

**SWT Planning Committee
Addendum**

**Thursday, 26th May, 2022,
1.00 pm**

**Somerset West
and Taunton**

Planning Committee Presentation

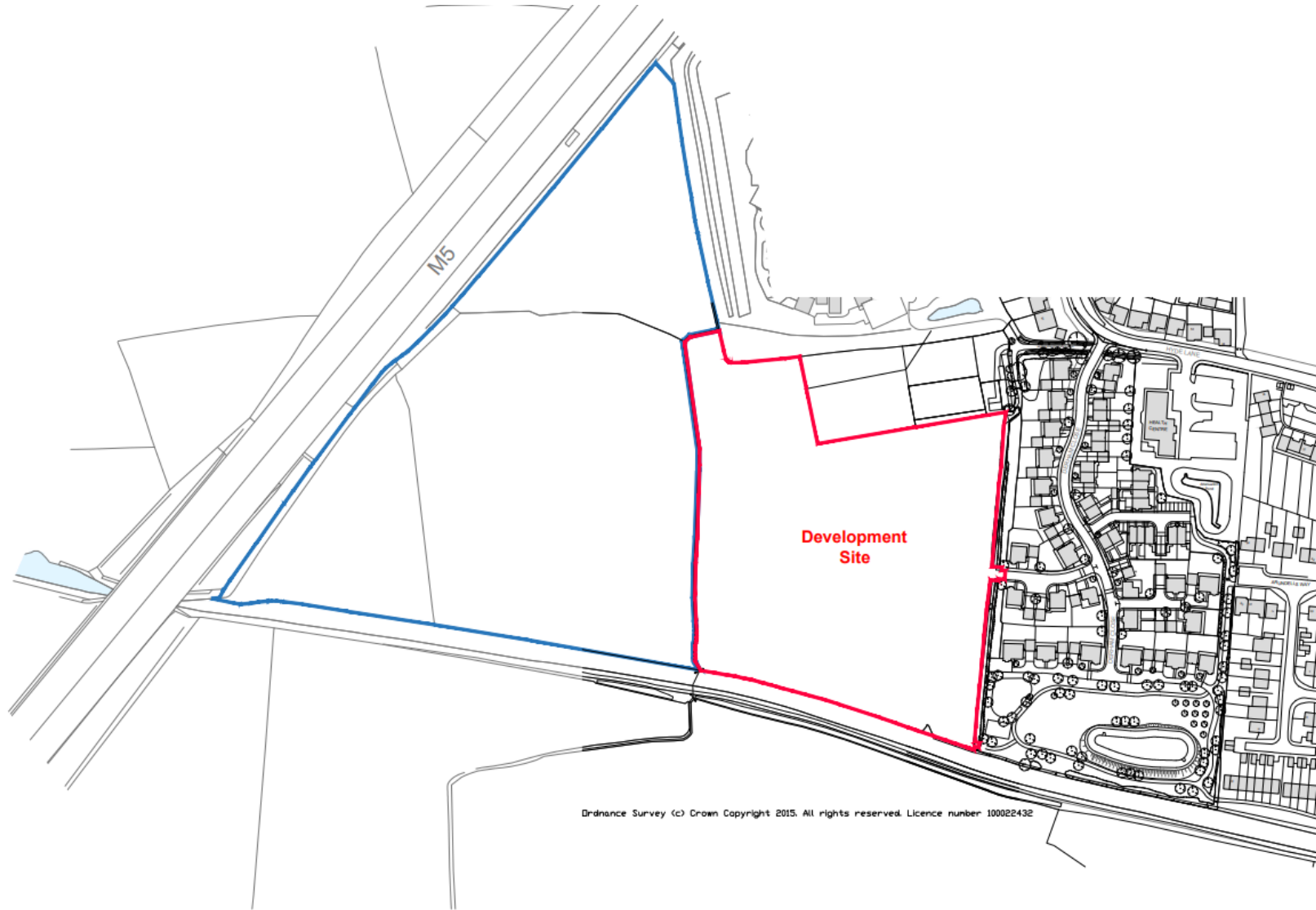
11. Planning Committee Presentations 26.05.2022

(Pages 3 - 36)

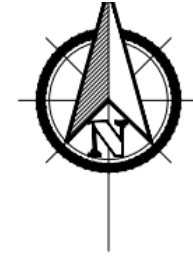
14/21/0024

Application for Outline Planning with all matters reserved, except for access, for the erection of up to 28 dwellings with associated works and formation of access on land to the west of Derham Close, Creech St.

Michael



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- REV B** 05.08.21 Red line amended at location of southeast footpath link
- REV A** 03.08.21 Red line amended around access point at Derham Close

Reed Holland
Somerset House
Middle Street
Taunton
Somerset
TA1 1SH
01823 336479
www.reed-holland.co.uk



