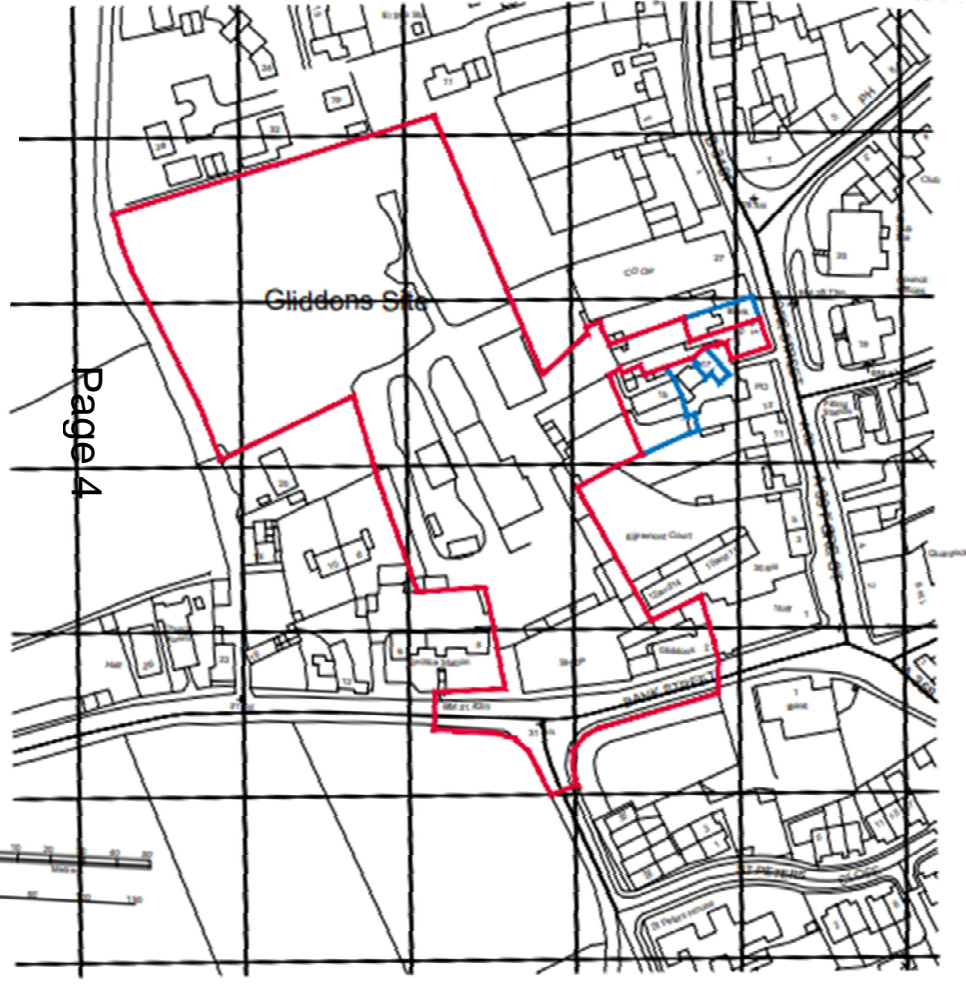

Presentation Pack

- | | |
|---|-----------------|
| 5. 3/39/20/008
Land off Bank Street with link to Fore Street, Williton | (Pages 5 - 20) |
| 6. 3/07/21/007
Quantock Orchard Caravan Park, Station Road, Crowcombe,
TA4 4AW | (Pages 21 - 34) |
| 7. 09/21/0007
The Old Waterworks, Chipstable Road, Chipstable | (Pages 35 - 52) |

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

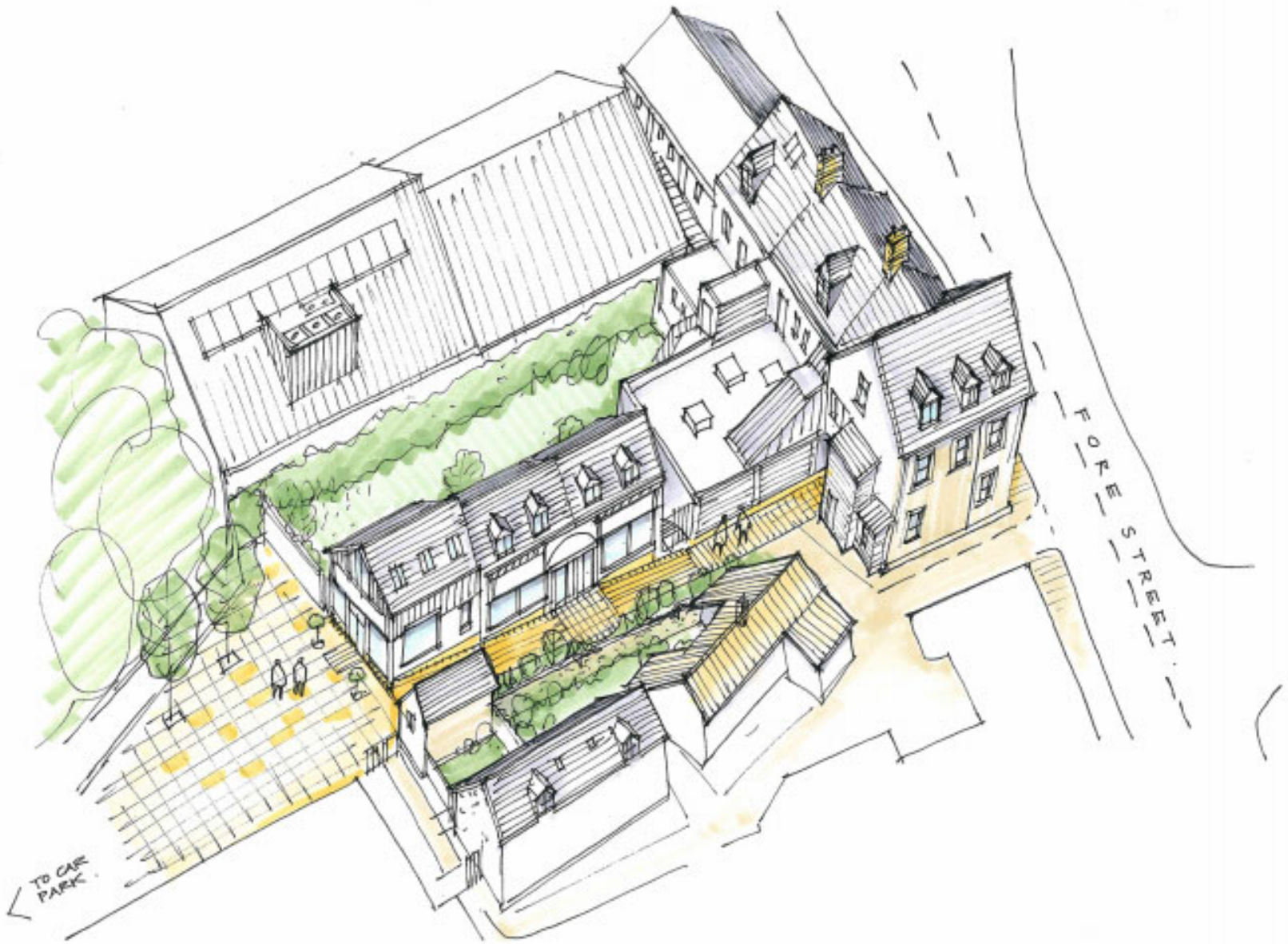


Minehead Retail Area/Central Retail Area
 (Policy EC12: Minehead Retail Areas and Central
 Retail Areas for Alcombe, Watchet and Williton
 WSDLP Policy SH/3)

Indicative site plan









VIEW FROM BANK STREET

notes:

This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Biff Architects Ltd was commissioned. Biff Architects accepts no responsibility for this document in any way other than the period for which it was commissioned. do not scale the drawing, use otherwise only if it is used as further information prior to issuing any new ground conditions. all components to be site measured unless otherwise agreed in writing. the contractor is to check the architect's drawings with those of other specialists and subcontractors and to report any discrepancies prior to proceeding. for the purposes of planning drawings only all floor levels are 100mm.

