



Notice of Meeting of

PLANNING COMMITTEE - NORTH

Tuesday, 26 March 2024 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 Mike Murphy	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, 25 March 2024**.

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 Thursday 14 March 2024.

AGENDA

Planning Committee - North - 2.00 pm Tuesday, 26 March 2024

Public Guidance Notes for Planning Committees (Agenda Annexe)
(Pages 5 - 8)

Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 9 - 12)

Click here to join the online meeting (Pages 13 - 14)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 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](#))

3 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 20 March 2024.

4 Planning Application 36/22/00024 Inwood Farm, Cannington Road, Nether Stowey, Bridgwater, TA5 1HY (Pages 15 - 36)

To consider an application for part retrospective change of use of agricultural field for the provision of 145 caravan pitches and the continuation of existing caravan site for use by HPC workers until 31st December 2028. Erection of welfare building, bus shelter and pump house. Development of a footpath from the site to Nether Stowey village.

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.



Councillor reminder for declaring interests

The [Members Code of Conduct](#) deals with declaration of interests and participation at meetings.

Non participation in case of Disclosable Pecuniary Interest

Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests*, you **must** disclose the interest, **must not** participate in any discussion or vote on the matter and **must not** remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest,' you do not have to disclose the nature of the interest, just that you have an interest. A dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

Disclosure of Other Registerable Interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your Other Registerable Interests**, you **must** disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise **must not** take part in any discussion or vote on the matter and **must not** remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests 'directly relating' to financial interest or well-being

Where a matter arises at a meeting which directly relates to your financial interest or well-being (and is not a Disclosable Pecuniary Interest) or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise, you **must not** take part in any discussion or vote on the matter and **must not** remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests 'affecting' financial interests or well-being

Where a matter arises at a meeting which affects –

- a) your own financial interest or well-being;
- b) a financial interest or well-being of a relative or close associate; or
- c) a financial interest or wellbeing of a body included under Other Registrable Interests

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

Where a matter affects the financial interest or well-being:

- a) to a greater extent than it affects the financial interests of the majority of inhabitants of the division affected by the decision and;
- b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest,

you may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise, you **must not** take part in any discussion or vote on the matter and **must not** remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

If your Non-Registrable Interest relates to –

- 1) an unpaid directorship on a company owned by your authority or
- 2) another local authority of which you are a member,

subject to your declaring that interest, you are able to take part in any discussion and vote on the matter.

*1. **Employment:** any employment or office held, or trade, profession or vocation carried on, by you or your partner for profit or gain.

2. **Sponsorship:** any payment or financial benefit towards your election expenses or expenses as a member received within the last 12 months, excluding any from your council.

3. **Contracts:** any current contract between your council and you, or your partner, or any body in which you or your partner are a partner, director, or shareholder.

4. **Land:** any land which is in your Council's area which you or your partner own, have a right to occupy, or receive the income from (excluding a licence to occupy land for less than a month).

5. **Corporate tenancies:** any tenancy between your council and a body in which you or your partner are a partner, director, or shareholder.

6. **Securities:** any beneficial interest in any shares or other securities of any description in a body held by you or your or your partner if the body has a place of business or land in your council's area, and: the total value of the securities held is over £25,000, or you or your partner hold more than one hundredth of the total issued share capital of the body, or if the body has more than one class of shares you or your partner hold more one hundredth of the issued share capital of that class.

**a) any unpaid directorships b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority c) any body exercising functions of a public nature directed to charitable purposes or one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union, of which you are a member or in a position of general control or management.