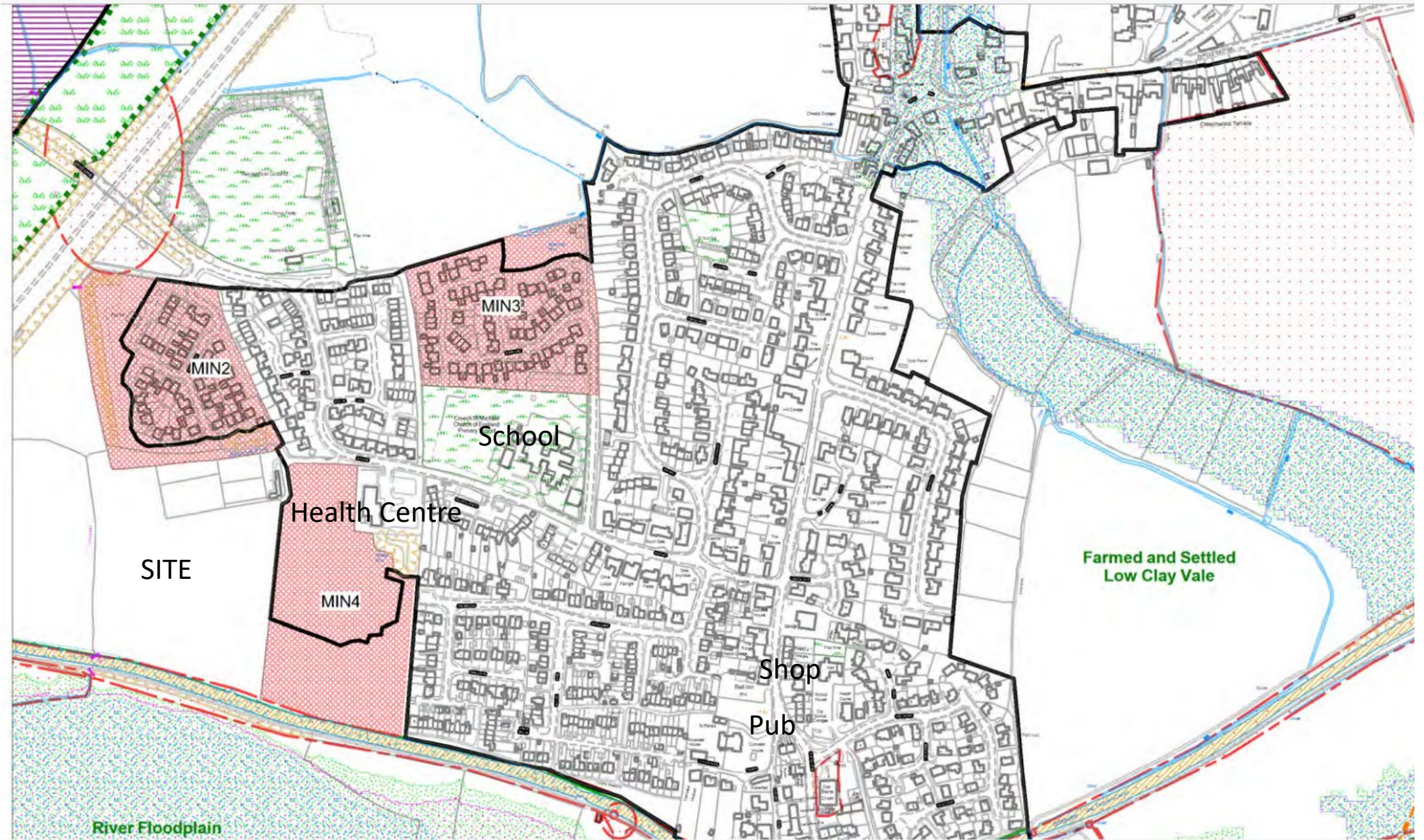
Project
Residential Development, Creech St Michael

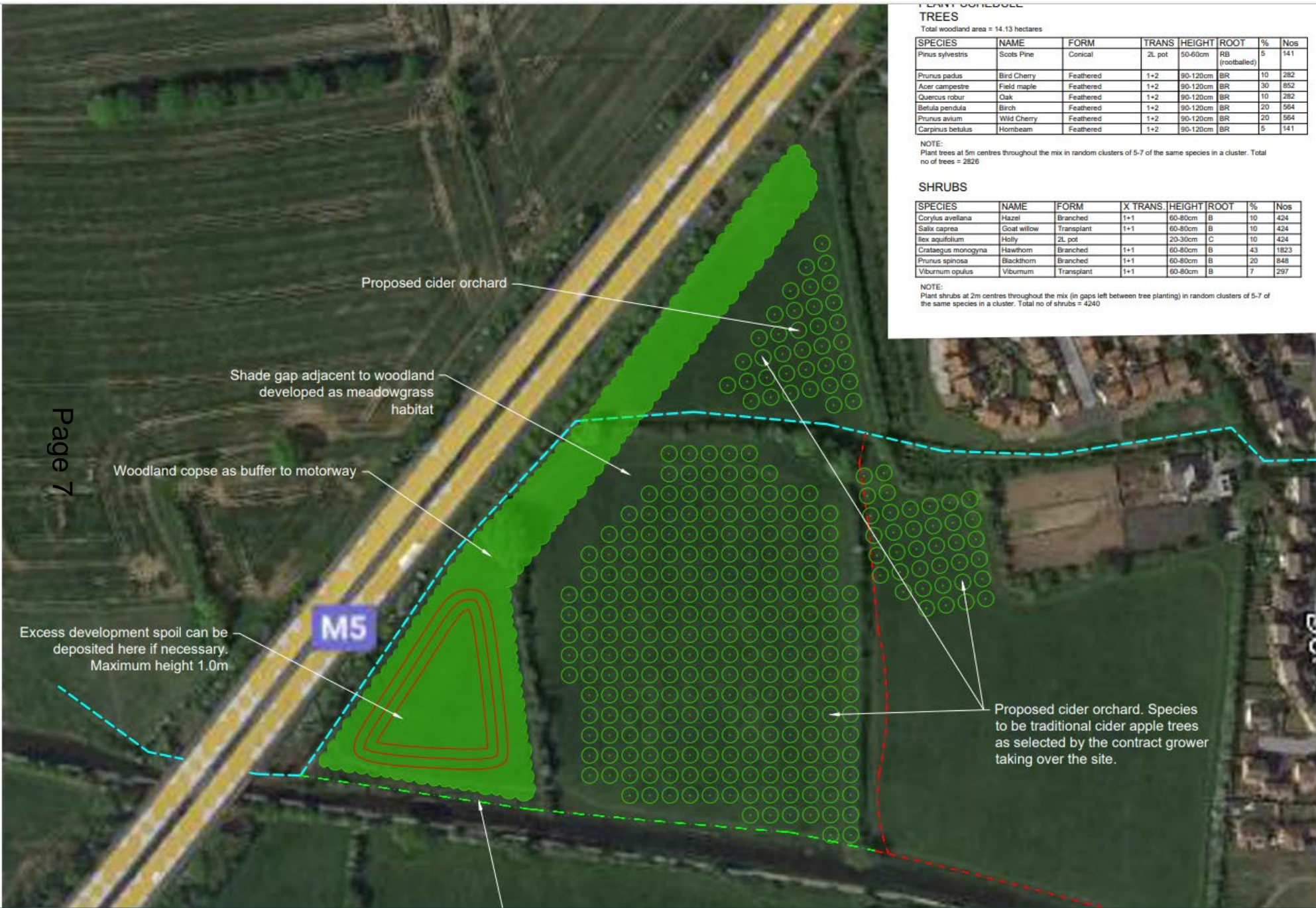
Client
West of England Developments Ltd

Drawing title
Site Location Plan

Scale 1:2500 @A3 Date May-21

Drg. no
15.37.100B





TREES

Total woodland area = 14.13 hectares

SPECIES	NAME	FORM	TRANS	HEIGHT	ROOT	%	Nos
Pinus sylvestris	Scots Pine	Conical	2L pot	50-60cm	RB (rootballed)	5	141
Prunus padus	Bird Cherry	Feathered	1+2	90-120cm	BR	10	282
Acer campestre	Field maple	Feathered	1+2	90-120cm	BR	30	852
Quercus robur	Oak	Feathered	1+2	90-120cm	BR	10	282
Betula pendula	Birch	Feathered	1+2	90-120cm	BR	20	564
Prunus avium	Wild Cherry	Feathered	1+2	90-120cm	BR	20	564
Carpinus betulus	Hornbeam	Feathered	1+2	90-120cm	BR	5	141

