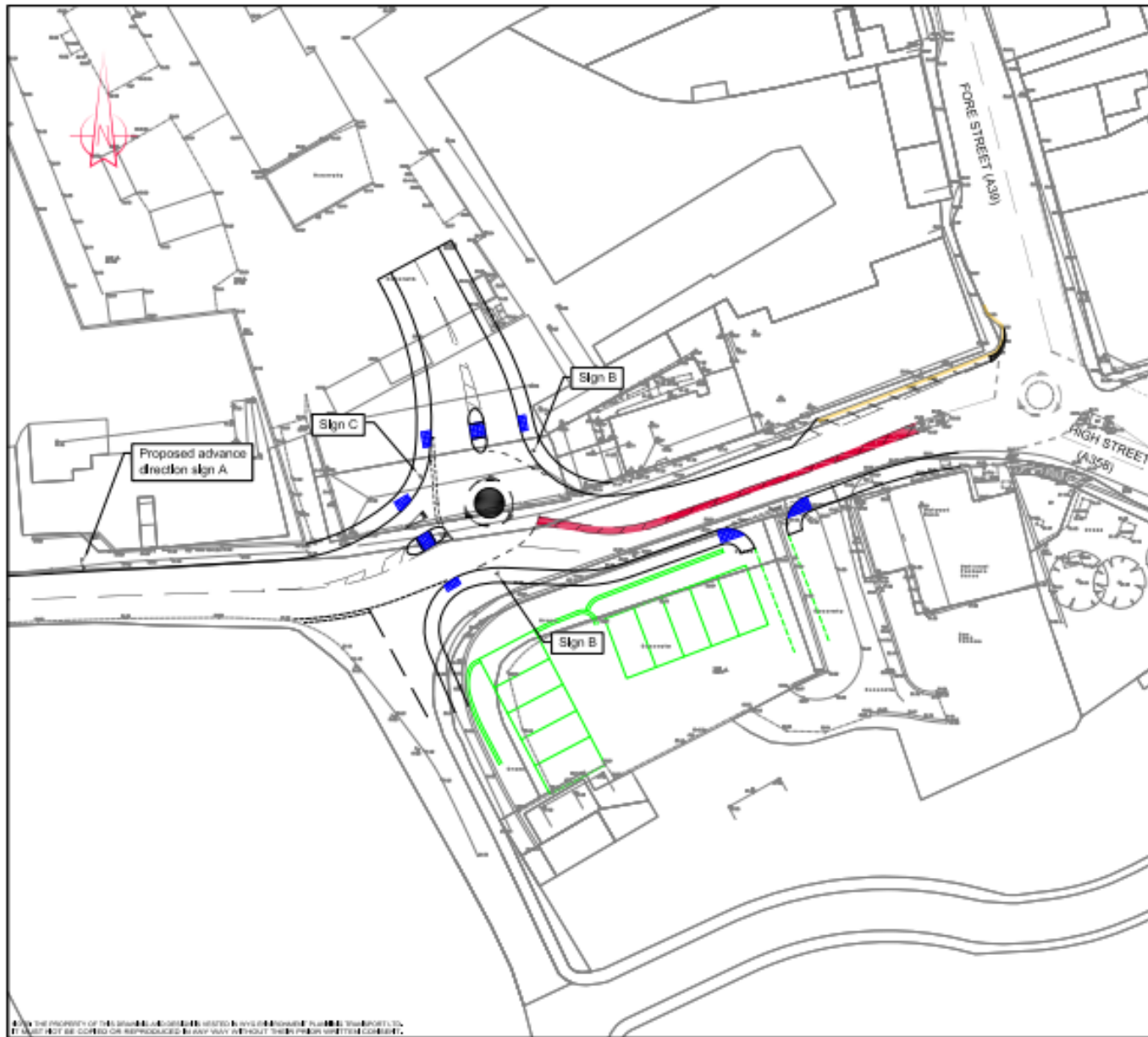
Differences relate to the pedestrian link to Fore Street 3/39/20/008 - The pedestrian link would be provided through an existing, shop (No. 21A/B Fore Street). In addition, it would also encompass the rear part of land associated with Lloyds Bank (No. 23 Fore Street) however the bank premises itself and its operation i.e. the existing building, would not be affected by the proposal.

The number of retail units to the south of the site are as per 3/39/14/010

Proposed Illustrative Site Plan from application 3/39/14/010
Which removed Lloyds Bank



Highway Maps



Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. Nothing is to be built until notified.