This page is intentionally left blank

Planning North 26 March 2024

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 338 036 794 884

Passcode: s7cTbN

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

This page is intentionally left blank

Committee date 26/03/2024

Application No: 36/22/00024

Application Type: Full Planning Permission

Case Officer: Briony Waterman

Registered Date: 20/12/2022

Expiry Date: 20/03/2023

Parish: Nether Stowey

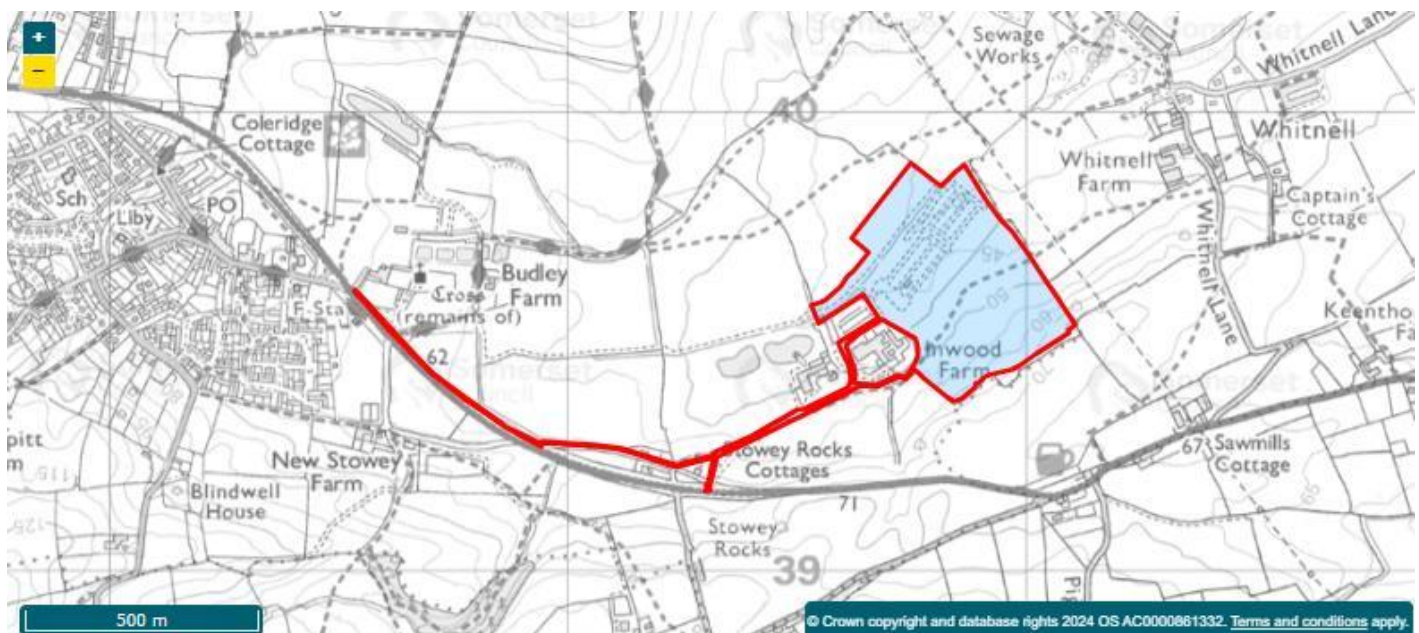
Division: Quantocks

Proposal: Part retrospective change of use of agricultural field for the provision of 145 caravan pitches and the continuation of existing caravan site for use by HPC workers until 31st December 2028. Erection of welfare building, bus shelter and pump house. Development of a footpath from the site to Nether Stowey village

Site Location: Inwood Farm, Cannington Road, Nether Stowey, Bridgwater, TA5 1HY

Applicant: F G Jeanes & Sons Ltd

**** THIS APPLICATION IS CODED AS A MAJOR APPLICATION ****



Committee decision required because

The proposal is a major development, with Parish comments contrary to officer recommendation

Background

The application site is adjacent to the existing caravan site at Quantock Lakes and forms part of Inwood Farm, an agricultural holding that is located along the A39, one mile south east of the nearest village, Nether Stowey and ten miles west of the nearest town, Bridgwater. Inwood farm lies wholly within the countryside and has over time diversified its arable farming business to a mixed use that includes wedding venue hire, holiday accommodation, camping and touring caravans, recreational fishing and as a caravan site for workers for Hinkley Point C and associated park and ride. A number of small businesses also operate from the farm complex. The site is accessed south off the A39 using a private access road that is crossed in an east-west direction by two public rights of way (PRoW) BW 22/31 and BW 16/18.

NNB GenCO gained the Development Consent Order (DCO) from the Secretary of State for the construction and operation of a new nuclear power station at Hinkley Point, known as Hinkley Point C (HPC) and other associated development (AD) on 18th March 2013. The DCO came into force on the 9th April 2013. Although the main site itself is located in the former West Somerset Area, a range of AD sites which support the construction are in the former Sedgemoor area, these include park & ride facilities. Other development is also linked to the construction of HPC but falls outside the scope of the DCO process. These are referred to as 'ancillary sites' in the Sedgemoor Local Plan, these development sites are subject to regulation under the Town and Country Planning Act 1990 and this includes the use of the car park at Quantock Lakes as a park & ride facility.