NOTE:
Plant trees at 5m centres throughout the mix in random clusters of 5-7 of the same species in a cluster. Total no of trees = 2826






SHRUBS

SPECIES	NAME	FORM	X TRANS.	HEIGHT	ROOT	%	Nos
Corylus avellana	Hazel	Branched	1+1	60-80cm	B	10	424
Salix caprea	Goat willow	Transplant	1+1	60-80cm	B	10	424
Ilex aquifolium	Holly	2L pot		20-30cm	C	10	424
Crataegus monogyna	Hawthorn	Branched	1+1	60-80cm	B	43	1823
Prunus spinosa	Blackthorn	Branched	1+1	60-80cm	B	20	848
Viburnum opulus	Viburnum	Transplant	1+1	60-80cm	B	7	297

NOTE:
Plant shrubs at 2m centres throughout the mix (in gaps left between tree planting) in random clusters of 5-7 of the same species in a cluster. Total no of shrubs = 4240

from the practice. The drawing may be scaled but in preference use dimensions if shown and in the event of doubt consult Swan Paul Partnership Ltd

KEY

-  Proposed woodland
-  Proposed orchard tree
-  Existing Public Right of Way
-  Proposed linking footpath within the red line of the application
-  Proposed footpath

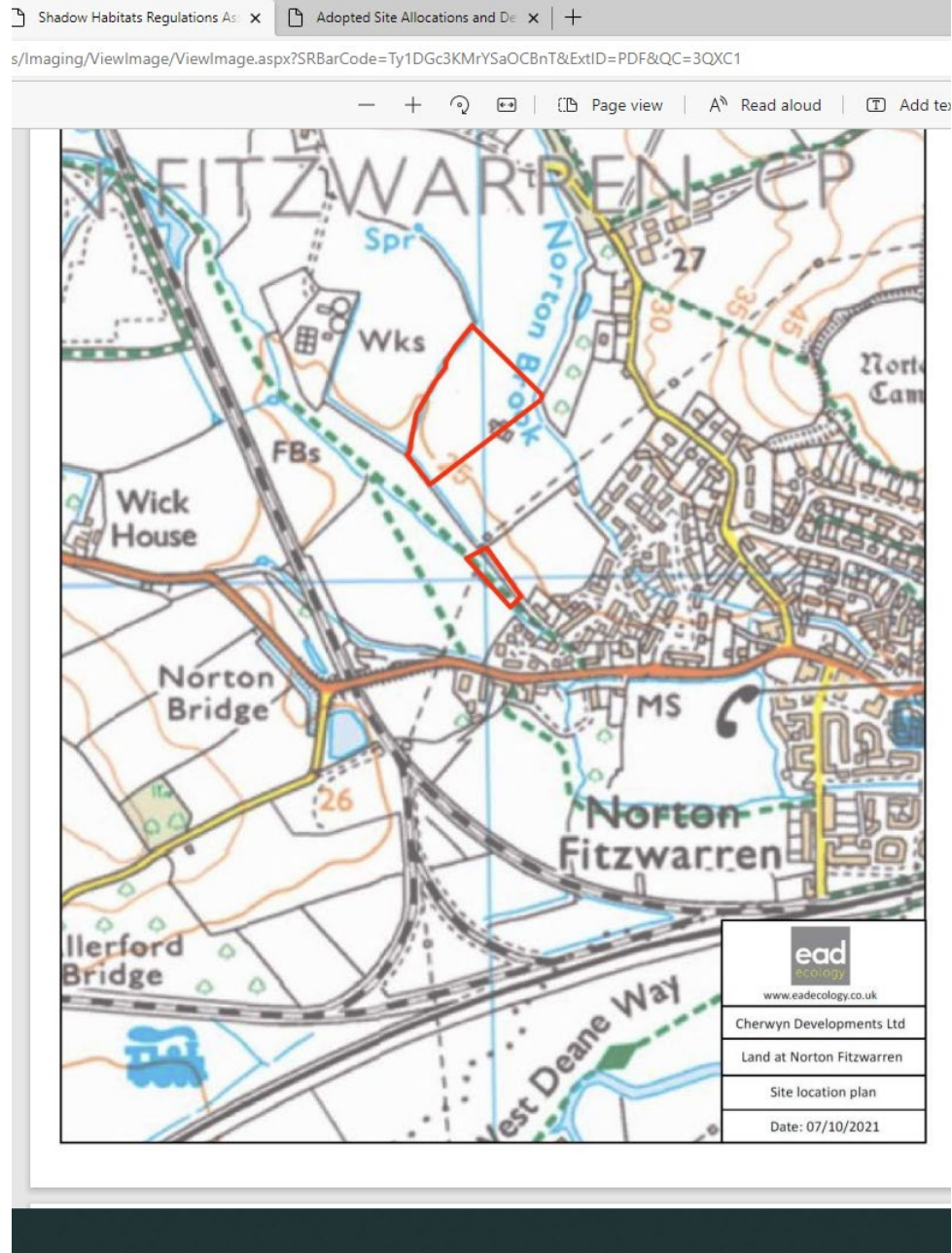
Note: Outline planting specification as per the notes on drawing 3205.003

A 06.12.2021 Planting notes added
Revisions

SWAN PAUL
PARTNERSHIP LTD
CHARTERED LANDSCAPE ARCHITECTS

4 Charlfield House Castle Street Taunton TA1 4AS
Tel: (01823) 262971
email: info@swanpaul.co.uk
www.swanpaul.co.uk

CLIENT: West of England Developments



Key Issues

- Principle of development- 5YLS, Policies in Local Plan
- Access – details provided
- Nutrient neutrality- accepted by Natural England
- Other issues to be reserved matters

