

Application Number	2023/0540/FUL & 2023/0541/LBC
Case Officer	Anna Clark
Site	The Grange Farm Road Street Somerset BA16 0BQ
Date Validated	5 May 2023
Applicant/	R Martin
Organisation	Alfred Gillett Trust
Application Type	Full Application
Proposal	Part demolition and replacement of existing buildings with a new two-storey building to connect the Grange and the Barn and alterations to existing buildings and landscaping across the site to create a new museum with a cafe and shop, whilst retaining offices and archive storage (additional and revised info received 14-16th August 2023).
Division	Street Division
Parish	Street Parish Council
Recommendation	Refusal
Divisional Cllrs.	Cllr Simon Carswell Cllr Liz Leyshon

5. **What three words:** ///sock.classmate.bandage

Reason for referral to Planning Committee:

The application has been referred to Planning Committee as the officer recommendation for refusal is contrary to that of the parish council and divisional member.

Procedural Matters/ Format of Report:

This report covers both the full planning application ref: 2023/0540/FUL for the Part demolition and replacement of existing buildings with a new two-storey building to connect the Grange and the Barn and alterations to existing buildings and landscaping across the site to create a new museum with a café and shop, whilst retaining offices and archive storage and the parallel listed building application ref: 2023/0540/LBC relating to the physical internal and external works to the listed building involved. Given the elements requiring listed building consent are associated with the wider development proposed by the full planning application many of the consultation responses apply to both applications.

Accordingly, to avoid duplication both applications are dealt with together in this report with separate conclusions and recommendations to distinguish between the two applications at the end.

Description of Site, Proposal and Constraints:

The site is “The Grange”, Farm Road, Street. The site has vehicular access via a private road off Farm Road and lies to the north and west of Clarks Village retail outlet with pedestrian entrances to the retail outlet and associated car park. Beyond the car park, to the north is the A39 main road and to the east of the site is a close of residential properties. The site is within in the development limits of Street.

The Grange site includes the attached barn, the archive building and Hoddinotts Cottage. The Grange building itself is a grade II listed building and the barn is also included in the listing. The site lies to the west of the Street Conservation Area.

The Orchard within the site is a priority habitat. The site is within a SSSI impact risk zone and in the Somerset Levels and Moors SPA Ramsar catchment area, but these are not relevant to the nature and scale of this application. Similarly, the site is within the Mineral consultation area but as previously developed site this is not relevant to the determination of this application.

The full planning application seeks the part demolition and replacement of existing buildings with a new two-storey building to connect the Grange and the Barn and alterations to existing buildings and landscaping across the site to create a new museum with a café and shop, whilst retaining offices and archive storage.

The parallel listed building application seeks consent for the associated physical internal and external works to the listed (including curtilage listed) structures.

Relevant History:

Various historic applications, then:

- 2010/2158 - Demolition of Hoddinotts Cottage and erection of archive building (phased construction), erection of a bat roost, formation of access and staff parking area, repairs and alteration to Grange, Link Building and Barn and use of the ground, first and second floors of The Grange, Link Building and Barn as a museum support facilities for the archive building, offices, storage, library and conference/seminar rooms. Approved with conditions 08.02.2011.

- 2010/2169 [LBC] - Demolition of Hoddinotts Cottage and erection of archive building and repairs and alterations to The Grange. Approved with conditions 08.02.2011.
- 2011/0676 - Application to approve details reserved by condition for planning consent 2010/2158, conditions 3 (schedule and sample of materials), 4 (sample panel), 5 (external doors), 6 (sample panel of boundary wall on western boundary), 7 (soft landscaping) and 8 (protective fences). Approved 20.04.2012.
- 2011/0677 - Application for approval of details reserved by condition for listed building consent 2010/2169, conditions 2 (schedule of materials and samples) and 3 (sample panel). Approved 20.04.2012.
- 2011/0911 - Application for a non-material amendment to permission 2010/2158 to omit two fire escapes and doors from the north elevation of the archive building. Approved 19.05.2011.
- 2011/0955 - Application for approval of details reserved by condition for listed building consent 2010/2169, conditions 4 (repair and removal of paint), 5 (cleaning and removal of ceramic tiles), 6 (reinforcement of floor), 7 (door joinery) and 8 (tying and repairs to north wall and chimney). Approved 16.09.2011
- 2012/1026 - Structural strengthening works to the floors in rooms F.02 and F.09 on the first floor, replacement of the 11 no. dormer windows at roof level and provision of two new boiler flue chimneys. Approved with conditions 03.04.2013.
- 2014/0227/FUL - Demolition of an existing boundary wall to facilitate the erection of a replacement boundary wall and the creation of new areas of paving and associated landscaping. Approved with conditions 08.05.2014.
- 2015/0405/APP - Application for approval of matters reserved by condition 4 for planning application 2014/0227/FUL. Approved 20.04.2015.
- 2017/1440/LBC - Replacement of existing roof tiles and removal of asbestos sheeting. Approved 17.11.2017
- 2022/1697/FUL- Use of land for the purposes of an Ice Rink in conjunction with Clarks Village for a temporary period (October 2022-January 2023) Approved 12.10.2022

