

Application Details	
Application Reference Number:	3/26/24/002
Application Type:	Full Planning Permission
Earliest decision date:	29 February 2024
Expiry Date	03 April 2024
Extension of Time Date	NA
Decision Level	Committee
Description:	Change of use of owners accommodation to holiday apartment with conversion of garage and pub function room to owners apartment (retention of part works already undertaken)
Site Address:	The Blue Anchor, Cleeve Hill, Watchet, TA24 6JP
Parish:	26
Conservation Area:	NA
Somerset Levels and Moors RAMSAR Catchment Area:	NA
National Landscape (AONB):	NA
Case Officer:	Briony Waterman
Agent:	Mr Adam Elston,
Applicant:	Ms Strom
Committee Date:	19th March 2024
Reason for reporting application to Committee	Applicant is related to an elected member of the Council.

## 1. Recommendation

1.1 That permission be GRANTED subject to conditions

## 2. Executive Summary of key reasons for recommendation

2.1 The proposal is considered to comply with policies CC3 – Coastal Change Management Area, OC1, Open countryside Development and EC9 Tourism outside settlements of the West Somerset Local Plan and is considered to not have a significant impact upon the visual or residential amenity of the area. A condition has been included to ensure that the holiday apartment is used solely for holiday use and the managers accommodation to be used in connection with the premises to ensure there the requirements of policy are met.

## 3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

3.1.1 Time limit

3.1.2 Drawing numbers

- 3.1.3 Restrictions on PD
- 3.1.4 Holiday use only.
- 3.1.5 Managers use only

### 3.2 Informatives (full text in appendix 1)

#### 3.2.1 Proactive Statement

3.3 Obligations  
n/a

## 4. Proposed development, site and surroundings

### 4.1 Details of proposal

Change of use of owner’s accommodation to holiday apartment with conversion of garage and pub function room to owner’s apartment (retention of part works already undertaken).

The holiday apartment will contain 6 bedrooms, 4 bathrooms, a lounge, dining room and kitchen. Whilst the managers accommodation will contain a kitchen/dinning room and 4 bedrooms.

### 4.2 Sites and surroundings

Anchors Drop, formerly the Blue Anchor is a two storey pub located adjacent to the B3191 with a car park to the south east. The pub abuts directly onto the highway with access onto the site to the southeast. There is a beer garden to the northwest and the rear of the pub overlooking the sea. The site lies outside any defined settlement limits, as such it is within the open countryside, and it is also within the Coastal Change Management Area.

## 5. Planning (and enforcement) history

Reference	Description	Decision	Date
3/26/23/005	Installation of solar panels on static caravans (resubmission of 3/26/22/013)	Grant	03/08/2023
3/26/22/013	Installation of solar panels on main building and static caravans along with ground mounted solar panels in the north-western garden area	Refuse - committee overturn	20/04/2023
3/26/08/25	Erection of two detached bungalows with attached garages	Refused	13/11/2008
3/26/07/018	Permission for 2 existing caravans on the road side of the top field. Allowed at appeal for the temporary accommodation of seasonal staff, limited to a period of 5 years	Refused	17/09/2007
3/26/06/008	Beer Garden	Grant	02/06/2006

3/26/02/038	Coast protection scheme	Withdrawn	15/01/2003
3/26/87/033	Conversion of amusement area into three holiday flats	Grant	01/10/1987
3/26/84/037	Domestic Dwelling	Refuse	09/11/1984
3/26/83/069	Coast protection wall	Grant	10/02/1984
3/26/78/033	Conversion of existing hotel bedrooms to 3 holiday lets	Grant	05/06/1979
3/26/78/011	First floor extension of existing games room	Grant	04/05/1978
3/26/74/036	Games room, staff accommodation and new car park	Grant	29/12/1974

## 6. Environmental Impact Assessment

NA

## 7. Habitats Regulations Assessment

The site lies outside the Somerset Levels and Moors RAMSAR Catchment Area and therefore a HRA is not required.

## 8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 08 February 2024

8.2 Date of revised consultation (if applicable): NA

8.3 Press Date: NA

8.4 Site Notice Date: A site notice was posted out to the applicant on the 08/02/2024.

8.5 Consultees the following were consulted:

Consultee	Comment	Officer Comment
Old Cleeve Parish Council	Remain neutral on the proposal with the following observations:  May need an application under building regs  Adequate fire separation and sound insulation must be provided between the units, this is not clear from the plans	Comments are noted, however the comments relate to building control and not planning. The site plan indicates the extent of the site for the conversion.

	Site plan does not indicate the caravans	
Highways Development Control	No comments received at time of writing	
SCC - Ecologist	Having reviewed the above application, the plans/ and or photographs indicate the area of the existing building/area where the proposed development is due to be constructed to be negligible for ecological features. Development can continue.	Noted
Wessex Water Authority	No comments received	
Planning Enforcement	No comments received	
Landscape	No landscape objections.	
Economic Regeneration and Tourism	No comments received	

## 8.6 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

No letters have been received.