Retrospective planning permission (reference 36/17/00001) was originally granted by the former Sedgemoor Council in 2017 for a temporary change of use of an existing car park at Quantock Lakes to provide a short term and temporary 160 space park & ride facility for the HPC construction workforce. At the time a case was made based on the operational need for a park & ride facility to provide additional capacity and flexibility for workers travelling to HPC as a result of the delay in completing the main park & ride facilities, the Associated Development site at Cannington and Junction 23 of the M5. The planning permission was time limited for 24 months which expired 25th March 2019.

A second planning permission (reference: 36/18/00012) was approved in September 2018 which extended the use as a park & ride for a further 2 years until the 19th September 2020. By this time the Associated Development park & ride facilities were operational, but the retention of Quantock Lakes was justified for a number of reasons. Firstly the number of HPC construction workers living

in the locality (south and west of Nether Stowey and in the former West Somerset area) not living within 800m of a bus stop served by an HPC bus was high and increasing, therefore the use of Quantock Lakes was more sustainable, reducing the distance travelled by car to a park & ride facility to then catch a HPC bus. Secondly, it was accepted that since Quantock Lakes had been approved, the number of HPC construction workers fly parking in local villages to board a HPC bus service should have been reduced. Thirdly, the ability for visitors and HPC construction workers to use Quantock Lakes rather than travelling along the C182 to HPC, would minimise trips on the C182 and other narrow rural roads helping to manage the impacts of the construction on the local road network. Finally, the economic opportunity offered by the park & ride to assist a local business with its on going diversification was viewed as a benefit of the proposal. Planning permission was granted in September 2020 (reference: 36/20/00011) this extended the temporary use until the 18th September 2021.

Following the approval of the park & ride in March 2017, planning permission was granted in September 2017 to allow the existing caravan site to be used to accommodate HPC workers (reference: 36/17/0010). This was justified on the basis that locally the capacity to accommodate HPC workers in existing housing stock and in campus accommodation was not sufficient, therefore the proposal would positively lessen the impacts on the local housing market with particular benefits for those on low incomes. The advantage of co-locating workers and the park & ride facility, was also viewed as beneficial, given the resulting reductions in the need to travel. The planning permission was approved on a temporary basis until the 5th September 2019. This permission was extended in July 2019 (reference 36/19/00014) until the 5th September 2022 on the basis that the existing housing stock and campus accommodation was still not sufficient to accommodate HPC workers and the proposal would lessen the impacts on the local housing market.

Application (reference: 36/21/00012) granted a further temporary permission for the retention of existing car park to be used as 160-space park & ride facility until 31st December 2025. This further extension was agreed which allows for the park & ride to operate 24 hours a day Monday to Friday and on a working weekend. A bus service would operate approximately every 10-15minutes during peak periods (AM peak 05:00-07:00 and PM peak 17:30-19:30).

In an email dated the 20th December 2023 the holiday lets part of the application has been removed. The application now seeks consent for the change of use of agricultural field for the provision of caravan pitches and continuation of existing caravan site for use by HPC workers until 31st December 2025. Erection of welfare building and bus shelter. Development of a footpath from site to Nether Stowey village.

An amendment to the proposal was submitted on the 21st February 2024 which changed the description of development from " *the change of use of agricultural field for the provision of*

caravan pitches and continuation of existing caravan site for use by HPC workers until 31st December 2025. Erection of welfare building and bus shelter. Development of a footpath from site to Nether Stowey village." to "Part retrospective change of use of agricultural field for the provision of 145 caravan pitches and the continuation of existing caravan site for use by HPC workers until 31st December 2028. Erection of welfare building, bus shelter and pump house. Development of a footpath from the site to Nether Stowey village".

Relevant History

Applications Overlapping the same Spatial Area

Reference	Case Officer	Decision	Proposal
36/17/00001	RM	Grant	Temporary change of use of existing car park to be used as a 160 space park and ride facility for 24 months.
36/17/00010	RM	Grant	Variation of Condition no4 of planning permission 36/14/00011 (change of use of land from agricultural to camping and touring caravans site) to allow for the temporary use of caravan site as accommodation for Hinkley Point Workers
36/18/00012	RM	Grant	Retention of existing car park to be used as a 160 space park and ride facility for a further 24 months
36/19/00014	SP	Grant	Siting of 30 static caravans within area consented for touring caravans and continued temporary change of use of caravan park for Hinkley Point C workers for a further three years
36/20/00011	AS	Grant	Retention of existing car park to be used as a 160 space park and ride facility for a further 12 months
36/21/00012	JM	Grant	Retention of existing car park to be used as a 160 space park and ride facility until 31 December 2025.