© copyright architect gjr architects ltd

PROJECT DETAILS
 address: 195000
 site: 200000
 name: Bank Street Building

20
 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

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 - Allowed at Appeal.

3/39/14/019 - 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.

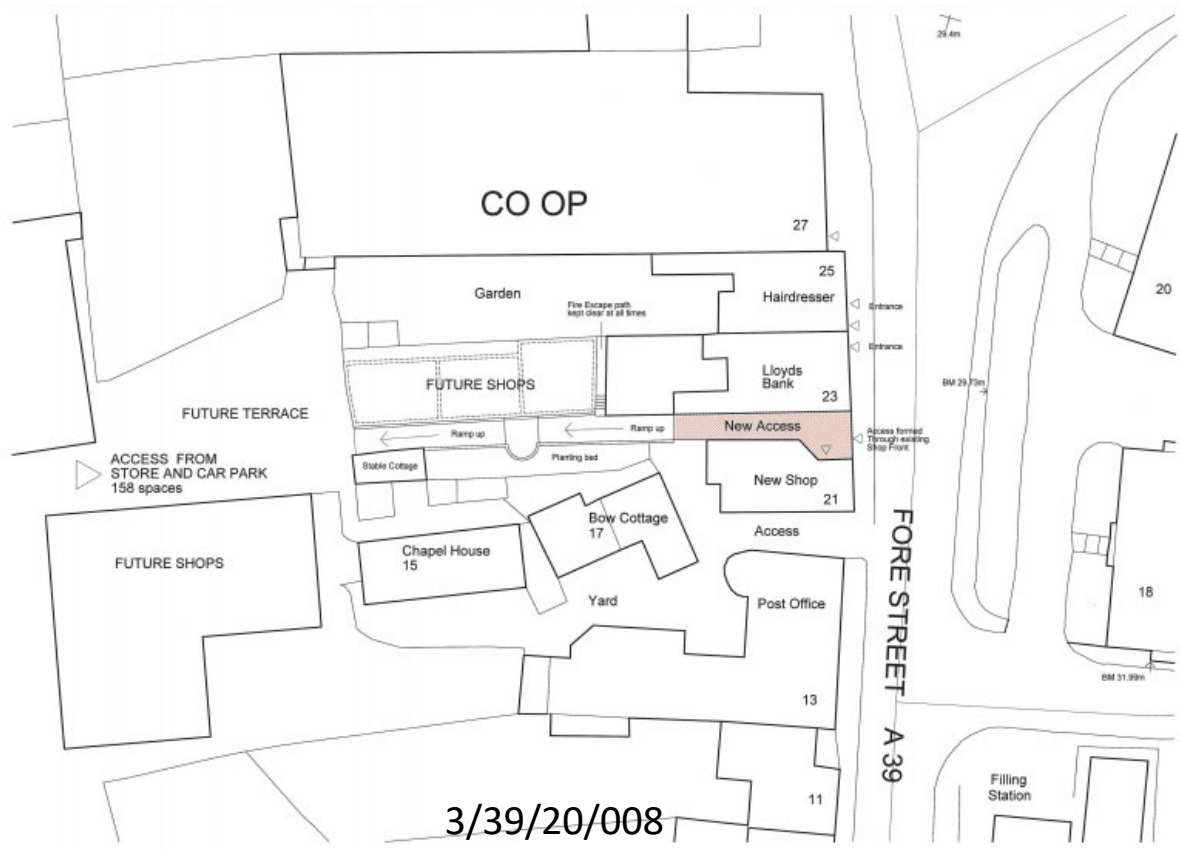
73. I do, however, give weight to what the appellant has demonstrated amounts to a fall-back position in the form of the re-use and conversion of its Bank Street premises to a convenience store of about 790 sqm gross floorspace, with dedicated parking at the rear. Further evidence has been submitted 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

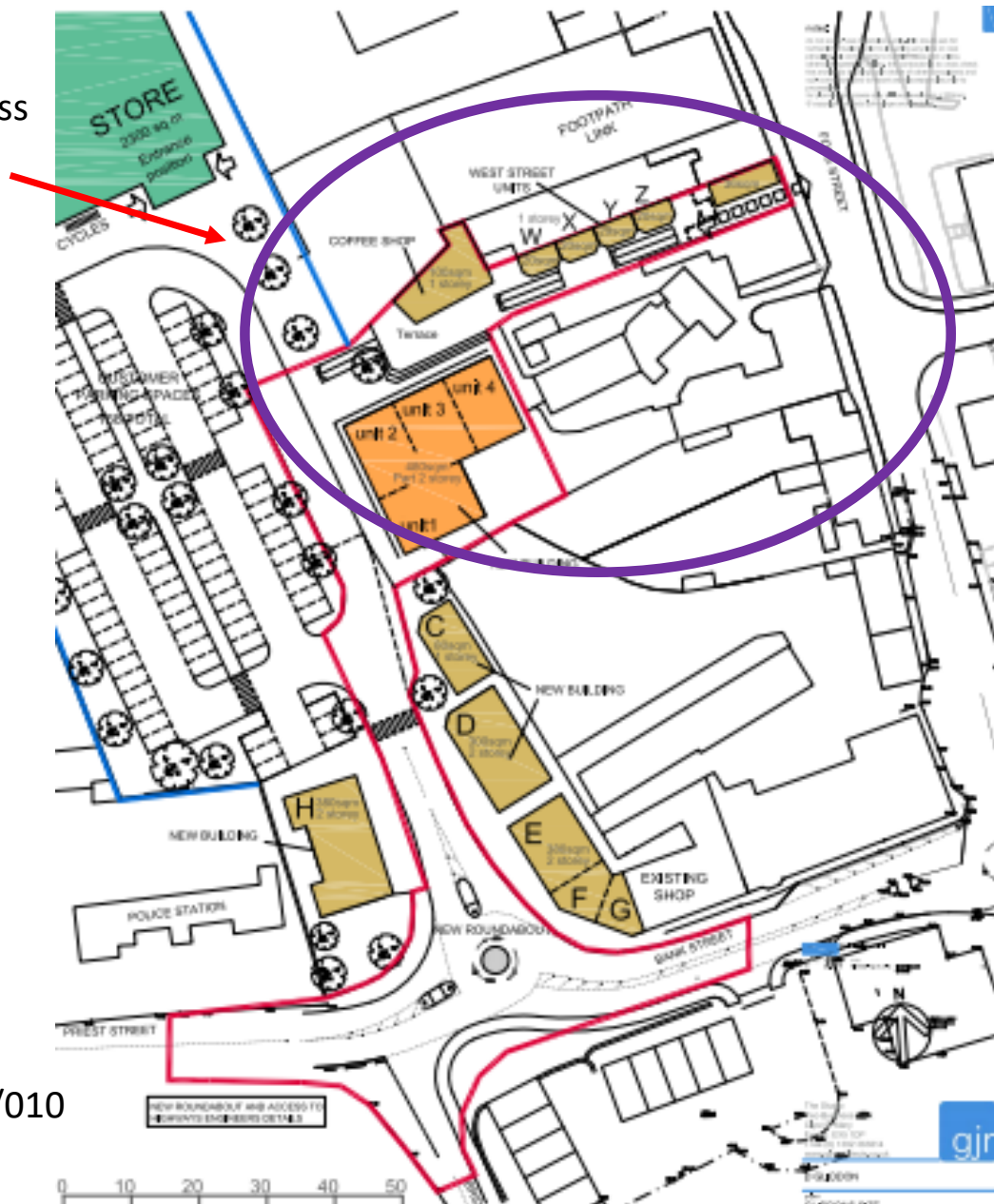
3/39/14/024 - Outline application (with all matters but access reserved) for the erection of up to 480 sq.m. gross of flexible Class A1/A2 floorspace linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping.