Summary of Divisional Member comments, Parish Council comments, representations and consultee comments:

Street Divisional Member (Cllr Leyshon): Support

This weekend I attended an event at the Alfred Gillett Trust in The Grange in Street, regarding the above application for planning permission for a new Shoemakers Museum. The presentations helped me understand the scale and content of the application.

I am writing to express my support for this project. The loss of the former Shoe Museum was a sadness although its inaccessibility always presented significant issues. The Clarks archive and collection is of national significance, and the opportunity to learn more of the industrial heritage of Street, Clarks and the Quakers will be equally significant. As Clarks Village already provides the facilities needed for parking and access to the Grange, it feels as if the application is in the right place.

The collection of Ichthyosaurs is also of national significance and I would also welcome their permanent display so that people can better understand why Street is such an interesting place.

If the application goes to Planning Committee East, I would like to speak as one of the Street Councillors please.

Street Parish Council: Recommend Approval.

- The developments will offer immense opportunities for Street's ever-growing tourism.

Local Highway Authority: Re-consultation response outstanding following submission of additional and revised information

- Initially raised objection due to lack of information as follows:
 - No objection to the principle of the proposal
 - Seek further information as follows:
 - A parking layout drawing to show the available parking within the site.
 - A Travel Plan Statement.

Lead Local Flood Authority (LLFA): Re-consultation response outstanding following submission of additional and revised information.

- Latest response, objection due to lack of information as follows:
 - The applicant has not attached a copy of the geotechnical report. Please could this be submitted. As set out in the applicant's email (14/07/2023)

can the applicant provide confirmation that the swales will not interact with any below ground features.

- The LLFA welcome the proposal of roof top attenuation and green infrastructure. However, a copy of the correspondence with Wessex Water should be provided to show that there is an agreement that surface water may be discharged into their network. If this is not possible, then an alternative method of discharge should be provided.
- The LLFA are not happy to condition, and require full micro drainage calculations to demonstrate that the proposed surface water drainage system has been designed to prevent surcharging in all events up to and including the 1 in 2 annual probability storm event, prevent any flooding of the site in all events up to and including the 1 in 30 annual probability storm event, and demonstrate that surface water runoff up to the 1 in 100 year event plus climate change (currently 45%) will be controlled without causing harm to people or properties. The entire system should be modelled including new and existing pipework to demonstrate that this has the capacity to take surface water from the development, this should include the hardstanding areas and the swales. Details should be provided on the existing system capacity, condition etc. including any previous CCTV survey, models, pipe sizes and levels to ensure that the proposed drainage system will work.
- Due to the low discharge rates associated with the blue roof, and possibility of blockages, the applicant may wish to consider increasing discharge rates from the blue roof and flow control. Storage could then be provided elsewhere within the system to offset the increased rates from the blue roof to ensure that discharge rates from the new building and hard landscaping are controlled to greenfield being managed within the entire system.
- Please can the applicant clarify if the exceedance routes shown are existing and will be unchanged by the proposal, and if not, what are new/increased from the application or any changes to these routes.
- As previously mentioned, the LLFA are happy that the maintenance strategy is conditioned and provided at detailed design stage. This should include details of the flow control chambers and pipework.

Somerset Ecology Services: No objection, subject to conditions

Tree Officer: No objection, subject to conditions

Planning Policy: No objection

Environmental Protection: No objections, subject to condition

- Condition sought to restrict hours of construction operations due to proximity of other residential.

Historic Environment Service: No objection

Historic England: No comments

- Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation Team: Object, scope for revision

- Principle of the of the demolition of the existing linking building and its replacement in order to create a new shoe museum, along with works to The Grange itself to create a café and other community spaces, is generally acceptable, but has some outstanding specific concerns.

The Georgian Group: Comments against LBC only

- Recognises that the new Shoemakers Museum is an exciting and welcome prospect for Street as a community.
- Suggest the applicant be required to provide further justification both for the works of demolition proposed and for the scale, massing and materials of the new additions.
- It will then be for your authority as decision maker to weigh any harm to the fabric and setting of the listed building and harm to the Conservation Area against the undoubted public benefits of the museum.
- Concerned that the new two-storey addition will overpower the eastern elevation whose construction in the early nineteenth century marked the evolution of the Grange from a vernacular building into a higher status house of classical design.