Supporting information supplied by the applicant

- Application Form
- Preliminary Ecological Appraisal (Dated May 2022)
- Transport Statement
- Planning, Design and Access Statement
- Construction Environmental Management Plan
- Flood Risk Assessment Document (Ref: HPC-GEN583-101027430 Rev 01)
- Drainage Strategy (dated 19th August 2022)
- Site Location Plan and Existing Plan (DrNo: 100998309)
- Proposed Floor Plan & Elevations (Pump House) (DrNo: 000000-01)
- Block Plan (DrNo: 5632-21-02)
- Proposed Floor Plans & Overviews (Welfare Building) (DrNo: 000000-00)
- Proposed First Floor Plan Units 1 & 2 (DrNo: 1978-20-04)
- Proposed Ground Floor Plan Units 1 & 2 (DrNo: 1978-20-03)
- Proposed Elevations Units 1 & 2 (DrNo: 1978-20-05)
- Proposed Floor Plans and Elevations Detached Garage (DrNo 000000-00)
- Proposed Floor Plans (DrNo: 000000-00)
- Proposed Elevations (DrNo: 000000-00)
- Location Plan (DrNo: 100998309)
- Proposed Layout Plan (DrNo: 100998310)
- Site Sections (DrNo: 100998312)
- Construction Details 1 (DrNo: 100998313)
- General Arrangement Manhole (DrNo: 100998314)
- Construction Details 2 (DrNo: 100998319)
- Utilities Layout Plan (DrNo: 100998320)
- Figure 1 Quantock Caravan Park Site Map_R6
- Figure 3 Quantock Caravan Park Landscape Designations_R5
- Figure 4 Quantock Landscape Character_R4
- Figure 5. 1a-b Viewpoint 1 PRoW BW 16-18 west of Whitnell Farm_R6
- Figure 5. 2a-b Viewpoint 2 PRoW BW 22-29 east of St Mary's Church_R6
- Figure 5. 3a-b Viewpoint 3 PRoW BW22-31 adjacent Stowey Rock Cottage_R5
- Figure 5. 4a-b Viewpoint 4 Pinnacle Hill (PRoW BW 22-27
- Figure 5. 5a-b Viewpoint 5 Nether Stowey Castle (PRoW BW 22-33_R10
- Figure 6 Landscape Design Plan
- Figure 7 ES Zone of Theoretical Visibility_R2
- Var008 LVA Quantock Lakes TR.
- Location Plan (DrNo: 5632-21-01 Nov. 21

Consultation Responses

Consultee Name	Summary of Response
Somerset County Council - Ecologist	<p>No objection subject to the following conditions:</p> <ul style="list-style-type: none"> • Lighting • Construction Environment Management Plan (biodiversity) • Habitat enhancements • Landscape and Ecological Management Plan
Fiddington Parish Council, 17 Martyn Close	<ul style="list-style-type: none"> • Strongly object to this application. • Disappointed that it is retrospective • Will adversely affect the residents of Whitnell • The existing lighting is intrusive and the increased lighting will only add to the pollution • This application is not preserving the countryside and rural character. <p>Further comments on the reconsultation:</p> <ul style="list-style-type: none"> • This application extends further into open countryside • Lighting from A39 appears sympathetic • Area circled in red does not form part of any proposed sighting and implies further development • A large house has already been built.
Nether Stowey Parish Council, 2A Castle Street	<ul style="list-style-type: none"> • Although the idea of a large caravan park on the edge of the village is not pleasant, the PC accepts that a temporary caravan park reduces the impact of workers seeking rented accommodation in the village.