Differences relate to the pedestrian link to Fore Street

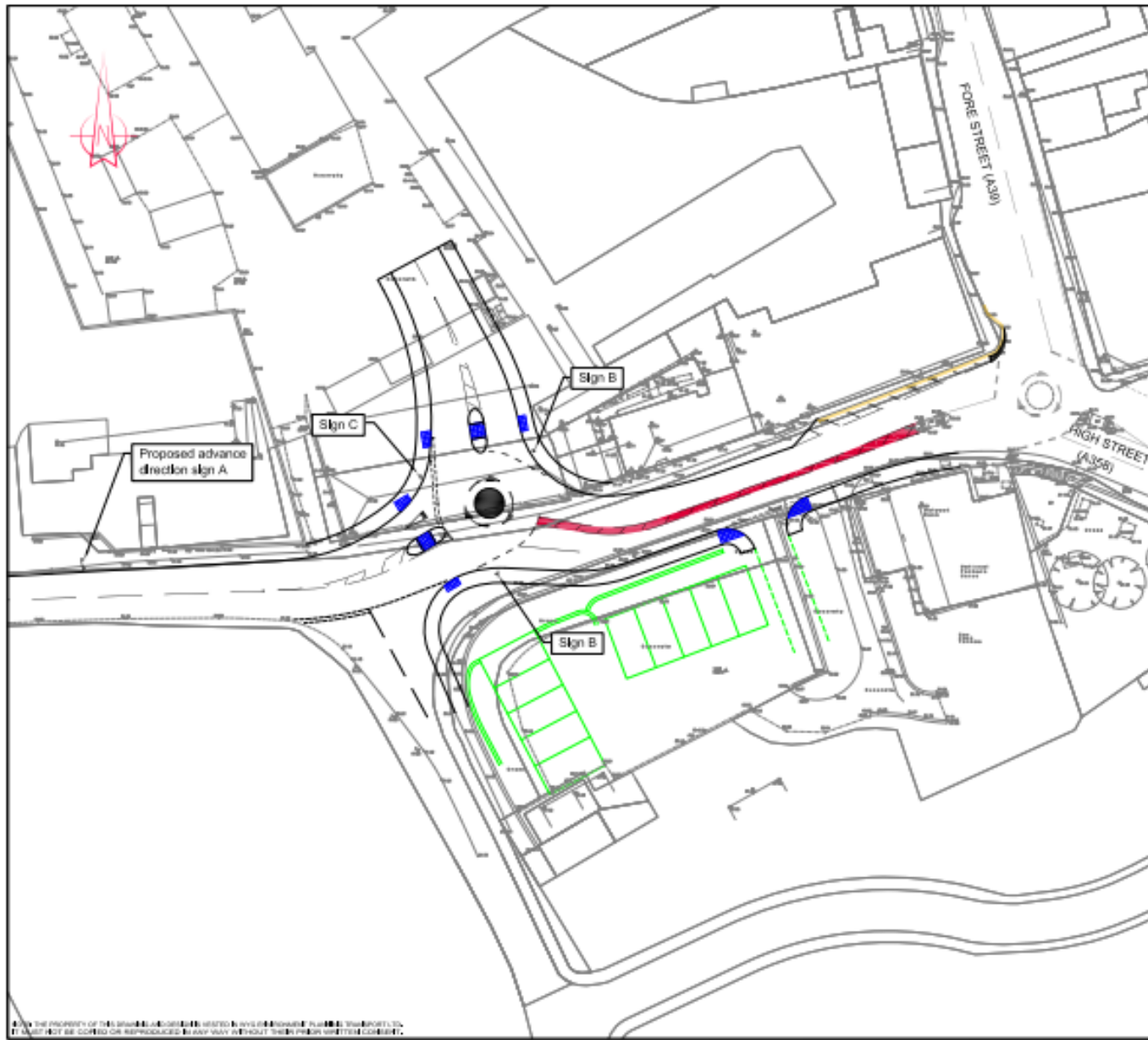
3/39/20/008 - The pedestrian link would be provided through an existing, shop (No. 21A/B Fore Street). In addition, it would also encompass the rear part of land associated with Lloyds Bank (No. 23 Fore Street) however the bank premises itself and its operation i.e. the existing building, would not be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

KEY:

Subsidence
Risk

Town
(A356)

Prohibitory
& Car Park

The Site
Boundary

Sign A

Sign B

Sign C

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

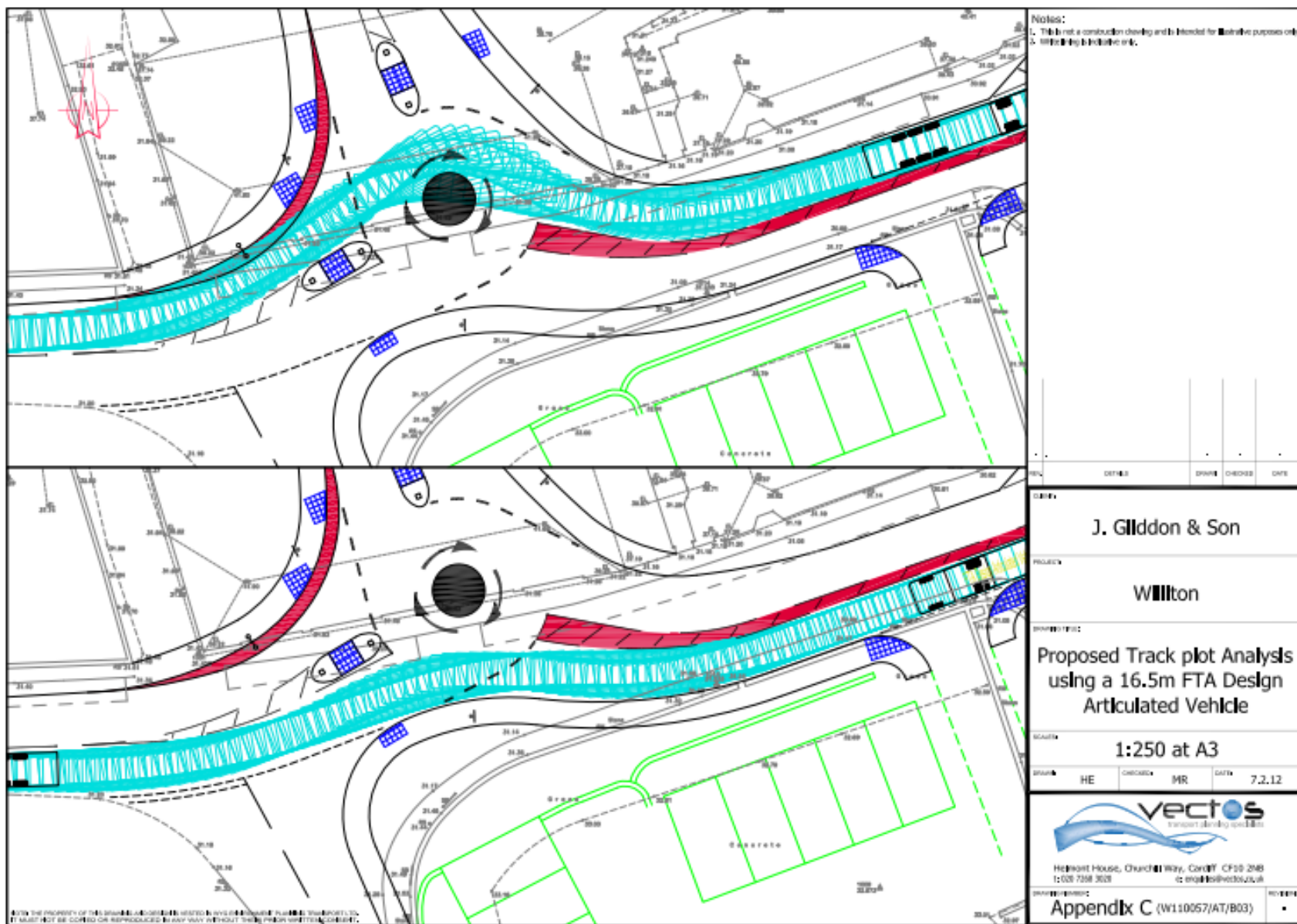
DATE	BY	CHECKED	DATE
14.10.11	HE	MR	14.10.11