The Victorian Society: Comments against LBC only

- The demolition of the late 19th century parts of the building to accommodate new development for the proposed museum use would harm the significance of the listed building by removing historic fabric that contributes to understanding the development of the building. - Disagrees with the conclusion of the Heritage Assessment which labels this fabric as 'intrusive' on the significance of the building and recommend that they should be accounted 'low'.

- Also concerned by the general level of demolition across the site. Historic buildings have a high level of embodied carbon, and demolition and new construction is not a sustainable way of redeveloping historic buildings.

The Society for the Protection of Ancient Buildings: Comments against LBC only

- Happy with the proposed new uses of the buildings in principle
- Concerned with the extent of the demolition overall given the amount of embodied carbon that will be released during the demolition and the loss of and relocation of historic fabric.
- The proposed replacement structure is a deeper and taller creation at the heart of the site that although not taller than the listed buildings either side of it, threatens to overpower the earlier ranges that would be retained adjacent to it.

Crime Prevention Design Advisor: No objection, subject to comments

- Makes comments for the applicant to consider.

NHS: No response

Local Representations:

No comments have been received as a result of public consultation.

Full details of all consultation responses can be found on the Council's website www.mendip.gov.uk

Summary of all planning policies and legislation relevant to the proposal:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

The Council's Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Mendip Local Plan Part II: Sites and Policies, Post-JR version, 16 December 2022.
- Somerset Waste Core Strategy (2013)
- Somerset Mineral Plan (2015)

The following policies of the Local Plan Part I are relevant to the determination of this application:

- CP1 – Mendip Spatial Strategy
- CP3 - Business Development and Growth
- CP8 - Street Parish Strategy

- DP1 - Local Identity and Distinctiveness
- DP3 - Heritage Conservation
- DP5 - Biodiversity and Ecological Networks
- DP6 – Bats Protection
- DP7 - Design and Amenity
- DP8 - Environmental Protection
- DP9 - Transport Impact of New Development
- DP10 - Parking Standards
- DP21 - Managing Town Centre Uses
- DP23 - Managing Flood Risk

Other possible Relevant Considerations (without limitation):

- National Planning Policy Framework
- National Planning Practice Guidance
- Design and Amenity of New Development; Guidance for interpretation of Local Plan Policy DP7 SPD (2022)
- The Countywide Parking Strategy (2013)
- Somerset County Council Highways Development Control Standing Advice
- Somerset County Council Highways Electric Vehicle Charging Strategy (EVCS) (adopted June 2021)

Assessment of relevant issues:

Principle of the Use:

This site is within the development limits of Street, one of the principal settlements identified in the Policy CP1: Mendip Spatial Strategy of the Mendip District Local Plan Part I: Strategy and Policies (LPP1). Through this policy the spatial strategy directs the majority of development to these settlements and has an emphasis on maximising the re-use of appropriate previously developed sites and other land within existing settlement limits.

Policy CP3: Supporting Business Development and Growth states that proposals will be supported which extend the attraction of the area to visitors. This proposal will provide a museum, a café and shop, space for events, a school education room, and a research/reading room, thereby attracting between 50,000 and 75,000 visitors per year. With many visitors also linking their trip to Clarks Village and the wider Street area, this proposal will provide a boost to the local economy. An additional 5FTE jobs will be created.

Additionally, Policy CP8 Street Parish Strategy supports further development to Clarks Village Factory Outlet Centre in order to maintain the individuality of the town centre. Whilst this site is adjacent to, rather than within the Clarks Village boundary, it will complement the factory outlet and further increase the individuality of the town centre by detailing the history of Clarks shoemaking. It is believed a previous Clarks shoe museum closed in September 2019.

The proposal will also function as a community hub which is supported.

Policy DP21: Managing Town Centre Uses states that the vibrancy of town centres will be maintained and enhanced in areas around the Primary Shopping Area by encouraging mixed development or any other uses which attract trade or activity to the wider town centre. Whilst this site is not within the town centre boundary (being approx. 200m from the northern tip), it is likely many visitors will also link their trip to the wider Street area. This will therefore increase trade and activity to the town centre.

Bringing all these points together the principal of development is clearly acceptable and there are some clear public benefits, as explored further in the planning balance section below.