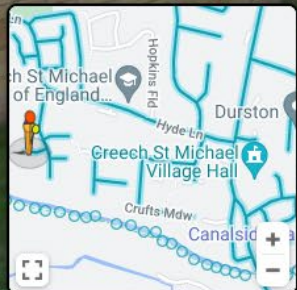


Crech St Michael, England

Google

Street View - Aug 2018

Page 12



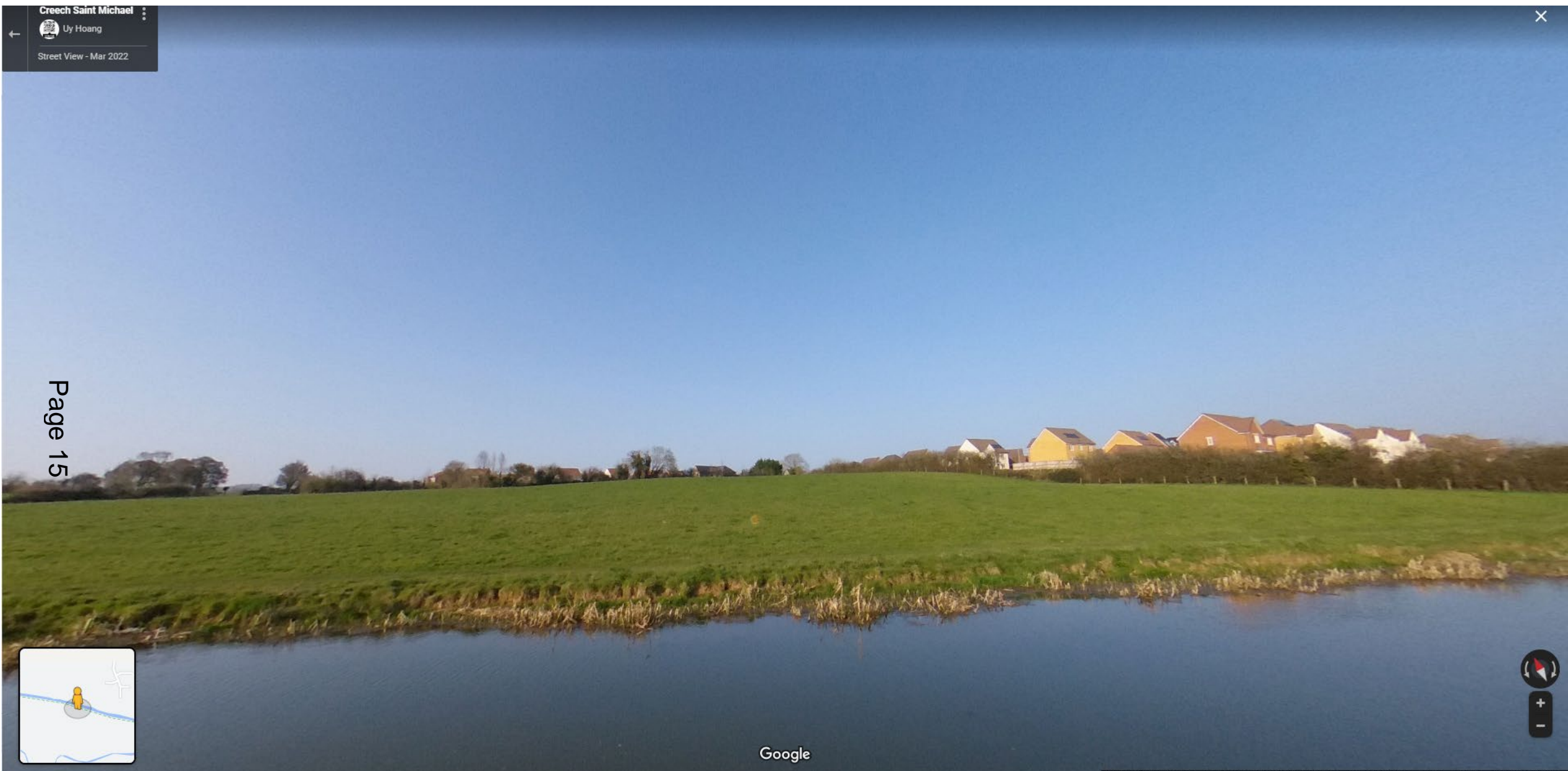
Google





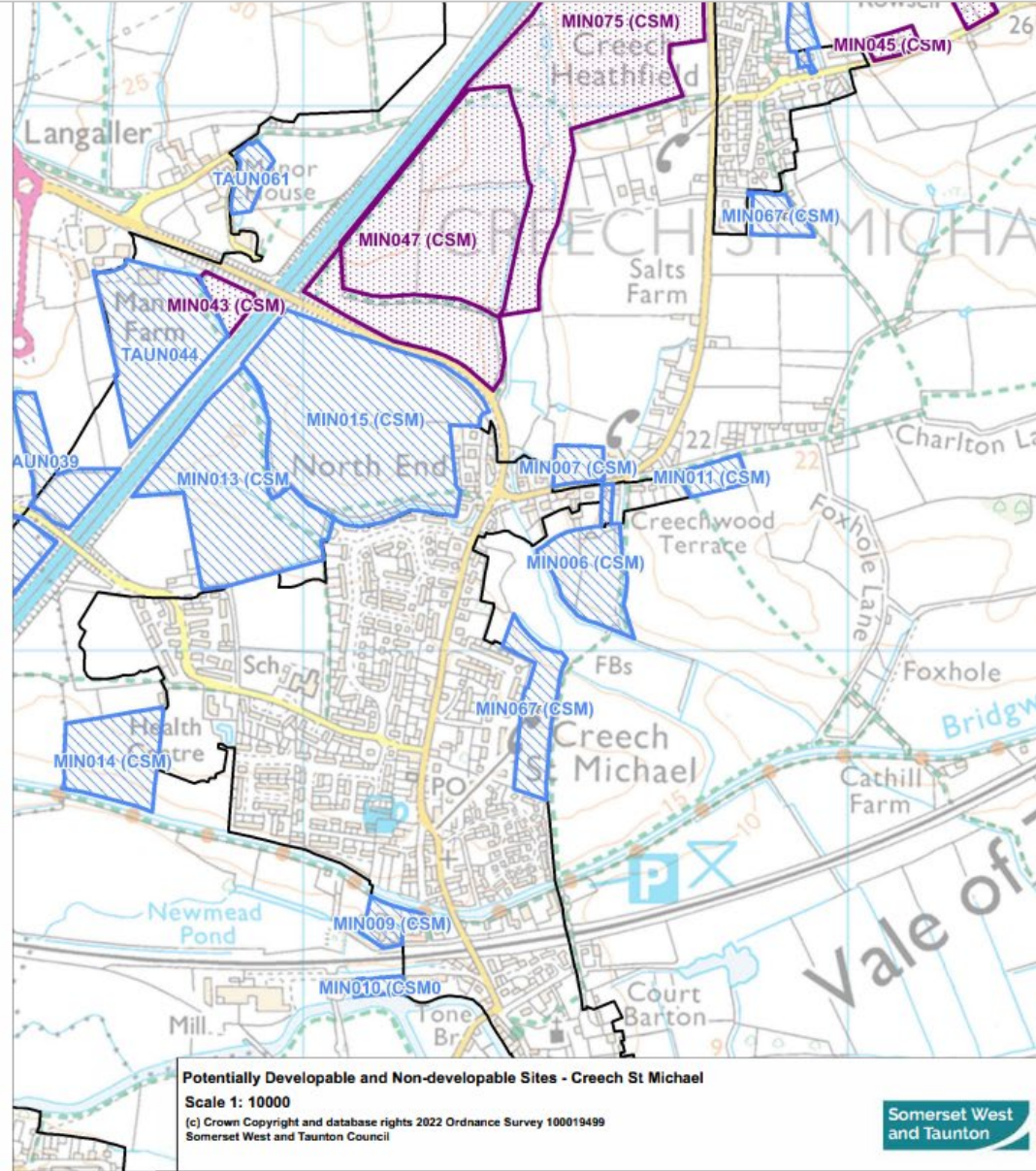


Page 15



Conclusion

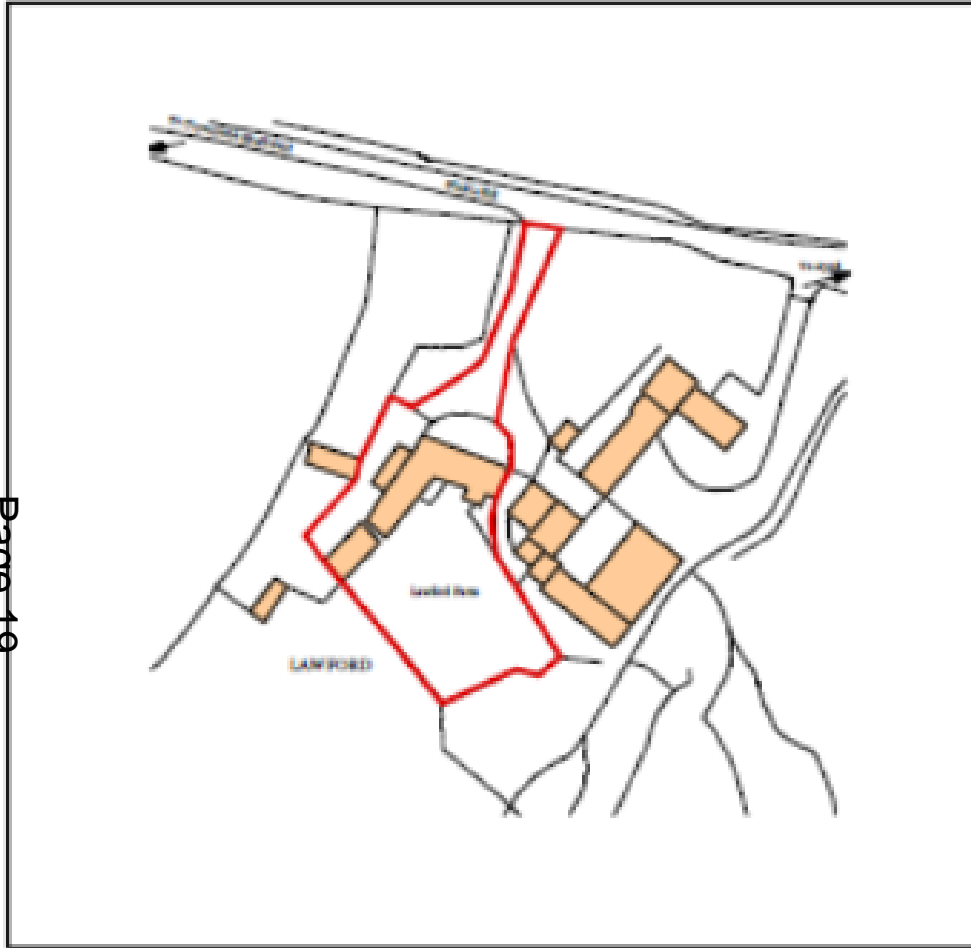
- Outside development boundary but complies with policies CP8 and A5
- Position on 5YLS requires 'tilted balance'
- Access acceptable – subject to conditions
- All other matters to be reserved including landscaping
- Nutrient neutrality achieved but requires a S106 agreement
- 25% Affordable housing proposed, subject to S106
- Conditional approval, incl. highways, landscaping, ecology, drainage, CEMP