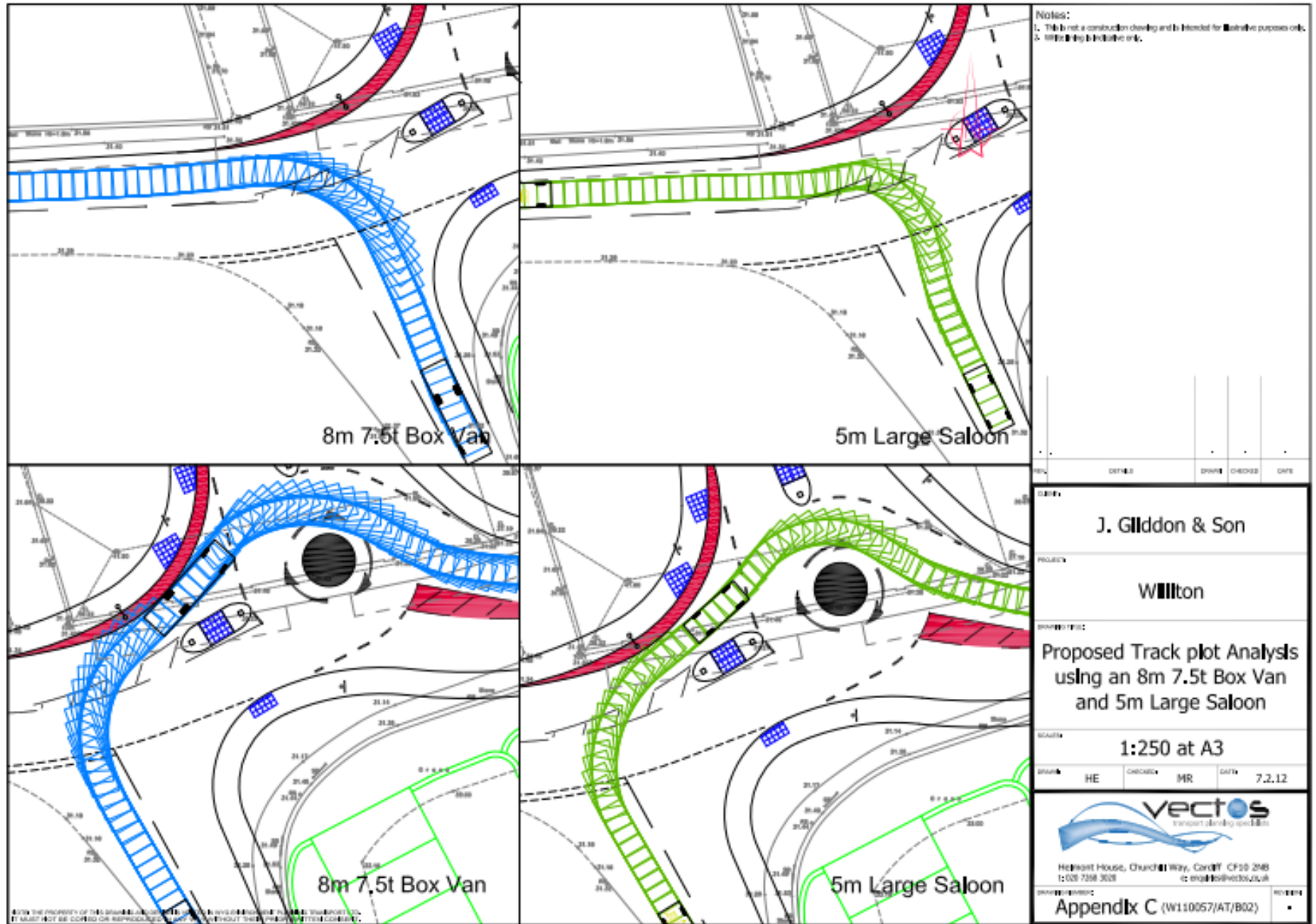
vector
transport planning solutions

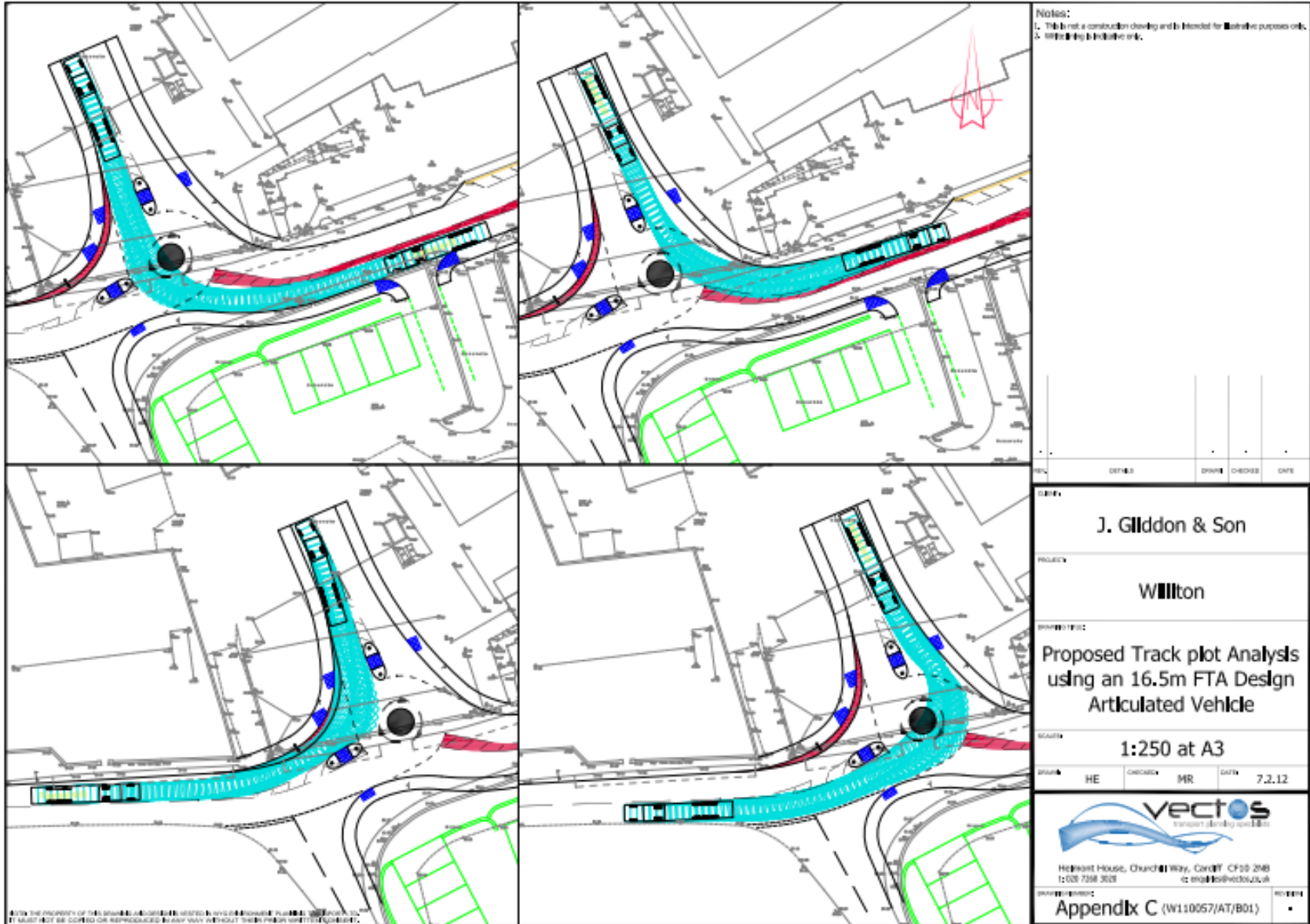
Herbert House, Church Hill Way, Cardiff, CF10 2NB
 t: 029 2058 3020 e: email@vector.co.uk

PROJECT NUMBER: W110057/A/001

This is the property of the Council and is not to be used for any other purpose. It is not to be copied or reproduced in any way without the prior written consent of the Council.