Design of the Development and Impact on the Street Scene and Surrounding Area:

Policy DP1 of the Local Plan states that development should contribute positively to the maintenance and enhancement of local identity, and proposals should be formulated with an appreciation of the built and natural context. Policy DP4 recognises the quality of Mendip's landscapes and states that development that would individually or cumulatively significantly degrade the quality of the local landscape will not be supported. It suggests that proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features. Policy DP7 states that proposals should be of a scale, mass, form, and layout appropriate to the local context.

This site currently consists of piecemeal development which has evolved since the C16th. The proposal will remove those elements that are of lower heritage value and replace them with a new, modern development that will be up to current building standards with improved accessibility to the public and workers.

Together with the landscape proposals the scheme would create a more coherent and comprehensive development across the site plus improved connectivity to Clarks Village.

As could be further secured by condition if the scheme was otherwise acceptable, the materials for the building and landscaping would be appropriate to the host buildings and wider area.

In summary, the proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal accords with Policy DP1 and DP7 of the adopted Local Plan Part 1 (2014) and Part 12 of the National Planning Policy Framework.

Trees

The walled orchard in the northern part of the site and the lawns and mature trees across the rest of the site contribute to the setting of the Grange. The Council's tree officer is satisfied that the most important trees and key soft landscape features are being retained. The retention of these key soft landscape features is welcomed. Whilst the proposal involves the loss of a pear, laburnum and holly tree, as accepted in the tree officer's response this is justified. If the application was otherwise acceptable, conditions would be required to ensure adequate measures (a Tree Protection Plan and Arboricultural Method Statement) are put in place to protect the retained trees to avoid accidental damage prior to or during any development.

The proposed development will not have an adverse impact on a tree which has significant visual or amenity value. The proposal accords with Policy DP4 of the adopted Local Plan Part 1 (2014) and Part 15 of the National Planning Policy Framework.

Conservation Area

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. In this case by

virtue of the design, scale, massing, position, and the external materials of the proposed development; having regards to the Conservation Area Assessment of Street; plus taking into account the distance from the conservation area, it is considered that the development would at least preserve the character and appearance of this part of the Conservation Area and its setting. The proposal accords with Policy DP3 of the adopted Local Plan Part 1 (2014) and Part 16 of the National Planning Policy Framework.

Impact on the Setting of a Listed Building

When first listed in 1949 The Grange listing was entitled “The Grange and the Barn”. The barn expressly included presumably as the concept of curtilage was not to be developed until 1969. When the listing was revised in 1986, the barn was then attached to the Grange by the 1972 link structure, thus becoming included in the listing through attachment, and this continues to be its status. (Note that between 1969 and 1972 the barn would have been considered a curtilage structure and converted by the listing through that mechanism).

There is a duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering development within the setting of a listed building, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

When considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Any harm should require clear and convincing justification. It is therefore important to understand that considerable importance and weight must be given to the conservation of the heritage asset when carrying out the balancing exercise.

Loss of link building

Whilst the amenity societies as a result of the initial consultation raise concerns about the loss of some of the more recent historic fabric associated with the link buildings, following submission of further justification, as agreed by the Council's Conservation Officer, the demolition of these elements is acceptable.

Since the Conservation Officers latest comments, further clarity via section plans has been provided to resolve concerns regarding the impact of the link to the new museum building will impact on the west elevation of The Grange.

Loss of stair from 1st floor to attic in The Grange to enable access to new lift in the new building

Whilst the Conservation Officer does not consider that it is essential to provide an access at first floor from The Grange into the link and therefore has concerns about what she considers to be the unjustified loss of the stair, it is considered that the proposed solution for step free access to the first floor would have minimal effect to the historic fabric.

Whilst the removal of the stair of the Grange does involve the loss of, and change to, some historic fabric that this would be outweighed by the benefits of inclusivity in providing simple step-free access to all parts of the building for the public, in particular the link to the library and reading room in the Grange from the first floor of the new museum. It is also noted that The Equalities Act 2010 requires every effort to ensure equal access, for both the public and those working in the building.

It is accepted that the historic fabric being lost is of lower significance, being the service staircase between first floor and the attic and that elevational features (windows and hood moulds) would be retained, and their significance better revealed as a result of the proposal through increased public visibility from the new staircase.

The existing spiral staircase would be retained to allow staff access to the attic.

Overall, given the competing heritage, operational, accessibility (though the Equalities Act) and economic concerns, it is considered that the harms involved in the above elements of the scheme have clear and convincing justification.

Whilst the above matters are justified there remain two outstanding areas of concern:

Reduction of Low wall in garden courtyard

There is insufficient justification for the lowering of the low wall in the courtyard (north-south axis from the north elevation). There is no clear and convincing justification for lowering to a sitting wall as this function could easily be achieved by alternative means. The loss of historic fabric which would result from lowering the wall would cause “less than substantial harm” to the significance of the designated heritage asset without clear and convincing justification (NPPF para 200), and it has not been demonstrated that there would be any specific public benefit of this particular work to outweigh the harm (NPPF para 202).

