

**Somerset Council – Decisions taken by the Planning Committee - North on Tuesday, 9 July 2024**

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

<b>A1</b>	Apologies for Absence	All Councillors were present for the meeting.
<b>A4</b>	Habitat Regulations Assessment for Planning Application 50/24/00021 Land At, Combe Batch, Wedmore, Somerset, BS28	<p>Resolved:</p> <p>That the Habitats Regulation Assessment Report originally dated 11<sup>th</sup> September 2020, updated in June 2023 and 21<sup>st</sup> May 2024 be endorsed by the Planning North Committee, as the competent authority. In reaching the decision to agree the Habitats Regulation Assessment, the Council considers that the proposed development would not have an adverse impact on the integrity of a European site.</p> <p align="center">Unanimous</p>
<b>A5</b>	Planning Application 50/24/00021 Land At, Combe Batch, Wedmore, Somerset, BS28	<p>Resolved:</p> <p>To Grant Permission subject to the conditions detailed within the Officers report and the completion of a Section 106 Agreement.</p> <p align="center">Unanimous</p>
<b>A6</b>	Planning Application 49/23/00003	Resolved:

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	Warehouse and Premises, Notting Hill Way, Weare, Axbridge, Somerset, BS26 2JU	To Grant Permission subject to the conditions detailed within the officer`s report. (For 10, Against1)
<b>A7</b>	Planning application 07/23/00014 Land On The West Side Of, Vole Road, Mark, Highbridge, Somerset	Resolved:  To Grant Permission subject to the conditions detailed within the Officer`s report. (Unanimous)
<b>A8</b>	Planning Application 08/24/00030 27 Ashleigh Avenue, Bridgwater, Somerset, TA6 6AU	Resolved:  To Grant Permission subject to the conditions detailed within the Officer`s report.  (For 7, Against 3)
<b>A9</b>	Planning Application 24/22/00042 Rookery Manor, Edingworth Road, Edingworth, Weston-super-mare, Somerset, BS24 0JB	Resolved: To Refuse Permission for the following reasons:  The proposal for the conversion of the existing building to 9 self-contained residential dwellings would result in an overdevelopment of the existing small hamlet of Edingworth taking into account the present density and scale of the settlement. As such the provision of 9 dwellings within this location would be out of keeping and unsustainable with the size and built form of the locality, which is a significant distance from existing services and facilities to serve such an increase in residential occupants. The proposal is therefore contrary to Policies S2, CO1 and D2 of the Sedgemoor District Local Plan.

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		<p>The information submitted to support the planning application is of insufficient quality to fully assess the visual impact of the development on the site and surrounding area and therefore the Authority is unable to confirm the proposal would result in a high quality development as required by Policy D2.</p> <p align="center">(For 5, Against 4, Abstention 1)</p>
<b>A10</b>	<p>Planning Application 24/23/00026 Land And Property At, Rookery Manor, Edingworth Road, Edingworth, Weston-super-mare, Somerset, BS24 0JB</p>	<p>Resolved:</p> <p>To Refuse Permission for the following reasons:</p> <p>The proposed cabins would be situated to the south of the existing accommodation, which is contained within the existing east and south boundaries that enclose the holiday site. Due to the proposed development projecting beyond the established layout of the existing development and into the adjoining field, the proposed cabins would become visually prominent within the landscape, which is located within a countryside setting. Taking into account the scale of the proposal site and the number of cabins proposed there would be a detrimental impact on the landscape character of the immediate locality and the wider countryside. The cumulative effect when viewed with the existing development would cause a visual harm to the area that could not be adequately mitigated and therefore would be contrary to Policies CO1, D2 and D17 of the Sedgemoor Local Plan.</p> <p>The location of the proposed cabins would not be screened by the existing permitted bunding</p>

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		<p>and insufficient information has been submitted with regards to any further bunding being proposed as part of the development. As a result there insufficient information to confirm that the proposal would not result in a detrimental impact on the amenity value of the cabins from noise and disturbance generated by the adjacent motorway. As such the proposal would not contribute to an improvement in the quality of the tourism offer or the image of the area as a tourism location. The proposal would therefore be contrary to Policies D2 and D25 of the Sedgemoor Local Plan.</p> <p align="center">(Unanimous)</p>
<b>A11</b>	<p>Planning Application 33/24/00004 Larches Barn, The Causeway, Mark, Highbridge, Somerset, TA9 4QF</p>	<p>Resolved:</p> <p>To Refuse Permission for the following reason:</p> <p>The existing dwelling is a small rural building that has been converted sensitively to residential use with regard to its simple form and rural character. The proposed single storey rear extension by its siting, massing and appearance would result in an incongruous design that is out of keeping with the existing rural building and is contrary to adopted policy which states any extension must not affect the character or significance of these rural buildings. The location changes the linear form to a L shaped form as well as the introduction of a mis-match roof style will result in incongruous design that fails to comply with Sedgemoor’s Adopted Planning Guidance Note on the Conversion of Agricultural Buildings, Policy D2 of the Local Plan (LP) and paragraph 139 and 209 of the National Planning Policy Framework (NPPF).</p>

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		(For 8, Abstention 1).
<b>A12</b>	Appeal Reports	That the committee noted the reports as detailed within the agenda for the Appeals Received and Appeal Decisions for June 2024.