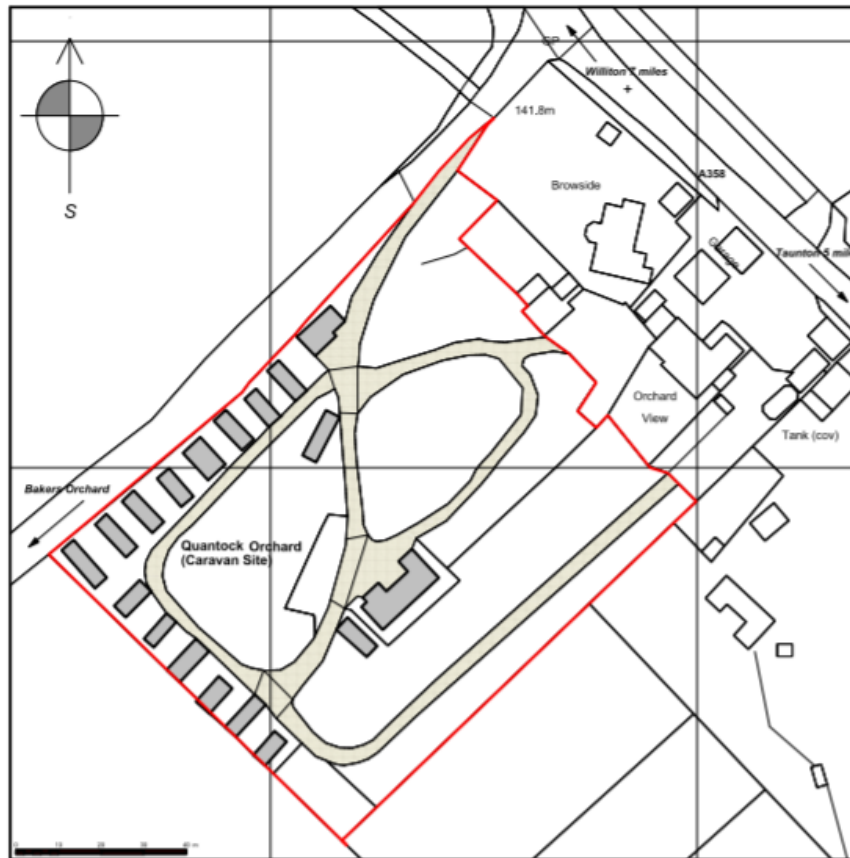






3/07/21/007

Erection of a first floor balcony extension to clubhouse with siting of additional 34 No. static caravan pitches and changes to internal road layout at Quantock Orchard Caravan Park, Crowcombe



Location Plan & Site Survey 1:1250

PROJECT	PROJECT NO	
Quantock Orchard Caravan Park Crowcombe Taunton Somerset TA4 4AW	202	
CLIENT		
Mr Buckland		
DRAWING TITLE	SCALE	
Survey (Site) & Location Plan	1:1250	
DRAWING NO	REVISION	DATE
005	()	March 2021

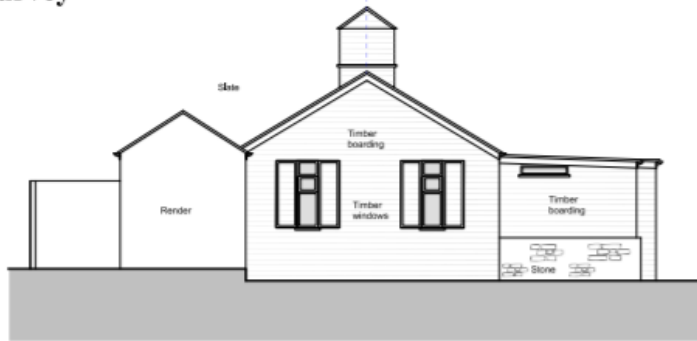


Proposed Site Plan

Rev E, Tree survey added, 03/08/2021

PROJECT	PROJECT NO	
Quantock Orchard Caravan Park Crowcombe Taunton Somerset TA4 4AW	202	
CLIENT		
Mr Buckland		
DRAWING TITLE	SCALE	
Proposal Site Plan	1:1250	
DRAWING NO	REVISION	DATE
007	(E)	March 2021

Survey



North East Elevation



South West Elevation

Page 22



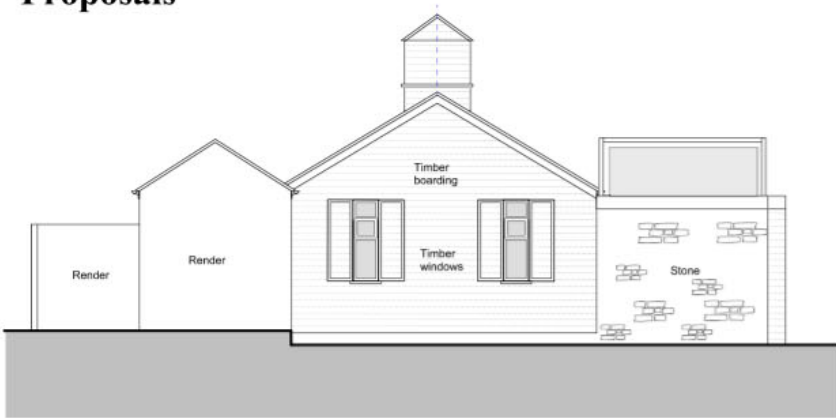
South West Elevation



North East Elevation

PROJECT	PROJECT NO	
Quantock Orchard	202	
Caravan Park		
Crowcombe		
Taunton		
Somerset TA4 4AW		
CLIENT		
Mr Buckland		
DRAWING TITLE	SCALE	
Survey Elevations	1:100	
DRAWING NO	REVISION	DATE
003	()	March 2021