Extractor within window in Grange

The application refers to the proposal to install an extractor within the window of the proposed kitchen, yet this is not shown on the proposed north elevation drawing. Further details of this are required to assess its visual and heritage impact, and other options considered. In response to the Conservation Officers query, the Somerset

Building Control Partnership have verbally confirmed the café offer would have genuine need for an extractor.

The other matters raised by the Conservation Officer (interpretation sign for Relocation and reuse of architectural features; fire doors, detailing and materials of rear (west) and side (south) elevations; covering and ventilation of excavated area) could be adequately deal with by conditions if the application was otherwise considered acceptable.

Overall, the proposal would result in “less than substantial harm” to the significance of The Grange. Furthermore, it is considered that the harm the development would have on the significance of the Listed Building, by virtue of the reduction of the courtyard wall and potential impact of the extractor fan on the historic fabric of the building is not justified.

When considering these heritage harms with the outstanding highway concerns, it is considered that on balance the public benefits of the scheme in terms of the economic and archive preservation and accessibility benefits would not outweigh the harms identified.

Therefore, having due regard to Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework and Policy DP3 of the Mendip District Local Plan 2006-2029 Part 1: Strategies and Policies (adopted 15th December 2014) planning permission and Listed Building Consent should be refused.

Archaeology

The site is not within an Area of High Archaeological Potential however an Archaeological Desk-Based Assessment was submitted with the application. The Senior Historic Environment Officer at the South West Heritage Trust has confirmed there are limited or no archaeological implications to this proposal and has no objections on archaeological grounds.

The proposal is therefore considered acceptable in archaeological terms in accordance with policy DP3 of the adopted Local Plan Part 1 (2014) and part 16 of the National Planning Policy Framework.

Assessment of Highway Issues:

It is noted that the drive linking the site to Farm Road is private, yet it is not shown in the application site red line. As a procedural point, this would need amending and the appropriate notice served before planning permission could be granted if the application was otherwise acceptable.

Without this agreement the proposed staff parking and access cannot be relied on and hence the application would be unacceptable in highway terms.

Otherwise, if proof of access rights to the highway were secured to deal with this procedural point, there would be no changes to the access or parking for the site. Staff parking would continue to be on site, accessed via the private drive off Farm Road. This access is acceptable for continued access for this proposal.

Public parking would continue to be within the adjoining public car park (Grange 1 Car Park - Clarks Village). The application details how the applicant has an arrangement with Clarks village that means that should anything happen to Clarks Village or the adjoining Grange car park in the future, 70 spaces would be retained.

It is noted that the proposal would change the characteristics of the site by making the museum more public facing and introduce a café. Given the more public facing characteristics could be achieved without the need for planning permission; the likely linked trips with the adjoining retail outlet village; and the fact most traffic would be utilising the public car park, the proposal is not considered to have a significant impact over and above the existing or fallback position situation in terms of highway safety.

A travel plan statement has been submitted in response to concerns raised by the Highways team. This statement is acceptable but would need to be secured by condition if the application was otherwise acceptable. Whilst the local highway authority request that the travel plan is secured by legal agreement, this and the associated payment is not considered necessary and reasonable given the nature and scale of the scheme compared to existing and the above justification.

In the absence of proof of access rights to the highway the application would be unacceptable in highway terms due to a lack of access and insufficient parking arrangements, which would have a knock-on effect for adverse impacts on highway safety. The proposal is therefore contrary to Policy DP9 and DP10 of the adopted Local Plan Part 1 (2014) and part 9 of the National Planning Policy Framework.

Impact on Residential Amenity and adjoining properties:

It is noted that no objections have been received from local residents as a result of the public consultation process, and the parish council have recommended approval.

The Council's Environment Protection officer has no objection subject to a condition to control the construction hours. Given the proximity of residential properties this condition would be reasonable if the application was to be approved.

The proposed development would be no closer to the nearest residential properties than the existing development and the nature of the use beyond that which would already be permissible under the sites current planning use, would have no unacceptable detrimental impact on these residents or any other adjoining uses.

In summary, the design, scale, massing and siting of the proposed development the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal accords with Policy DP7 of the adopted Local Plan Part 1 (2014) and Part 12 of the National Planning Policy Framework.

Ecology

The Orchard within the site is a priority habitat, yet this is to be retained and is not directly affected by the proposal.