KEY:

Sign A: A diagram showing a T-junction layout with a 'Proposed advance direction sign' (green), a 'T-junction' (green), a 'Footpaths & Car Park' (blue), and 'The Green' (brown). A 'GIVE WAY' sign (red triangle) is also shown.

Sign B: A blue circular sign with a white arrow pointing right.

Sign C: A blue circular sign with a white arrow pointing left.

REV	DETAILS	ISSUE	CHECKED	DATE

DATE:

J. Giddon & Son

PROJECT:

Wilton

DESCRIPTION:

**Proposed Site Access
 14m ICD Mini-Roundabout
 with Footway Improvements
 on Bank Street**

SCALE:

1:500 at A3

DATE	HE	CHECKED	MR	DATE
14.10.11				

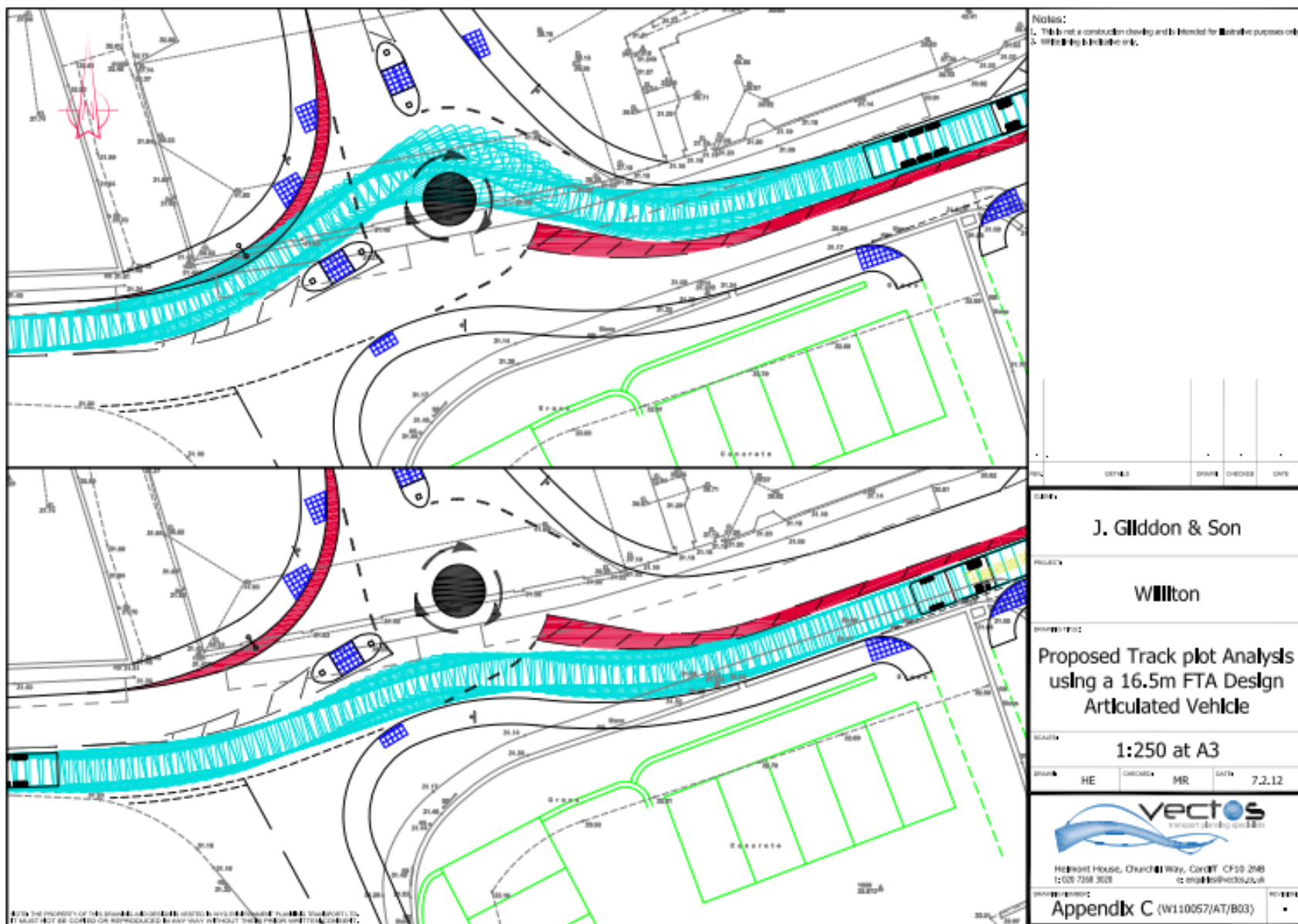
vector
 transport planning solutions

Herbert House, Church Hill Way, Cardiff, CF10 2NB
 t: 029 2058 3020 e: mail@vector.co.uk