Proposals

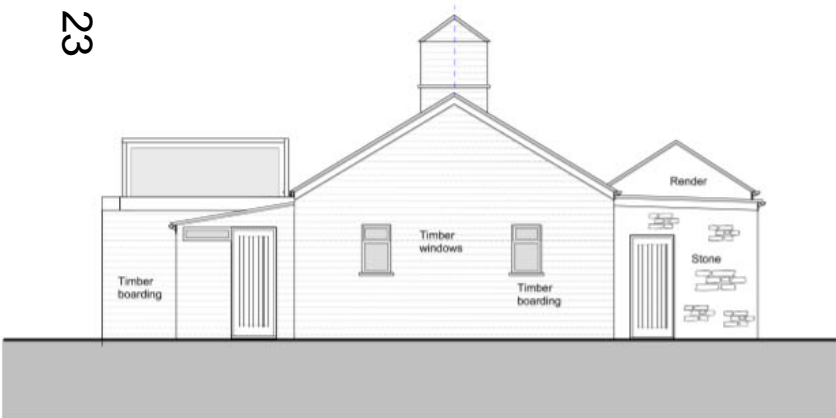


North East Elevation

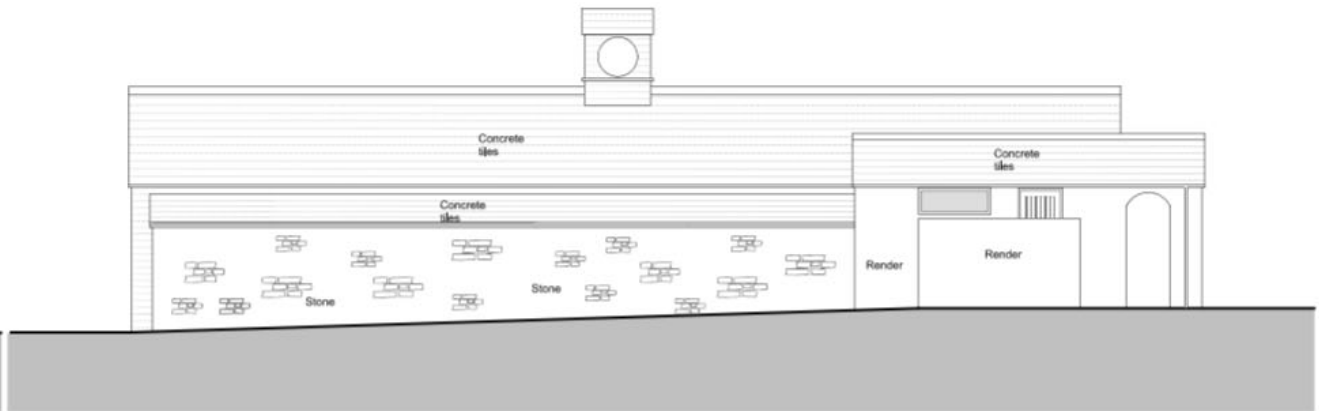


South West Elevation

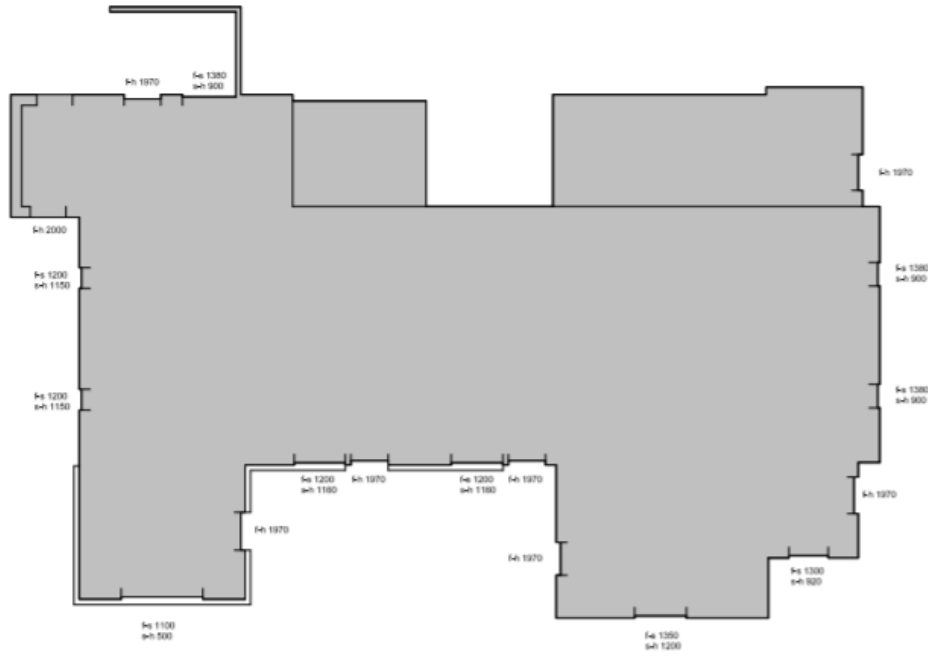
Page 23



South West Elevation

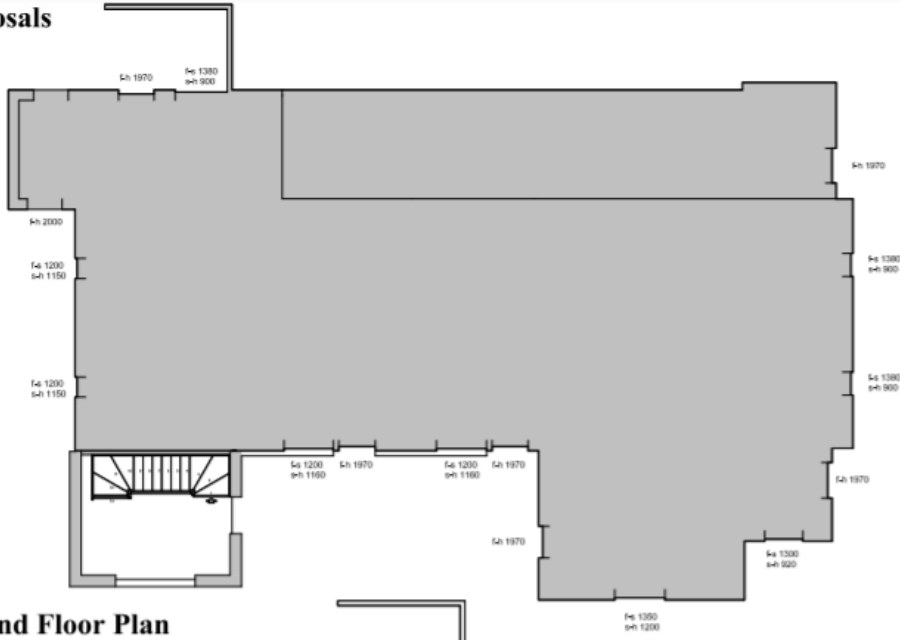


North East Elevation

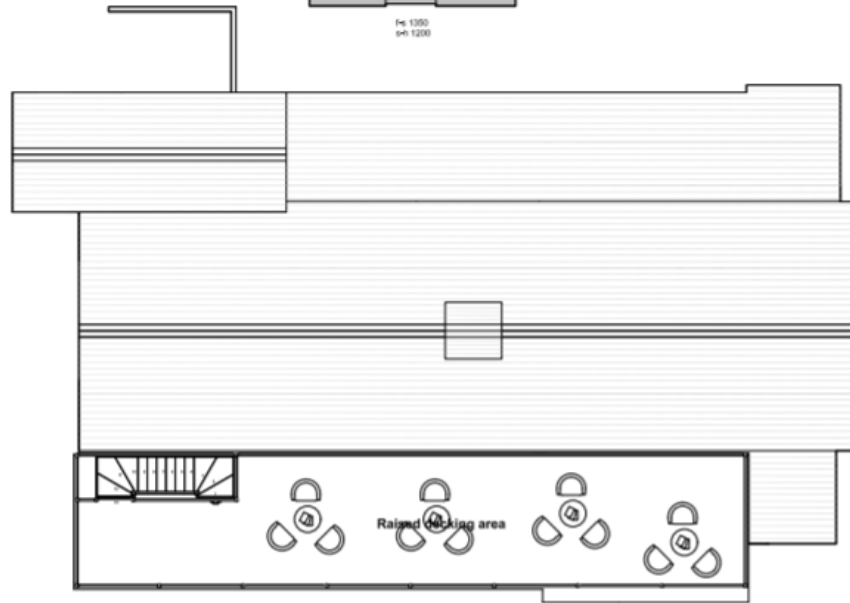


PROJECT		PROJECT NO
Quantock Orchard Caravan Park Crowcombe Taunton Somerset TA4 4AW		202
CLIENT		
Mr Buckland		
DRAWING TITLE		SCALE
Survey Plans (Clubhouse)		1:100
DRAWING NO	REVISION	DATE
001	()	March 2021

Proposals



Ground Floor Plan



PROJECT	PROJECT NO	
Quantock Orchard Caravan Park Crowcombe Taunton Somerset TA4 4AW	202	
CLIENT		
Mr Buckland		
DRAWING TITLE	SCALE	
Proposal Plans Clubhouse	1:100	
DRAWING NO	REVISION	DATE
002	()	March 2021