	<ul style="list-style-type: none"> • As contractors use the existing bus links it is accepted that there will not be any really increase in traffic using the A39. • Accept the proposed application will not adversely impact the medical services provided to the local community • Accepted unlikely to be accompanied by families therefore no impact on the school. • Concerns over the impact on the landscape as the site is visible from several points • Although not in the AONB is its considered a Quantock Village and part of the setting of the AONB • Light reflecting off the caravan roof's • Screening from an earlier application has not been implemented • Tree planting condition of mature trees • Caravans supplied to workers should have roofs with a matt finish in browns/greens to blend into the landscape • Concern over lighting, request a lighting condition that minimises light pollution. • Footpath BW 16/18 PC asks that consideration is given to diverting this footpath away from the caravan site in the interests of the safety of walkers and residents. • No objection to the relocation of the approved wedding accommodation • Requests the reiteration of condition 3 of the original application is included to prevent residential accommodation. • PC supports the proposal for a footpath • Condition should be imposed that the land should be returned to agricultural use
Quantocks 1 - Cllr Caswell	No comments received
Quantocks 2 - Cllr Pay	No comments received

Planning Enforcement (SDC)	No comments received
Forestry Commission - South West England	No comments received
The Woodland Trust	No comments received
Historic England	We do not wish to offer any comments, suggest you seek the views of specialist conservation and archaeological advisors Do not wish to offer any comments on the reconsultation
Somerset County Council - Civil Contingencies	No comments received
Landscape Officer (SDC)	No comments received
Somerset County Highways	Not raised objections to previous applications, and whilst the current application is seeking to increase the overall number of pitches does not result in a material increase in the level of generation of traffic during the PM peak whilst there is zero impact during the AM peak. subject to conditions: <ul style="list-style-type: none"> • Details of the footway • Construction Management Plan • Area allocated for parking shall be kept clear.
Environmental Health - Sedgemoor District Council, Email Address Only	Recommend the same comments as M Shipley 13.02.23
Environment Agency (drainage/water)	Following the amended description the EA have lifted their objection.
Planning Policy (SDC)	Principle of development to be acceptable, the proposal should help to alleviate potential pressure on local affordable housing that may result from the increase in HPC workforce numbers. The proposal may also provide an opportunity for investment in the caravan park which could be of benefit to the site and the local economy when it returns to tourism use.

Somerset County Council - Economic Development	No comments received
Somerset Waste Partnership	No comments received
Sustainable Drainage Systems (LLFA)	<p>The LLFA is now satisfied with the provided information and would advice that properly worded planning conditions should be set to cover the infiltration and maintenance detail.</p> <p>A condition for infiltration could be set to carry out infiltration testing to BRE365 standard and to then develop an infiltration strategy should infiltration be found to be viable</p> <p>A planning condition could be set to cover the details of maintenance tasks, responsibilities and frequencies for the entire drainage network including runoff sub-catchment's, SuDS components (private and adopted), control structures, flow routes and outfalls</p>
Conservation Officer (SDC)	No comments received
Somerset County Council - Rights of Way	<p>No objection subject to conditions:</p> <p>No development hereby approved which shall interfere with or compromise the use of footpath BW 16/18 shall take place until a path diversion order has been made and confirmed, (and the diverted route made available to the satisfaction of the LPA)</p> <p>Condition that the surface should be re-instated</p>
Rights of Way Officer (SDC)	<p>No objections subject to conditions:</p> <p>Grampian condition Surface authorisation</p> <p>Informative:</p>

	Development affecting a PROW.
Licensing Officer (SDC)	No further observations with this application
Somerset Wildlife Trust	No comments received
South West Heritage Trust	There are limited or no archaeological implications to this proposal and therefore have no objections on archaeological grounds.
Somerset County Council - Minerals	No comments received
Natural England	The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment
Office for Nuclear Regulation (DC)	The proposed development does not present a significant external hazard to the safety of the nuclear site, therefore ONR does not advise against this development.
Western Power Distribution (re: Planning)	No comments received
The Quantock Hills AONB Officer	Views from the Quantocks are already compromised by the existing development which is within the setting of the protected landscape. Especially noticeable where mitigation screening previously required has not been carried out.
Historic Environment Service, Somerset Heritage Centre	Limited or no archaeological implications to this proposal and have no objections on archaeological grounds.
Cannington 1 - Brian Bolt	No comments received
Cannington 2 - Mike Caswell	No comments received

The comments received above are based on the originally submitted application.

