

**Somerset Council – Decisions taken by the Planning Committee - North on Tuesday, 14 May 2024**

Agenda Item No	Topic	Decision
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**Part A – Items considered in public**

<b>A5</b>	<p>Planning Application 24/23/00016 Land To The North Of, Old Bristol Road, East Brent, Highbridge, Somerset, TA9</p>	<p><b>Resolved:</b> That planning application 24/23/00016 for the approval of the details of appearance, landscaping, layout and scale, for the erection of 40no. dwellings at land to the north of, Old Bristol Road, East Brent, Highbridge, Somerset, TA9 be APPROVED subject to the conditions listed in the Agenda report.</p> <p align="center">(voting: 2 in favour, 0 against, 7 abstentions)</p>
<b>A6</b>	<p>Planning Application 11/23./00101 Beaufort House, 7 Rectory Road, Burnham On Sea, Somerset, TA8 2BY</p>	<p><b>Resolved:</b> That planning application 11/23/00101 for the demolition of buildings and the erection of 11no. new residential units in association to existing care home (revised scheme) at Beaufort House, 7 Rectory Road, Burnham On Sea, Somerset, TA8 2BY be REFUSED for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed development by virtue of its height, scale, proximity to the boundaries and massing would represent an overdevelopment of the site and would not adequately reflect the existing character and appearance of the existing building or the wider site. The proposed contemporary design and choice of materials would have a detrimental visual impact upon the character of the site and the surrounding area and fails to meet the requirements of Policy D2 of the Sedgemoor Local Plan in respect of its design and scale.</li> </ol>

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		<p>2. The proposal located directly on the east and south boundaries of the site, which are shared with existing residential properties along Rectory Road would by virtue of the scale and massing of the building, the height of the structure and close proximity to the shared boundaries result in a detrimental impact on the rear elevations and private amenity spaces of neighbouring dwellings resulting in loss of light, restriction of outlook and visual domination to the extent that residential amenity would be significantly harmed.</p> <p>The development would therefore be contrary to Policies D2 and D25 of the Sedgemoor Local Plan.</p> <p>3. The proposal as submitted would occupy an area of hardstanding previously used for parking and would result in an increase in the number of persons living on the site. Insufficient information has been provided to demonstrate that, as a result of the development, the site could adequately accommodate the level of car parking required to serve the needs of those using the site. Therefore, the proposal is contrary to Policy D14 of the Sedgemoor Local Plan.</p> <p align="right">(voting: unanimous)</p>

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<b>A7</b>	Planning Application 36/23/00011 Land At, Cricketer Farm, Cannington Road, Nether Stowey, Bridgwater, TA5 1LL	<p><b>Resolved:</b> That the Shadow Habitat Regulations Assessment (Cricketer Farm Nether Stowey – Phase 2) be ENDORSED.</p> <p align="right">(voting: unanimous)</p>
<b>A8</b>	Planning Application 36/23/00011 Land At, Cricketer Farm, Cannington Road, Nether Stowey, Bridgwater, TA5 1LL	<p><b>Resolved:</b> That planning application 36/23/00011 for the erection of 58 dwellings (40% affordable units) with access, landscaping, parking, public open space and associated works at land at, Cricketer Farm, Cannington Road, Nether Stowey, Bridgwater, TA5 1LL be DEFERRED :</p> <ol style="list-style-type: none"> <li>1. To allow a site visit for members to view the site and its surrounding context relative to the conservation area and listed buildings.</li> <li>2. To seek further comments from Conservation and Landscape Officers.</li> <li>3. For further consideration of the design of the three storey block of flats.</li> </ol> <p align="right">(voting: unanimous)</p>
<b>A9</b>	Planning Application	<p><b>Resolved:</b></p>

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	26/22/00003 The Walled Garden, Broadmead Lane, Edington, Bridgwater, Somerset	<p>That planning application 26/22/00003 for the erection of 1no. dwelling with works to existing gardener's hut at The Walled Garden, Broadmead Lane, Edington, Bridgwater, Somerset be REFUSED for the following reasons:</p> <p>The proposed introduction of a new dwelling into the confines of the grade II listed walled garden would erode the garden setting of the grade II* listed Edington House and permanently alter the relationship between the house and its former garden. The proposal would cause irreversible harm to the significance and setting of the heritage assets which is not outweighed by any public benefits and is therefore contrary to policy D26 of the Sedgemoor Local Plan 2011-2032 and paragraphs 201, 205, 206 and 208 of the National Planning Policy Framework.</p> <p align="right">(voting: unanimous)</p>
<b>A10</b>	Planning Application 26/22/00005 The Walled Garden, Broadmead Lane, Edington, Bridgwater, Somerset	<p><b>Resolved:</b></p> <p>That planning application 26/22/00005 for the works to listed wall and gardener's hut required in connection with change of use of site to residential at The Walled Garden, Broadmead Lane, Edington, Bridgwater, Somerset be refused for the following reasons:</p> <p>The proposed introduction of a new dwelling into the confines of the grade II listed walled garden would erode the garden setting of the grade II* listed Edington House</p>

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		<p>and permanently alter the relationship between the house and its former garden. The proposal would cause irreversible harm to the significance and setting of the heritage assets which is not outweighed by any public benefits and is therefore contrary to policy D26 of the Sedgemoor Local Plan 2011-2032 and paragraphs 201, 205, 206 and 208 of the National Planning Policy Framework.</p> <p align="center">(voting: unanimous)</p>
<b>A11</b>	<p>Planning Application 06/23/00013 Carefree Amusements, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD</p>	<p><b>Resolved:</b> That planning application 06/23/00013 for the Demolition of existing amusement arcade and first floor flat and the erection of a new building comprising of amusement arcade at ground floor with six holiday lets and a single replacement flat at first floor alongside associated access, pavement and parking provision at Carefree Amusements, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD be APPROVED subject to the conditions listed in the Agenda report.</p> <p align="center">(voting: unanimous)</p>