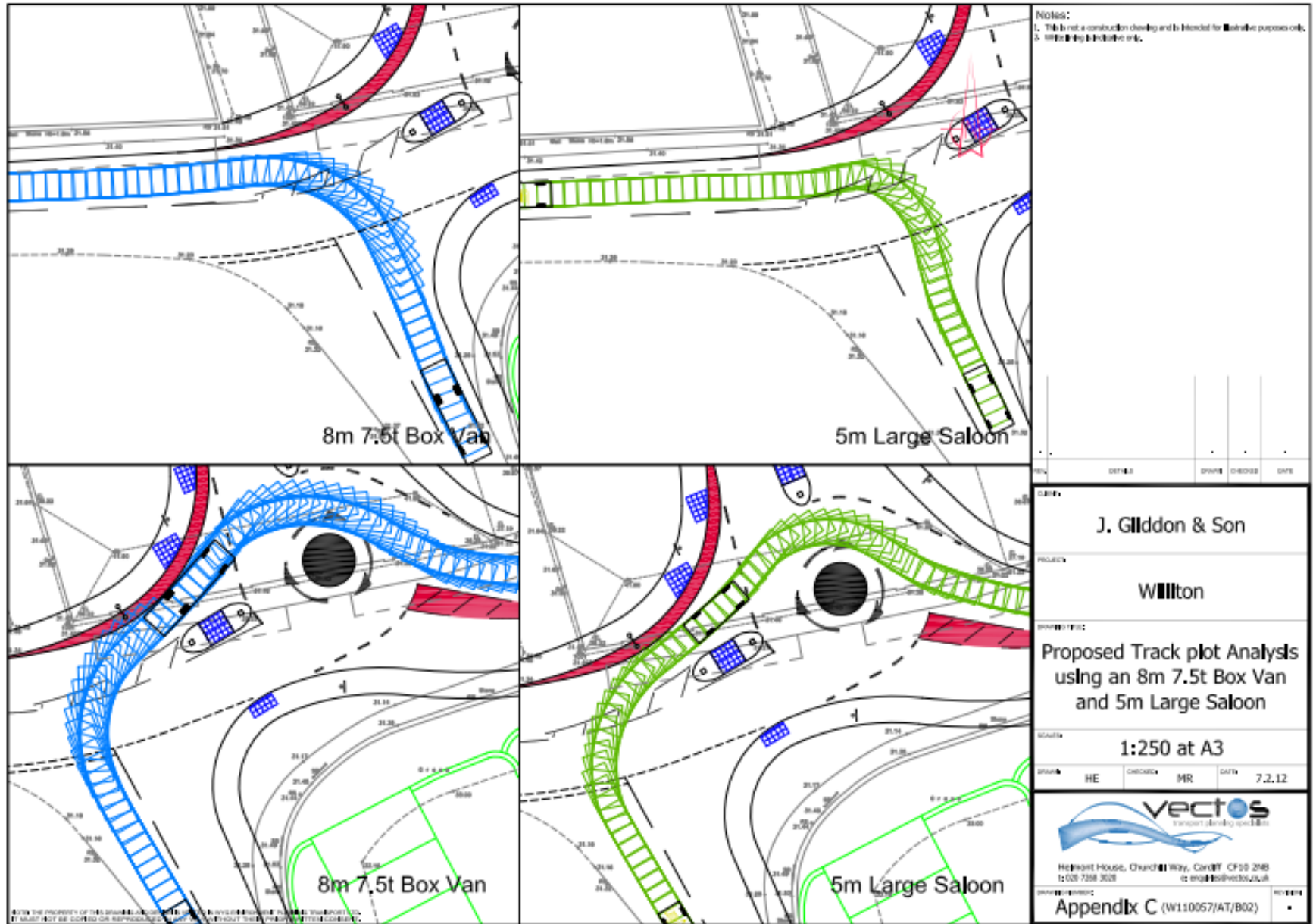
PROJECT NUMBER: W110057/A/001

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Appendix C



Appendix C



Appendix C