Representations

Seven letters of objection making the following comments (summarised):

- Consider the revised application fails to comply with Local Plan policies, and as a result increase the potential for the development to have a negative impact upon the setting of the AONB.
- Friends of Quantocks oppose the application
- There are enough caravans on site as it is

- A39 is too dangerous already
- Too much light pollution
- Only 2 Drs and 1 primary school
- Would need a large boundary between Whitnell and the caravans would need to be in place.
- Would like to see a PROW for cycling, horse riding and pedestrian access through the site edge, a restricted byway or bridleway not a footpath
- Object, the site is an eyesore
- Lighting of the existing caravan site is so intrusive for the residents of Whitnell and Fiddington, all the flood lights should be pointing towards the wedding venue and not towards the local countryside and villages
- The house built does not comply with policies CO1 and D17 of the Sedgemoor Local Plan.
- Both aspects of the planning application should be refused along with Enforcement imposed to deal with the light pollution.
- Holiday let not built in the correct location
- Holiday let being used as a main residence

Four letters of support making the following comments (summarised):

- Do not object to the proposal but concerns over the impact upon the landscape, the number of caravans, and screening
- What guarantees are available to ensure the site is returned to the previous agricultural state at the end of the Hinkley construction project.
- Supports the creation of a footpath connecting Quantock Lakes and Nether Stowey, which will support the village economy.
- Local business looking to diversify and create jobs for the local community
- Site is already set up for the possibility of extension and would create little further inconvenience to the local populace.
- Objects as ruins the view.

Most Relevant Policies

National Planning Policies

National Planning Policy Framework

Local Plan (2011-2032)

S2 - Spatial Strategy for Sedgemoor

S4 - Sustainable Development Principles

CO1 - Countryside
MIP2 - HInkley Point C: Associated and Ancillary Development
D14 - Managing the Transport Impacts of Development
D15 - Economic Prosperity
D17 - Tourism
D19 - Landscape
D24 - Pollution Impacts of Development
D25 - Protecting Residential Amenity

Nether Stowey Neighbourhood Plan

H1: Conversion of Redundant Farm and Other Buildings in the Countryside
H2: Affordable Housing
H3: Housing Type and Size
H4: Sustainable Development
E1: Design and Character of Local Development
E2: Heritage Assets and Character
E3: Development Proposals
E4: Protecting the Local Landscape
E5: Protecting Wildlife and Habitats
E6: Local Green Space
T1: Safe and Easy Access to Nether Stowey Village
T2: Development North of the A39
T3: Protecting and Enhancing Pedestrian, Cyclist and Horse Rider Routes
T4: Safe Cycle Route to Cannington
T5: Improvement to Car parking facilities
C1: Protecting Community Facilities
C2: Recreation Ground
B1: New and existing Businesses

Main Issues

Principle of Development

The principle of the use of this site for the provision of caravans to house Hinkley Point C workers (on a temporary basis), has already been accepted through the granting of earlier planning permissions. On this basis, this current proposal to extend the development to accommodate more caravan pitches for Hinkley Point C (HPC) workers and extend the time period for permission on the existing caravans, is also considered acceptable.

The site at Quantock Lakes lies within the existing Inwood Farm complex, which comprises an established wedding venue, restaurant, caravan site and ancillary welfare buildings, together with some agricultural businesses. Part of the site is currently occupied by HPC workers on a temporary basis. However, the site is located outside of the established development limits and so is considered to be within the open countryside in accordance with Policy S2 of the adopted Sedgemoor Local Plan.

Policy CO1 aims to actively manage patterns of growth and focus significant development in locations which are, or can be made, sustainable. The policy then goes on to state that development will be supported where it accords with other relevant local plan policies that provide for development in the countryside to enhance or maintain the vitality of rural communities and support a prosperous rural economy. The location is considered to be sustainable as there is an existing park and ride service to serve the workforce staying at Quantock Lakes.

The proposal is considered to be in accordance with policy MIP2 (Hinkley Point C: Associated and Ancillary Development) of the Local Plan as the capacity locally to accommodate the increased numbers of HPC workers in either the campus accommodation or locally. Therefore the proposal is considered to lessen the impact upon the local housing market.

Both the proposed and existing pitches within the Inwood Farm site are to be used by bona-fide HPC workers and not as general holiday use or residential accommodation and would not form a HPC worker's sole or main residence. The permanent establishment of the site for residential purposes would not be acceptable under policy terms. Use on a temporary basis for Hinkley workers is not considered to be a residential use because of its temporary basis and the workers having permanent residential addresses elsewhere. The proposal is only to meet a short term and pressing need until December 2028. Accordingly appropriate conditions are recommended to enforce this.

In conclusion the Local Plan supports the development of Hinkley Point C and its ancillary and associated development as outlined above.