09/21/0007

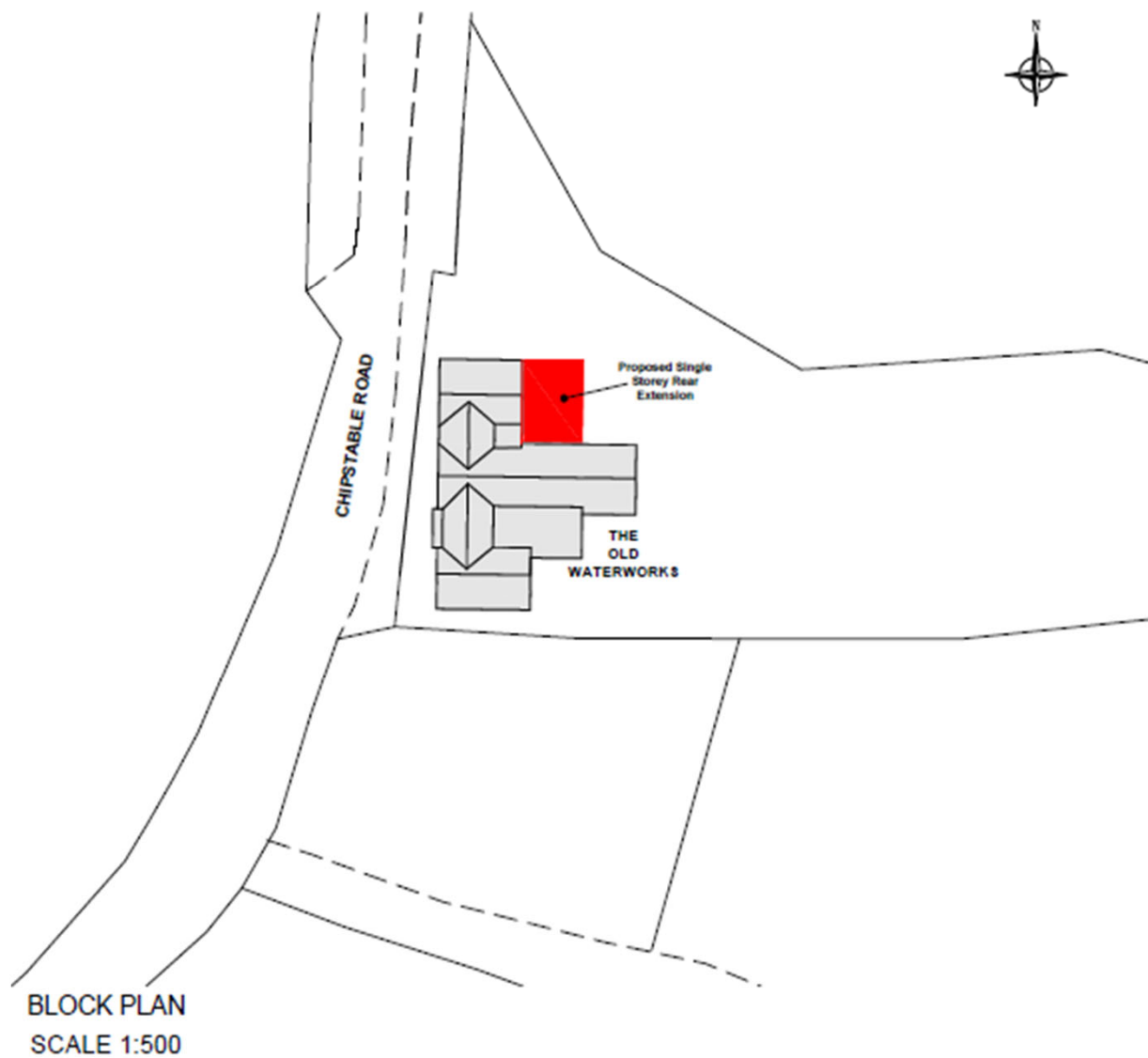
Erection of a single storey extension to the rear of
The Old Waterworks, Chipstable
Road, Chipstable, TA4 2PZ