Although the site is within a SSSI impact risk zone and in the Somerset Levels and Moors SPA Ramsar catchment area, these are not relevant to the nature and scale of this application.

The ecology surveys revealed the presence or potential for the presence of various protected and priority species (bats, badgers, reptiles and amphibians, hedgehogs) and nesting wild birds. Accordingly, to comply with the local and national policy, wildlife legislation, and the requirements of the mitigation hierarchy and for biodiversity net gain, as per Somerset Ecology Services advice various conditions would be required to mitigate ecological harm to these species and to provide sufficient biodiversity net gain on the site.

Phosphates

The application site is mapped by Natural England as falling within the water catchment flowing into the Somerset Levels and Moors Ramsar site, designated for its rare aquatic invertebrates, which is currently in an unfavourable condition. However, given the proposal would not result in an increase in households, employees would

originate from within the Ramsar catchment, the proposal would not result in an increase in net phosphate outputs in the area. It is therefore considered unlikely that the proposed development would pose a risk to the designated features of the SPA and Ramsar, and the LPA has taken the view that a Habitats Regulations Assessment in this instance is not required.

In summary, if the application was otherwise acceptable, conditions could provide sufficient mitigation and measures to ensure the proposed development would adequately safeguard for ecology and provide sufficient biodiversity net gain. The proposal accords with Policies DP5 and DP6 of the adopted Local Plan Part 1 (2014) and Part 15 of the National Planning Policy Framework.

Flood Risk and Drainage

The site lies within flood zone 1 – low risk and is a previously developed site.

The application site area does not exceed a hectare and so a flood risk assessment is not required but is supported by a sustainable drainage strategy. Although the overall footprint of the development would not be much larger than existing, the combined floor area of the floor space to replace that demolished plus the extended area exceeds 1000sqm and so the LLFA is a statutory consultee in this instance.

In their last comments, the LLFA sought some additional information. The applicants have responded to this, but at the time of writing a response from the LLFA has not yet been received so the LLFA's numbered queries are summarised below with case officer's update on what has been submitted and where possible their view on the latest position.

It should also be noted that due to uncertainty about the point of connection for both surface and foul water the applicant has re-commissioned a Drainage survey to gain a full and comprehensive understanding of the details of the onsite drainage and connections offsite.

1. The LLFA requested a copy of the geotechnical report and confirmation that the swales would not interact with any below ground features.

- The geotechnical report has now been provided and it has been confirmed that the swales will not interact with any below ground features.

2. The LLFA welcome the proposed roof top attenuation and green infrastructure but seek confirmation there is an agreement from Wessex Water that surface water may

be discharged into their network. Proof of an alternative method of discharge is sought otherwise.

- The applicants have confirmed that they do not propose an increase in flow rates to the Wessex Water combined sewer, and that if the entire existing network is found to be connected to the combined sewer, the proposals (including incorporation of further onsite roof scape) will result in a significant reduction (approximately 50%) in flow to the combined network. This would result in a significant betterment over the current fallback situation.

3. The LLFA are not happy to leave the proposed surface water drainage to condition and require full micro drainage calculations to demonstrate that the proposed surface water drainage system has been designed to prevent surcharging in all events up to an including the 1 in 2 annual probability storm event, prevent any flooding of the site in all events up to and including the 1 in 30 annual probability storm event, and demonstrate that surface water runoff up to the 1 in 100 year event plus climate change (currently 45%) will be controlled without causing harm to people or properties.

- The applicant advises that they continue to work on detailed drainage design, but it will need refining once the full drainage survey & CCTV has been completed. However, they confirm they will carry out a full detailed drainage design, including flows from hard landscapes and green infrastructure to confirm pipe sizing in line with our role and responsibility to our client. They intend to comply with the DEFRA Non-statutory technical standards for sustainable drainage and have identified that in addition to diverting more of the site's roof space to green infrastructure a below ground attenuation tank could be installed to the West of the link thus improving the drainage strategy.

4. The LLFA seek clarification as to whether the exceedance routes shown are existing and will be unchanged by the proposal

- The exceedance routes follow the existing contours and will remain after the development. Regrading local to the building thresholds will further improve the situation providing building protection.

The LLFA have otherwise confirmed they are happy that the maintenance strategy is conditioned and provided at detailed design stage.

Bringing all these points together, given the overall impermeable floor area would not be any more extensive than existing (when taking into account the originally proposed blue roof and landscaping); and the additional options now being explored for

increasing the amount of surface water drainage to the green infrastructure and attenuation tank, it is considered that there is a workable surface water drainage solution on site that would result in a betterment over the existing situation. Accordingly, if the application was otherwise acceptable the surface water drainage could be adequately dealt with by condition.