Impact on Highway Safety

Policy D14 (managing the transport impacts of development) of the adopted Local Plan seeks to ensure provision is made for inclusive, safe and convenient access for all and that the nature and volume of expected traffic from the development would not compromise highway safety.

Development proposal must also provide safe access to roads of adequate standard within the route hierarchy and 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. The Highway Authority have raised no objection to the as submitted proposal subject to conditions. The plans

have not changed, however the quantum of development has changed which may result in the Highways Authority altering their recommendation, a verbal update will be given at Committee if required. It is considered that the development would not result in a material increase in the level of generation of traffic during the PM peak whilst there is zero impact during the AM peak (due to the specific nature of arrivals at the main construction site, being very early in the morning) .

There is sufficient parking provided within the site for the proposed number of caravans.

The footway proposed alongside the A39 to facilitate easier access to Nether Stowey from the site, is welcomed by the Highways Authority as a safer pedestrian link between the village and Quantock Lakes.

The proposal is therefore considered to be in accordance with Policy D14 of the Local Plan.

Impact on Residential amenity

Policies D2 (Promoting high quality and inclusive design) and D25 (protecting residential amenity) states that development should not harm the amenity value of the occupiers of nearby buildings. Particular consideration will be given to the extent that the proposal would result in unacceptable noise and disturbance, over shadowing, overlooking and/or visual dominance.

Due to the location of the proposal there are a few residential properties nearby, therefore the impacts on amenity are considered to be minimal and the development is in accordance with Policy D25 of the Sedgemoor Local Plan.

Landscape and visual impact

Policy D2 (promoting high quality and inclusive design) 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.

Policy D19 (landscape) seeks to ensure that development should enhance the landscape quality wherever possible and ensure that there is no significant adverse impact on local landscape character, scenic quality and distinctive landscape. A landscaping scheme has been included to minimise the impact upon the visual amenity of the area and the views to/from the National Landscape.

The site slopes away from the A39 and the site is well screened from the road by the existing hedging. Comments have been raised in relation to landscaping and a condition has been included to ensure that the development is better screened from the long range views, it is considered that the temporary nature of the development and legacy of planting will provide a long term benefit to the views to and from the National Landscape (formally AONB'S).

Consent has been granted in 2014 and 2019 for the site to be used for touring caravans and subsequently for static caravans. The expansion of the site and continued use of the existing caravans is not considered to have a significant impact upon the visual amenity of the area. The development is for a temporary period and it is considered that the caravans will be read in context with the wider site and there is merit in co-locating the HPC workers, especially in a location that already is served by a park and ride.

Flooding

The Environment Agency and the Lead Local Flood Authority raised concerns over the location of the holiday villas and the potential for flooding. This aspect of the development has been removed from the current application. The proposed location for the caravans falls in flood zone 1, and is unlikely to have a significant exacerbate flooding. The Environment Agency have subsequently lifted their objection.

Additional matters

A number of representations raised concerns over lighting, a condition has been included regarding lighting for bats, which will also help to preserve the amenity of the area.

Given the general demographic of those staying on the site, and the temporary nature of the proposal, there is unlikely to be an impact upon the number of children attending the local schools, and likewise it is unlikely that those staying on site will access local medical provision, unless in an emergency, due to the provision of on site medical facilities.

There is approximately 425m between Whinell House and the site, across a large field bounded by hedging, it is considered that the proposal would not significantly increase the impacts on the properties to the east.

In response to the reconsultation Fiddington Parish Council the amended application does not extend any further than the original proposal, the current amendments seek to regularise the existing number of caravans on the site.

Comments relating to the holiday villa are noted, however this element of the proposal has been removed and will be subject to a separate application.

Conclusion

In conclusion it is considered that given the temporary nature of the proposed development that the benefits of concentrating the increasing number of Hinkley workers in a location that is already served by a regular bus service would outweigh the impacts of the additional strain on the local housing market or a number of smaller sites located throughout the area. It is therefore recommended that the proposed development be granted temporary consent , subject to conditions.

RECOMMENDATION

GRANT PERMISSION

- 1 The part change of use of the field for caravan pitches for Hinkley Point C works hereby permitted shall be removed and the land shall be reinstated to its former condition on or before 31st December 2028.

Reason: To enable the local planning authority to review the matter at the end of the limited period specified.

- 2 The use of caravan pitches previously approved under planning permission 36/17/00010 and 36/19/00014 for Hinkley Point workers shall cease on or before the 31st December 2028 and the use shall revert to a tourism use (in accordance with condition 3).