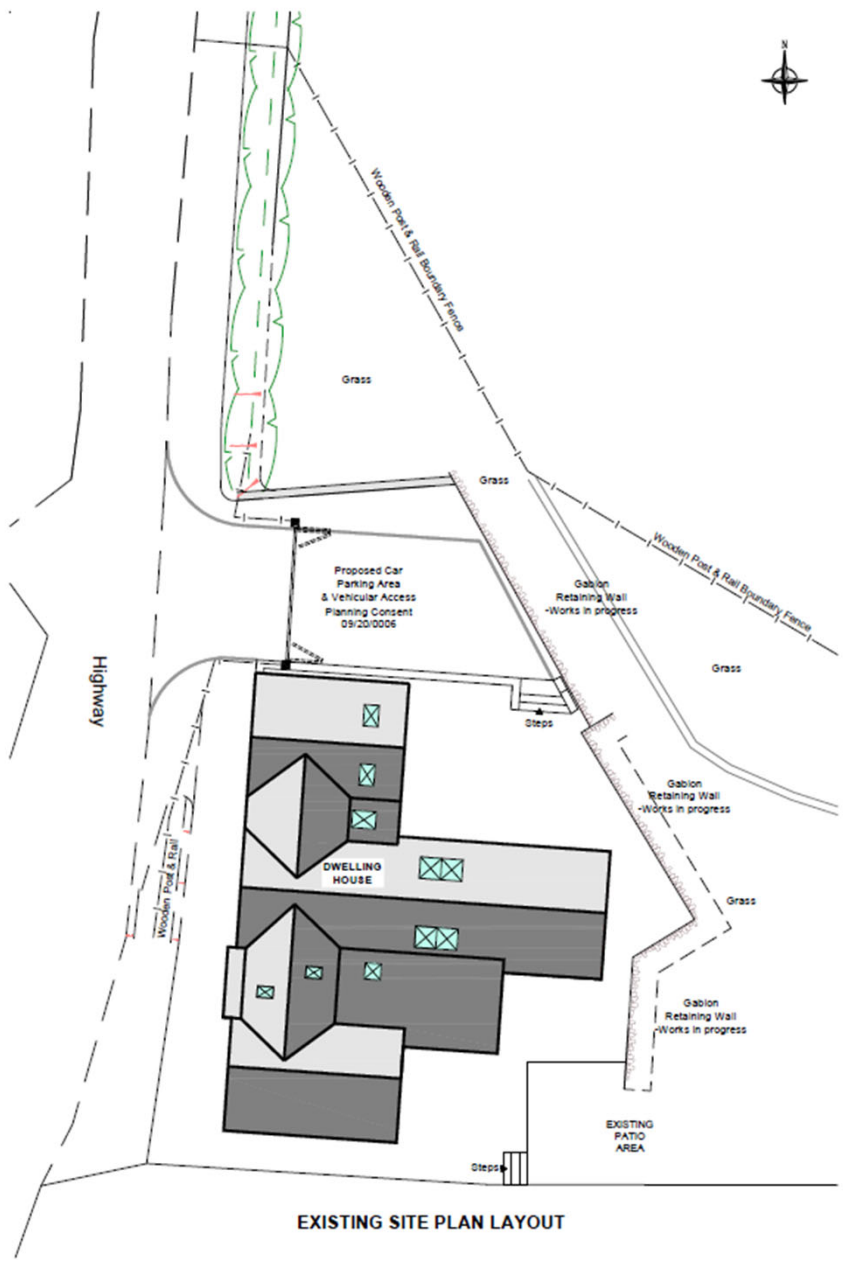


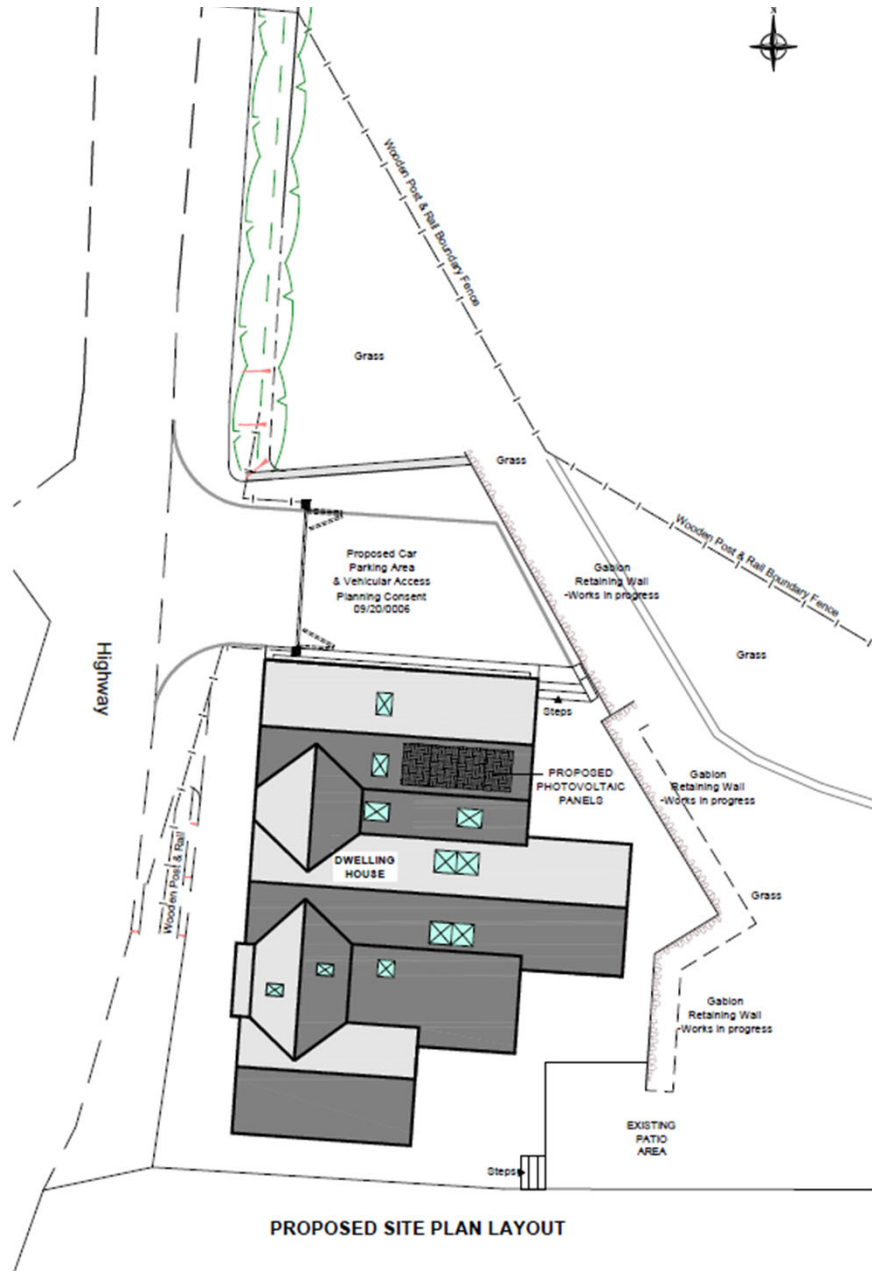


LOCATION PLAN
SCALE 1:1250

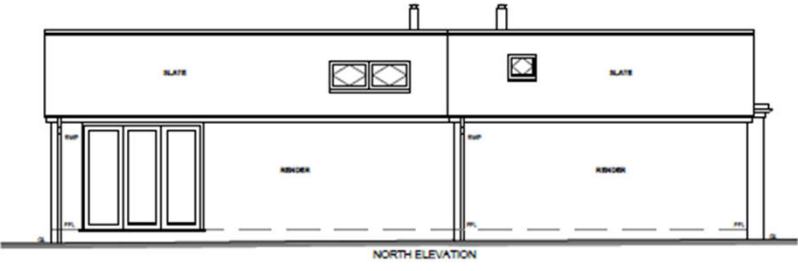
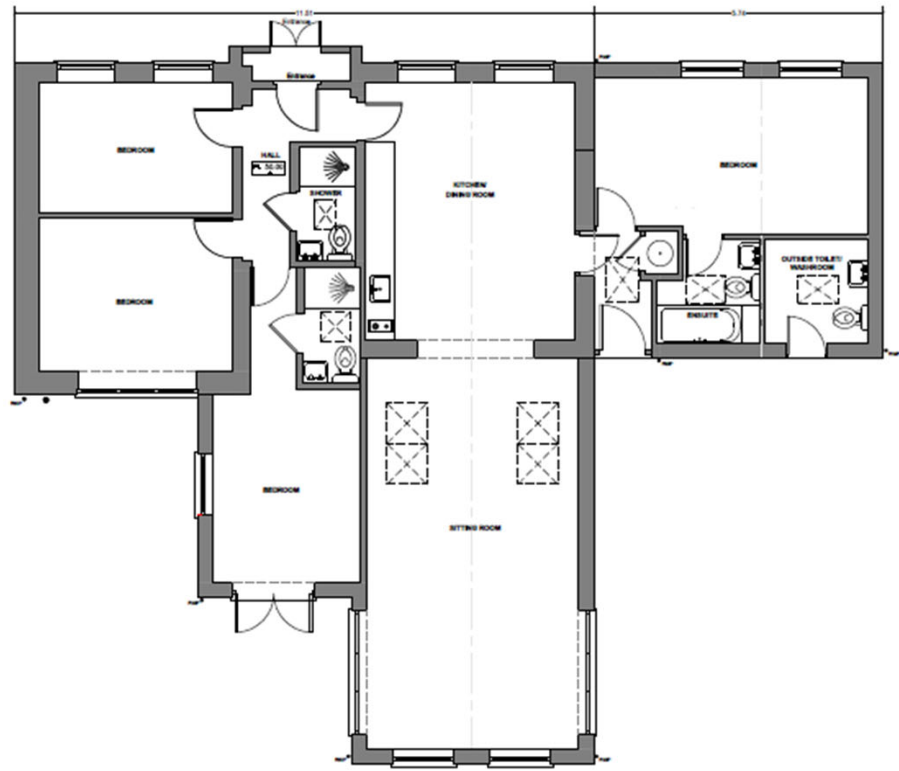
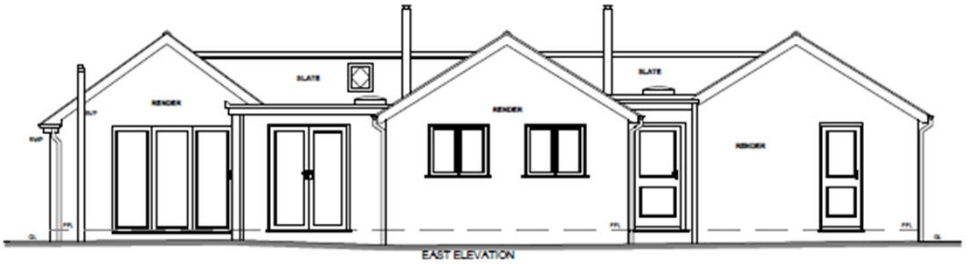
© Crown Copyright 2021
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.







PROPOSED SITE PLAN LAYOUT

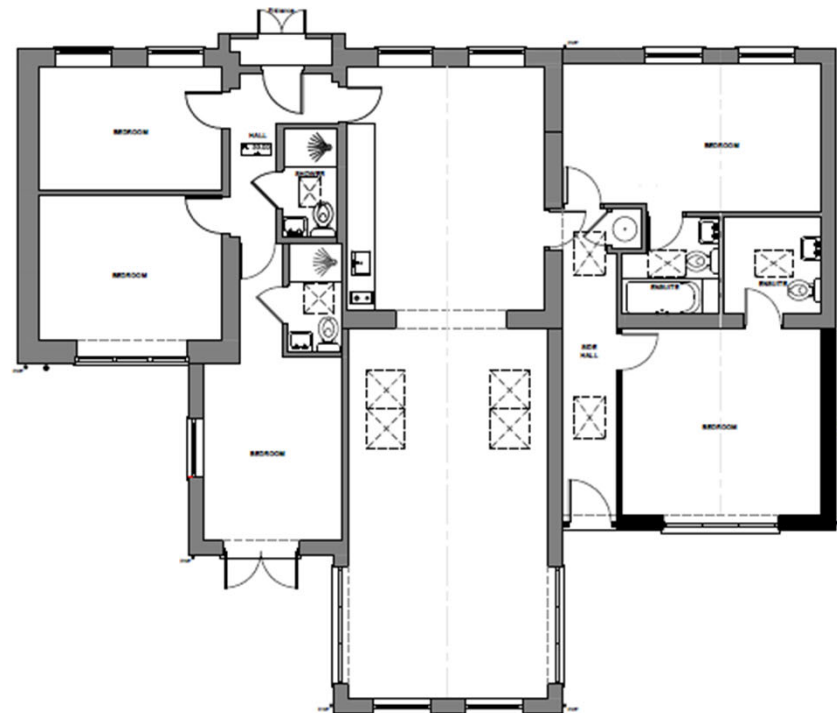


GROUND FLOOR PLAN

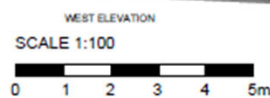


ELEVATIONS

WEST ELEVATION



ELEVATIONS



Front elevation of house



Side extension currently being constructed



Side extension under construction – proposed extension will go to the rear of this

Page 43



Looking south towards side elevation



Permitted rear extensions under construction

Page 45



Rear extension, which the proposed extension will sit beside

Page 46



Retaining gabion walls to the rear (east)

Page 47



View of dwelling from the highway looking north

Page 48



**Somerset West
and Taunton**