## 9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations strongly indicate otherwise. The site lies in the former West Somerset area. The Development Plan comprises comprise the Adopted West Somerset Local Plan to 2032, Somerset Mineral Local Plan (2015), and Somerset Waste Core Strategy (2013).

As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree

the timetable for the preparation of the local plan and scope in due course.

Relevant policies of the development plan in the assessment of this application are listed below:

SD1	Presumption in favour of sustainable development
CC3	Coastal Change Management Area
OC1	Open Countryside development
EC9	Tourism outside settlements

Neighbourhood Plans:

NA

Supplementary Planning Documents:

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022)

National Planning Policy Framework

## **10. Material Planning Considerations**

The main planning issues relevant in the assessment of this application are as follows:

### 10.1.1 The principle of development

Due to the location of the proposal, outside any defined settlement limits policy OC1 (opens countryside development) is considered relevant. This policy states "*in exceptional circumstances development may be permitted where this is beneficial for the community and local economy*". The proposal is considered to be beneficial to the local economy as it utilises vacant space to enable the letting of a self-contained holiday unit which complements the existing tourism provision and therefore acceptable in terms of policy OC1.

Due to the location of the proposal, policy CC3: Coastal Change Management Area is also considered relevant. This policy states that:

*"Development within the coastal change management areas, as defined on the policies map, will be limited to temporary, tourism-related development.*

*No development will be permitted within parts of the coastal change management area which are vulnerable to rapid coastal erosion.*

*Exceptionally, where the use of such development locations are necessary for sustainable development may be permitted where they would be protected by new or existing sea defences which are to be maintained in the long term."*

Policy EC9: Tourism outside of settlements states that "*Tourism outside settlements will only be supported where it can be demonstrated that:*

- *The proposed location is essential to the business and that it could not be located elsewhere, and;*
- *It does not adversely affect the vitality and viability of the neighbouring settlements, and;*
- *It complements existing tourism service and facility provision in neighbouring settlements and surrounding area without generating new unsustainable transport patterns.*

The proposal includes tourist development in a location which already lends itself to holiday lets, given the current use of the site and the surroundings. The site is in an area protected by recently reinforced sea defences. As such the proposal is considered acceptable in principle. Given the above it is considered the conversion of the managers accommodation to holiday lets and the change of use of garage and function room to owners accommodation is considered to comply with policy.

#### 10.1.2 Visual amenity

The proposal does not result in any external changes to the building and as such it is considered that the proposal would not have an impact upon the visual amenity of the area.

#### 10.1.3 Residential amenity

It is considered that given the current use of the site for holiday accommodation and the location, a detached building on the other side of the B3191 with the neighbouring properties being to the northwest and south east on the southern side, that the proposal would not exacerbate the existing site arrangement. It is therefore considered that there would not be an adverse impact upon the residential amenity of the area.

#### 10.1.4 Highways

The development is served by a large carpark which will provide sufficient parking and turning for users of the pub, the holiday lets and the owner's accommodation. The development will be served by an existing access, and the proposal is not considered to result in a significant intensification of the use and therefore is considered not to adversely impact on the highway network.

## **11 Local Finance Considerations**

### 11.1 Community Infrastructure Levy

NA

## **12 Planning balance and conclusion**

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "clear reason for refusing the development proposed" or where the benefits of the proposed development are "significantly and demonstrably" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

## Appendix 1 – Planning Conditions and Informatives

### Recommended Conditions

- 1 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Flood Map for Planning  
(A2) DrNo 2239.4/100 Existing Site Plans  
(A1) DrNo 2239.4/101 Existing Plans & Elevations  
(A2) DrNo 2239.4/200 Proposed Site Plans  
(A1) DrNo 2239.4/201 Proposed Plans & Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting the 2015 Order with or without modification), no extensions, alterations, outbuildings, gates, walls, fences or other means of enclosure, shall be added to the building erected on the site other than that expressly authorised by this permission shall be carried out without the further grant of planning permission.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

- 4 The holiday lets shall be occupied for tourism purposes only.

The holiday lets shall not be occupied as a person's sole or main residence.

The site operator or owner shall maintain an up to date register of the names of all owners/occupiers of the individual holiday lets on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To prevent permanent occupation of the residential units within the open countryside.

5. The managers accommodation hereby permitted shall only be used in connection with the business known as "Anchors Dop" and shall be occupied by those involved with the running of the business.



Reason: To prevent the occupation of the accommodation as an independent dwelling which would be contrary to policy.

**Notes to applicant.**

In accordance with paragraph 38 of the National Planning Policy Framework 2023 the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.