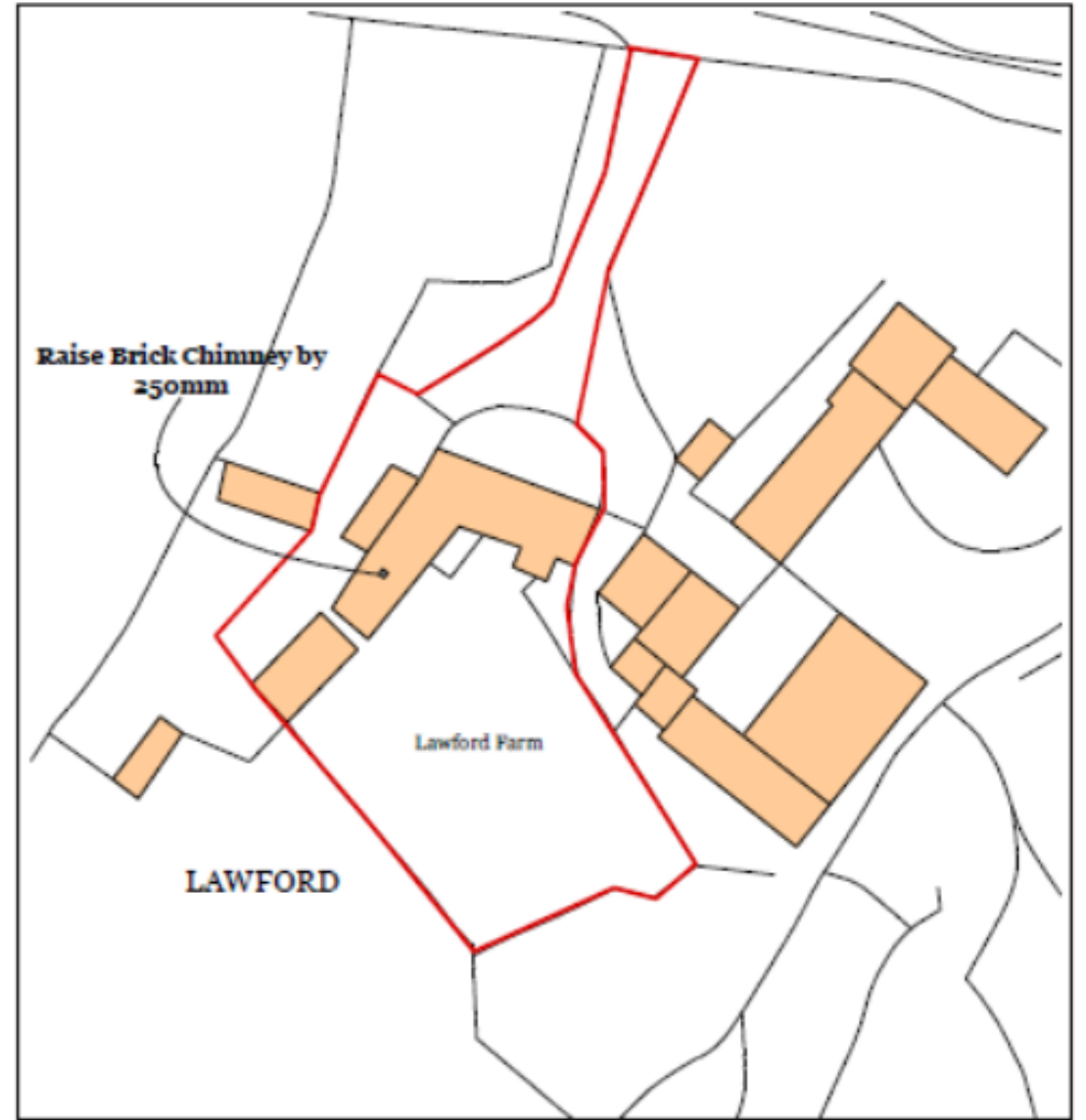
3/07/22/004

Raising of rear chimney by 250mm at Lawford
Farm, Stickle Hill, Crowcombe, TA4 4AL

Site & Location Plans



Site Location Plan @ 1:1250

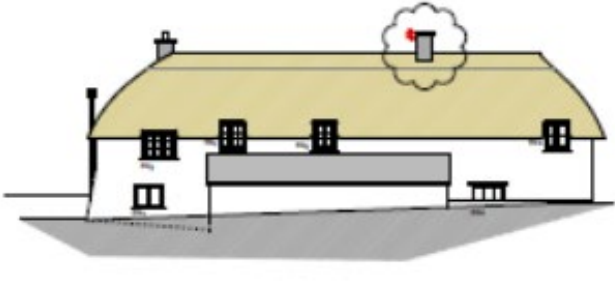
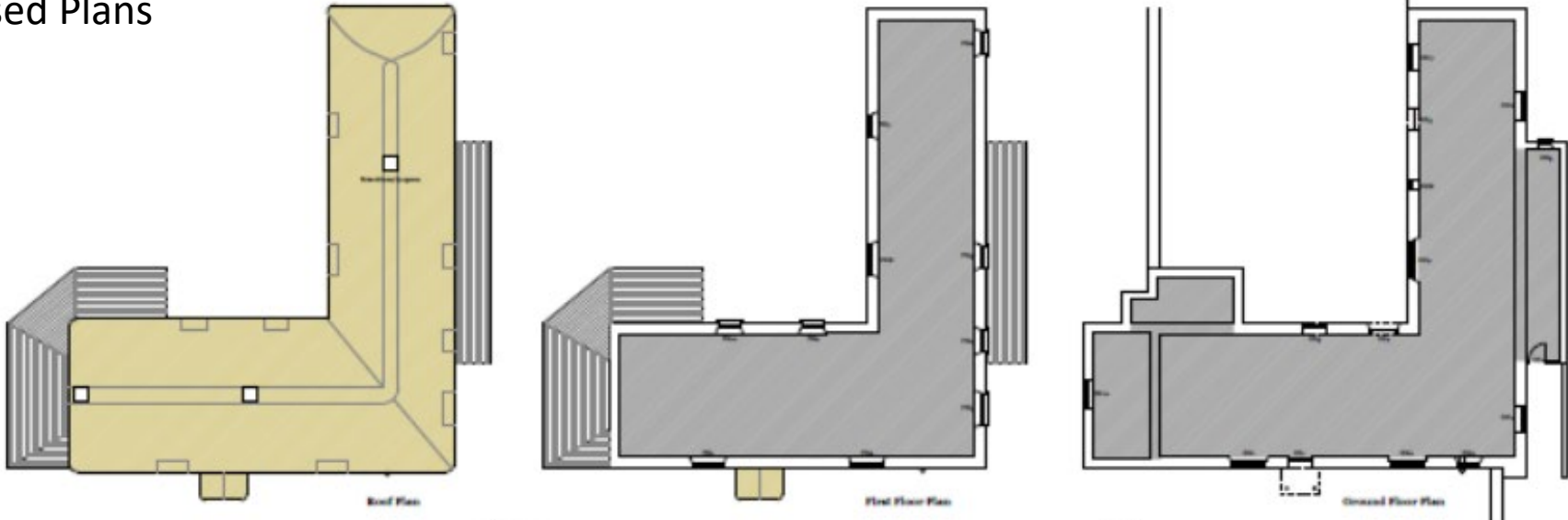