Reason: In accordance with the application and because the proposed use on a permanent basis would be unacceptable in this location.

- 3 (a) All caravans shall be occupied by bona fide officially sanctioned Hinkley Point C workers only (or in accordance with condition 4) and shall not be occupied as a person's sole or main residence.
(b) The applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing all occupiers of the individual caravans on site hereby approved, evidence of their main home addresses and the date of occupation of such accommodation. Evidence of their eligibility to reside as

an officially sanctioned Hinkley Point C work shall be recorded on the register. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason: To ensure the accommodation is only occupied in a residential manner that reflects the exceptional need for temporary accommodation for Hinkley Point C workers in accordance with Policy MIP2 of the Sedgemoor Local Plan.

- 4 (a) All caravans shall be occupied for holiday purposes only (or in accordance with condition 3) and shall not be occupied as a person's sole or main residence; and shall not be occupied by the same person or family for more than 3 months in any 12 period.
- (b) The applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing all occupiers of the individual caravans on the site hereby approved, evidence of their main home address and the dates of occupation of such accommodation. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason: To ensure the accommodation is only occupied as tourism accommodation in accordance with policy D17 of the Sedgemoor Local Plan.

- 5 Within 6 months of occupation of the additional 103 caravans hereby approved, detailed plans shall be submitted to the Local Planning Authority (in conjunction with the Local Highway Authority) relating to line, level and layout of the proposed footway link between the site and the village of Nether Stowey and its means of construction and surface water drainage, for approval in writing. The approved footway works shall be laid out and constructed in accordance with the requirements of a Section 278 Agreement under the provisions of the Highway Act 1980.

Reason: To ensure the footpath is built in accordance with approved plans.

- 6 Works to extend the caravan site, hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate

construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of highways safety.

- 7 The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction at all times and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highways safety

- 8 No development hereby approved which shall interfere with or compromise the use of footpath BW 16/18 shall take place until a path diversion order has been made and confirmed, (and the diverted route made available to the satisfaction of the LPA)

Reason: In the interests of public access over Rights of Way.

- 9 Within three months of the date of this decision a landscape planting scheme, for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall detail the proposed species, quantities, stock sizes, planting densities, seed mixes and spacings and include:
- a) A work and planting schedule
 - b) On going monitoring, protection and remedial measures (such as the protection of immature plants, measures in the case that plants die or become seriously damaged or diseased)

Reason: To ensure that development sites are appropriately landscaped and that planting schemes are established and managed into the future in accordance with policy D19 and D20 Sedgemoor Local Plan 2011-2032.

- 10 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, including submission of contour plans, illustrating Lux levels. Lux levels should be below 0.5 Lux on potential bat commuting routes (hedgerows). 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.

11 No works to the extension of the caravan site shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones".

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts to badgers, nesting birds, bats and reptiles

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

- h) Use of protective fences, exclusion barriers and warning signs.
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post - completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 14 Prior to occupation of the additional caravans, hereby approved, works for the disposal of surface water drainage shall be provided on the site to serve the development, hereby permitted, in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be retained and maintained in that form.

Reason: To ensure the adequate provision of drainage infrastructure

- 15 Within 6 months of the end of the temporary permission the additional caravans as shown on plan 100998310 A (Proposed Layout) shall be removed and the land returned to agricultural.

Reason: In the interests of visual amenity.

Schedule A

- Site Location Plan and Existing Plan Drg No. 100998309 Rev 03
- Proposed Layout Plan Drg No. 100998310A Rev. 02
- Site Sections Drg No. 100998312 Rev. 01
- Construction Details 1 Drg No. 100998313 Rev 1.0
- General Arrangement Manhole Drg No. 100998314 Rev. 01
- Construction Details 2 Drg No. 100998319 Rev. 01
- Utilities Layout Plan Drg No. 100998320 Rev. 02
- Drainage Strategy Dated 19th August 2022

- Flood Risk Assessment Document Ref HPC-GEN583-101027430 Rev 01
- Construction Environmental Management Plan
- Planning, Design and Access Statement
- Transport Statement
- Preliminary Ecological Appraisal Dated May 2022
- Proposed Floor Plans and Elevations (pump house) Drg No. 00000001
- Proposed Floor Plans and Overviews (welfare building) (dated October 2021)

DECISION

This page is intentionally left blank