The site is already connected to mains water and sewage and so foul water discharge would be subject to Wessex Water approval outside of the planning system.

The proposed development is therefore considered acceptable, in flood risk and drainage terms and would not have an adverse impact on flood risk or represent a danger to water quality. The proposal accords with Policies DP7, DP8 and DP23 of the adopted Local Plan Part 1 (2014) and Part 14 and 15 of the National Planning Policy Framework.

Sustainability and Renewable Energy:

Although there are concerns from the amenity societies that the loss of original fabric would result in the release of embodied carbon, the proposal would improve the building's overall operational efficiency and sustainability. The target of achieving net zero carbon (or as close to this as is practically possible) is supported.

All practical measures for the conservation of energy have been included in the design, layout and siting of the proposal, especially given the limitations due to the listed status of the building.

Refuse Collection:

The proposal results in the extension of an existing business with waste storage and collection arrangements. Sufficient storage for refuse and recyclables has been shown on the plans and is detailed along with collection arrangements in the Design and Access Statement to cope with the increased generation as a result of the proposal.

Environmental Impact Assessment

This development is not considered to require an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the

need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

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Planning Balance / Conclusion:

Recommendation:

Refusal

1. The loss of existing fabric resulting from the reduction in the courtyard wall and potential impact of the extraction system (due to a lack of information) for the café would fail to preserve and enhance the grade II listed host building, The Grange, and thus result in less than substantial harm to this heritage asset. Furthermore, no clear and convincing justification for this work has been provided and it is not considered that there are any public benefits arising from the development that would sufficiently outweigh the harm that has been identified. Additionally the extract equipment has the potential to be out of character and appearance of the local area. On this basis the development would be contrary to policy DP3 and DP7 of the Mendip District Local Plan 2006 - 2029 Part I (adopted December 2014) and the National Planning Policy Framework, particularly in regard to sections 2,12 and 16.
2. In the absence of proof of access rights to the highway the application would be unacceptable in highway terms due to a lack of access and insufficient parking arrangements, which would have a knock-on effect for adverse impacts on highway safety. The proposal is therefore contrary to Policy DP9 and DP10 of the adopted Local Plan Part 1 (2014) and part 9 of the National Planning Policy Framework.

Informatives:

1. In determining this application, the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework by working in a positive, creative and pro-active way. Despite negotiation, the submitted application has been found to be unacceptable for the stated reasons. The applicant was advised of this, however despite this, the applicant chose not to withdraw the application and having regard to the need

to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

2. This decision relates to drawings:

10321A-LA-01 REV.A	LANDSCAPE MASTERPLAN WITH EXCEEDANCE FLOW ROUTES
241742-GRA-PUR-ZZ-SL-DR-A-0050	SITE LOCATION PLAN
00909_SAM_1 OF 1 0	SUBSURFACE ASSET MAPPING
241742-GRA-PUR-ZZ-GF-DR-A-0400 B	BASEMENT - PROPOSED PLAN
241742-GRA-PUR-ZZ-GF-DR-A-0402 A	FIRST FLOOR PLAN - PROPOSED
241742-GRA-PUR-ZZ-SL-DR-A-0100	SITE PLAN - AS EXISTING
241742-GRA-PUR-GR-ZZ-DR-A-0220 A	SECTION AA - AS EXISTING
241742-GRA-PUR-GR-ZZ-DR-A-0221 A	SECTION BB - AS EXISTING
241742-GRA-PUR-ZZ-01-DR-A-0202 A	FIRST FLOOR GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-02-DR-A-0203 A	SECOND FLOOR GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-GF-DR-A-0200 A	BASEMENT GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-GF-DR-A-0201 A	GROUND FLOOR GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-RF-DR-A-0204 A	ROOF LEVEL GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0210 A	NORTH ELEVATION (SIDE) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0211 A	EAST ELEVATION (FRONT) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0212 A	SOUTH ELEVATION (SIDE) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0213 A	WEST ELEVATION (REAR) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0214 A	ELEVATIONS - THE GRANGE - EXISTING
241742-GRA-PUR-GR-ZZ-DR-A-0420 A	SECTION AA - PROPOSED
241742-GRA-PUR-GR-ZZ-DR-A-0421 A	SECTION BB - PROPOSED