Site Block Plan @ 1:500



Existing and Proposed Plans

Page 20



Title	Project Name, Location
Client	Proposed Plans & Elevations
Number	1/20/2018
Date	1/20/2018
Scale	1/8" = 1'-0"
Drawn by	AS

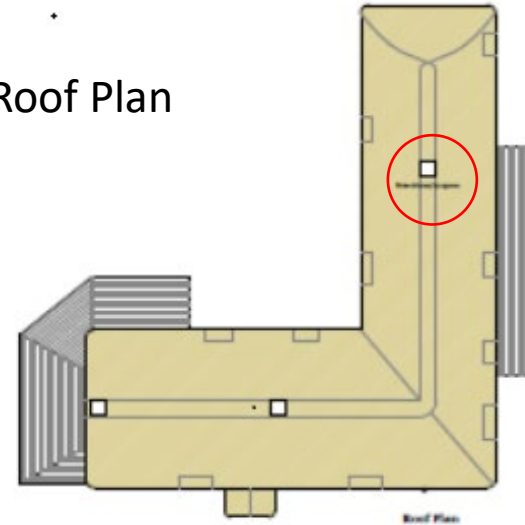
Architectural Studio
Architects



Lawford Farm, Stickle Hill, Crowcombe

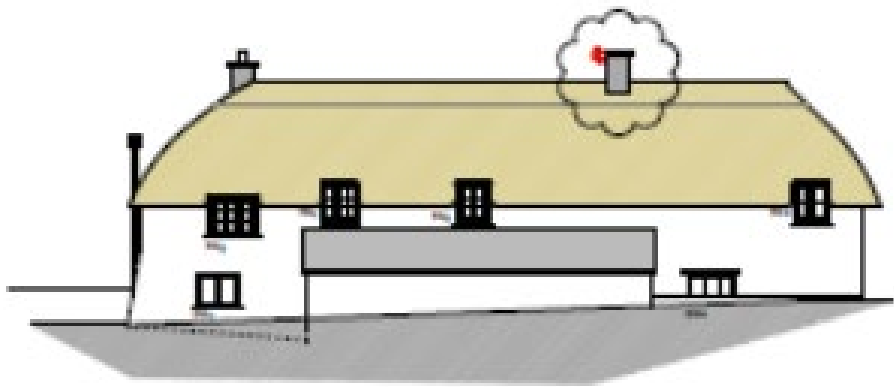


Roof Plan



Location of brick chimney to be raised.

Image A: Existing brick chimney to be raised by approximately 3 x courses of bricks



West Elevation



Image B: Existing brick chimney to be raised by approximately 3 x courses of bricks

3/26/21/022

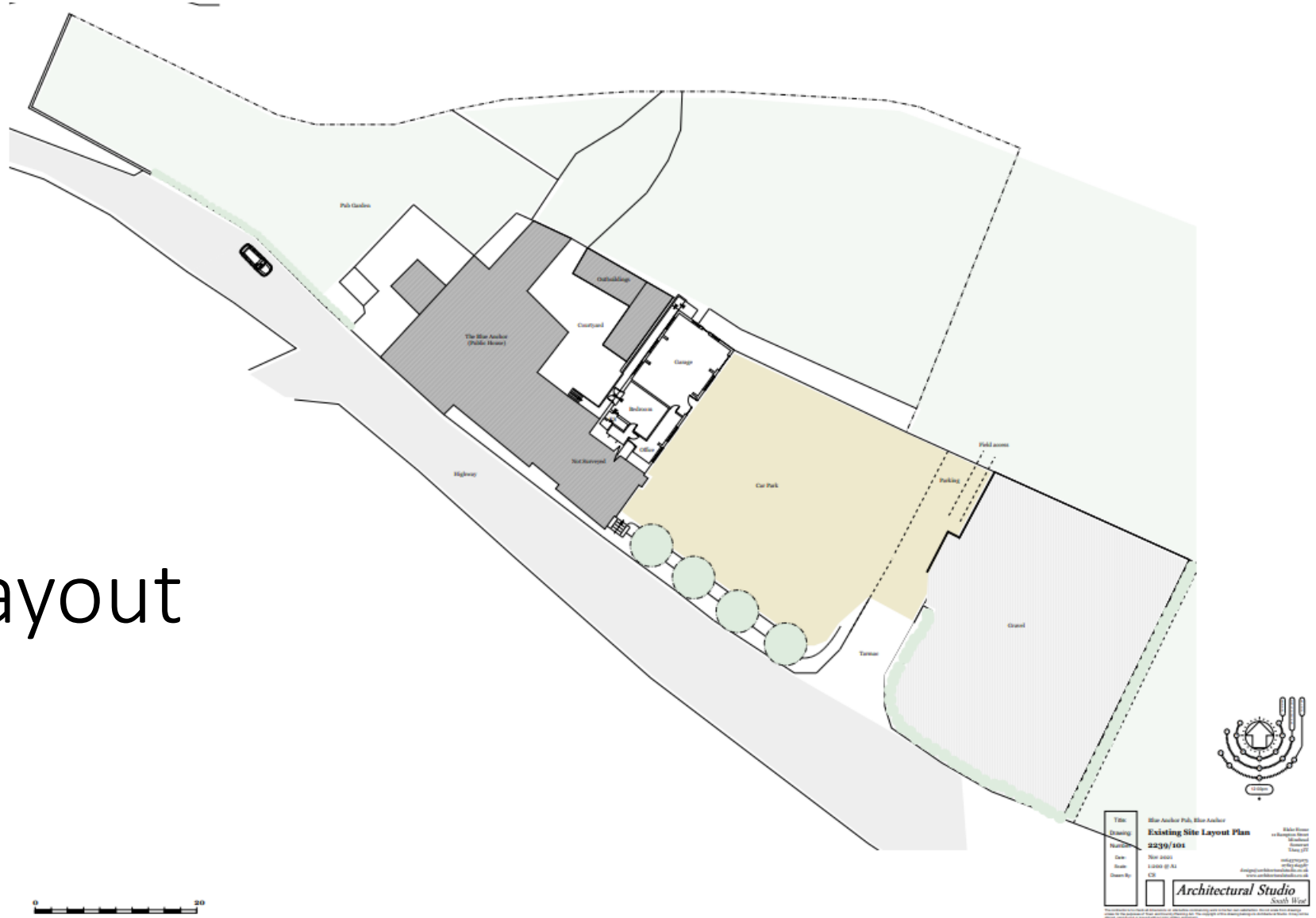
Change of use of land with siting of 6 No. static caravans for holiday let
use (retention of works already undertaken)

At The Caravan, The Blue Anchor, Cleeve Hill, Watchet, TA24 6JP

Key Issues:

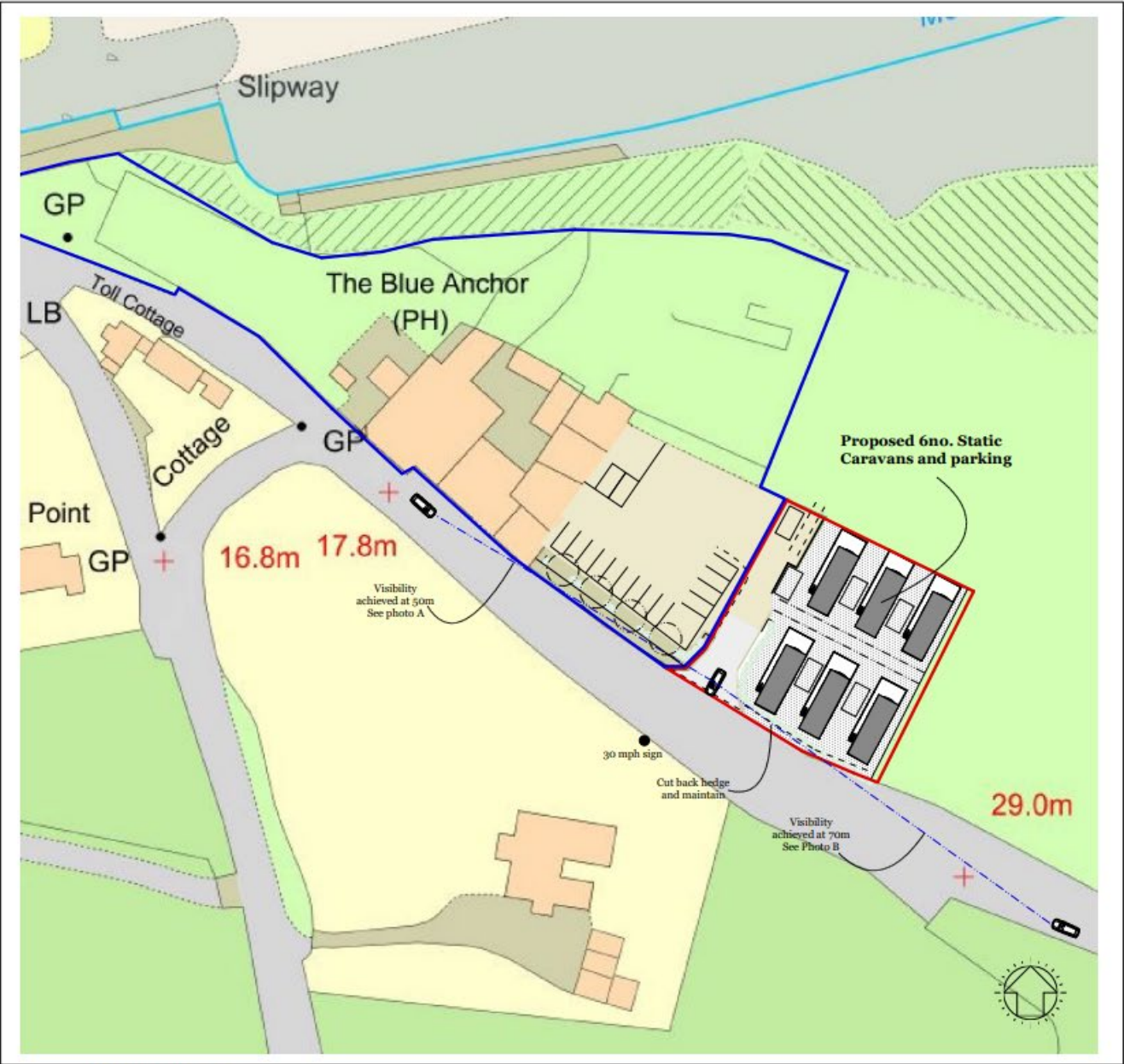
- Principle of development
- Impacts on Highways
- Visual amenity
- Retrospective has no bearing on the application

Existing site layout

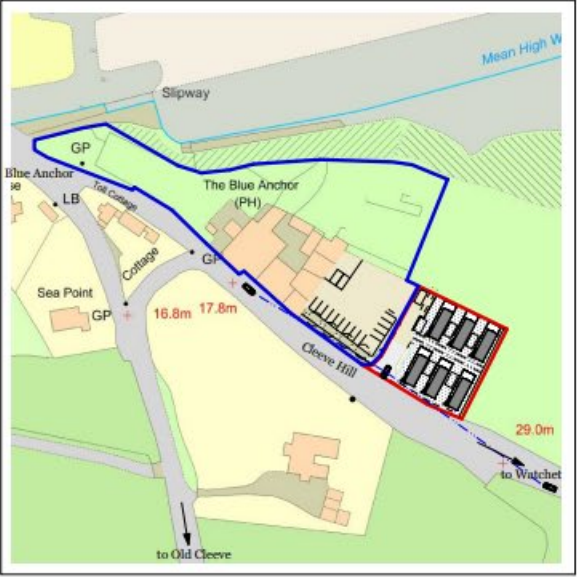


Proposed site plan

Page 26



Site Block Plan @ 1:500
0 20 40 60



Site Location Plan @ 1:1250
0 60



Title: Blue Anchor Pub, Blue Anchor
 Drawing: **Proposed Site Plans**
 Number: **2239.1/200B**
 Date: Nov 2021
 Scale: 1:500 & 1:1250 @ A2
 Drawn By: AGE

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 Somerset
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Architectural Studio

Proposed site layout plan

Page 27





Page 28

Photo showing proximity to cliff edge



Pub car park



Page 30

Pub car park



Page 31

Caravan base and existing caravans



View up the site



Page 33

Caravans

View of the boundary with the pub car park





Access



Access from the B3191