241742-GRA-PUR-ZZ-ZZ-DR-A-0410 A	NORTH ELEVATION (SIDE) - PROPOSED
00909_SAM_10F1	SUBSURFACE ASSET MAPPING
00909_TOPO_10F1	TOPOGRAPHICAL SURVEY
RA-PUR-ZZ-01-DR-A-0301 REV.B	REVISED DEMOLITION PLAN - FIRST FLOOR
GRA-PUR-ZZ-GF-DR-A-0300 REV.D	REVISED DEMOLITION PLAN - GROUND FLOOR
GRA-PUR-ZZ-GF-DR-A-0401 REV.B	REVISED GROUND FLOOR PLAN - PROPOSED
GRA-PUR-ZZ-ZZ-DR-A-0310 REV.B	REVISED EAST ELEVATION - DEMOLITION
GRA-PUR-ZZ-ZZ-DR-A-0311 REV.B	REVISED NORTH ELEVATION - DEMOLITION
GRA-PUR-ZZ-ZZ-DR-A-0314 REV.B	REVISED SOUTH ELEVATION - DEMOLITION
GRA-PUR-ZZ-ZZ-DR-A-0315 REV.B	REVISED WEST ELEVATION - DEMOLITION
241742-GRA-PUR-ZZ-01-DR-A-0301 B	DEMOLITION PLAN - FIRST FLOOR
241742-GRA-PUR-ZZ-RF-DR-A-0403 B	ROOF PLAN - PROPOSED
241742-GRA-PUR-ZZ-SL-DR-A-0150 B	SITE PLAN PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0310 B	EAST DEMOLITION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0311 B	NORTH ELEVATION - DEMOLITION
241742-GRA-PUR-ZZ-ZZ-DR-A-0314 B	SOUTH ELEVATION - DEMOLITION
241742-GRA-PUR-ZZ-ZZ-DR-A-0315 B	WEST ELEVATION DEMOLITION
241742-GRA-PUR-ZZ-ZZ-DR-A-0411 B	EAST ELEVATION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0412 B	WEST ELEVATION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0413 B	SOUTH ELEVATION - PROPOSED

3. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.

Listed Building Consent application 2023/0541/LBC

Conclusion:

The proposal would result in “less than substantial harm” to the significance of The Grange. Furthermore, it is considered that the harm the development would have on

the significance of the Listed Building, by virtue of the reduction of the courtyard wall and potential impact of the extractor fan on the historic fabric of the building is not justified.

When considering these heritage harms with the outstanding highway concerns, it is considered that on balance the public benefits of the scheme in terms of the economic and archive preservation and accessibility benefits would not outweigh the harms identified.

Therefore, having due regard to Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework and Policy DP3 of the Mendip District Local Plan 2006-2029 Part 1: Strategies and Policies (adopted 15th December 2014) planning permission and Listed Building Consent should be refused.

Recommendation:

Refusal

1. The loss of existing fabric resulting from the reduction in the courtyard wall and potential impact of the extraction system (due to a lack of information) for the café would fail to preserve and enhance the grade II listed host building, The Grange, and thus result in less than substantial harm to this heritage asset. Furthermore, no clear and convincing justification for this work has been provided and it is not considered that there are any public benefits arising from the development that would sufficiently outweigh the harm that has been identified. On this basis the development would be contrary to policy DP3 of the Mendip District Local Plan 2006 - 2029 Part I (adopted December 2014) and the National Planning Policy Framework, particularly in regard to sections 2 and 16.

Informatives:

1. In determining this application, the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework by working in a positive, creative and pro-active way. Despite negotiation, the submitted application has been found to be unacceptable for the stated reasons. The applicant was advised of this, however despite this, the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

2. This decision relates to drawings:

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241742-GRA-PUR-ZZ-02-DR-A-0203 A	SECOND FLOOR GENERAL ARRANGEMENT PLAN - AS EXISTING
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241742-GRA-PUR-ZZ-GF-DR-A-0201 A	GROUND FLOOR GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-RF-DR-A-0204 A	ROOF LEVEL GENERAL ARRANGEMENT PLAN - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0210 A	NORTH ELEVATION (SIDE) - AS EXISTING
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GRA-PUR-ZZ-ZZ-DR-A-0311 REV.B	REVISED NORTH ELEVATION - DEMOLITION
GRA-PUR-ZZ-ZZ-DR-A-0314 REV.B	REVISED SOUTH ELEVATION - DEMOLITION
GRA-PUR-ZZ-ZZ-DR-A-0315 REV.B	REVISED WEST ELEVATION - DEMOLITION
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241742-GRA-PUR-ZZ-RF-DR-A-0403 B	ROOF PLAN - PROPOSED
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241742-GRA-PUR-ZZ-ZZ-DR-A-0310 B	EAST DEMOLITION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0311 B	NORTH ELEVATION - DEMOLITION
241742-GRA-PUR-ZZ-ZZ-DR-A-0314 B	SOUTH ELEVATION - DEMOLITION
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