

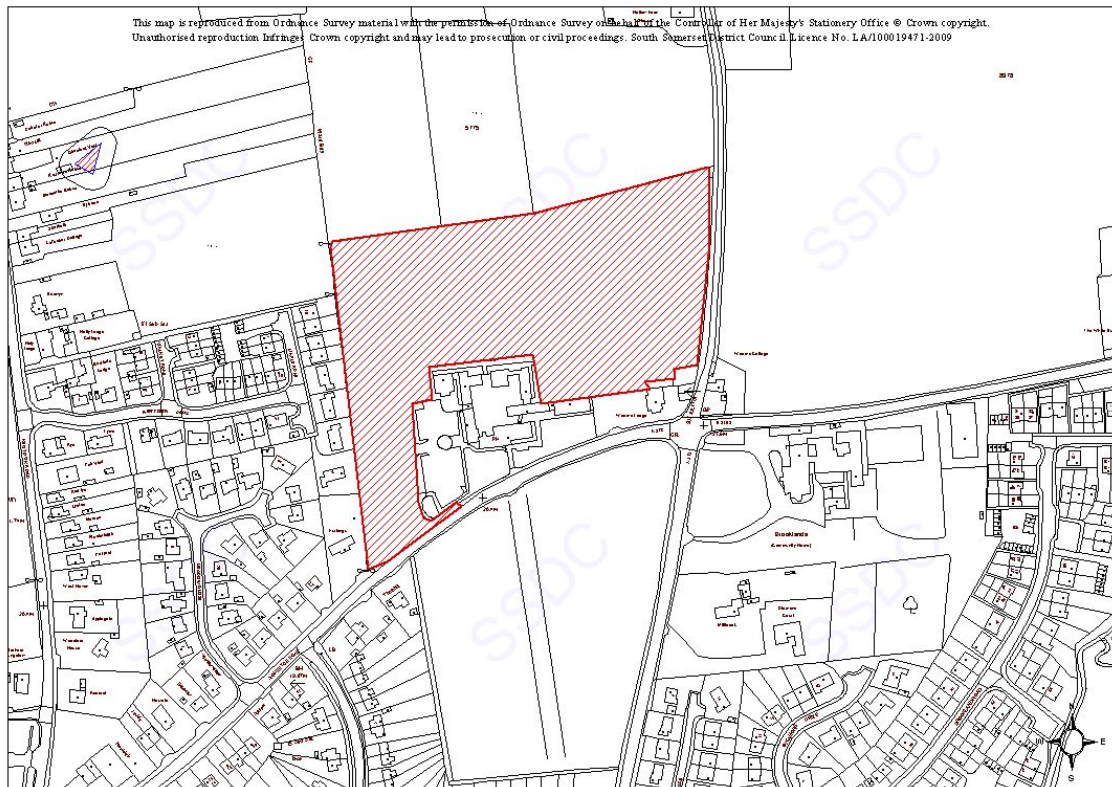
JOINT AREA COMMITTEES IN SOUTH SOMERSET
Officer Report On Planning Application: 09/02935/LBC

Proposal :	Alterations to boundary walls and old water tower (GR 342562 / 127643)		
Site Address:	Land At Old Kelways Somerton Road Langport		
Parish:	Huish Episcopi		
Ward : (SSDC Member)	TURN HILL Rupert Cox (Cllr)		
Division (SCC Member)	LANGPORT Derek Yeomans (Cllr)		
Recommending Case Officer:	Adrian Noon		
	Tel: 01935 462370		Email: adrian.noon@southsomerset.gov.uk
Target date :	18th September 2009		
Applicant :	C G Fry & Son Ltd		
Agent: (no agent if blank)			
Application Type :	Other LBC Alteration		

REASON FOR REFERRAL TO COMMITTEE

This application is before Committee at the request of the Development Control Manager with the agreement of the Chairman due to its significance and the level of interest that the development of this site has generated previously.

SITE DESCRIPTION AND PROPOSAL



This 3.6 hectare site lies approximately 1 kilometre to the east of the centre of Langport, on the A372. It comprises the walled curtilage of Old Kelways, a Grade II Listed Building and former plant nursery, which now acts as the Council's Area North offices as well as an adjacent public house with hotel and other independent office/retail facilities.

The northern boundary comprised a high stone wall with tile capping, beyond which is farmland. Attached to the wall is a water tower. The eastern boundary is also marked by a high stone wall with tile capping adjoining Wearne Lane. This boundary contains an existing overgrown access to the north east corner. The southern boundary is open, facing onto the existing buildings at Old Kelways.

This application for listed building consent relates to works;

- to form a new cycle/pedestrian access to Wearne Lane through the listed boundary wall
- to stop up the existing opening onto Wearne Lane in the northeast corner of the site
- to reposition the boundary wall on the Somerton road to facilitate access improvements

Since the application was submitted the proposal has been amended (28/09/09 and 12/10/09) to narrow the proposed gap onto Wearne Lane and a full specification for the reposition of the boundary wall has been provided.

HISTORY

The is a long history of planning applications to develop the site, most relevant of which is 07/03534/FUL where approval was granted for the erection of 52 dwellings, B1 office space and extension to hotel. (18/09/18). This included similar works to listed buildings, however no associated listed building application was submitted.

There is currently an associated application (09/02917/FUL) for a revised redevelopment of the site.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S.54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents

National Guidance

PPG15 – The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan

Policy 9 - The Built Historic Environment

South Somerset Local Plan

Policy EH3 - Listed Buildings

Other Relevant Documents:
None

CONSULTATIONS

Huish Episcopi Parish Council – no comments received in relation to this application for listed building consent.

Langport Town Council - no comments received in relation to this application for listed building consent.

Conservation Officer – no objection

REPRESENTATIONS

None

CONSIDERATIONS

The sole issue is the impact of the works on the boundary walls and water tower, which are listed by association to the main Old Kelways buildings.

The works to the water tower are minor in nature, involving the removal of the water tank (and making good), re-roofing and fitting a steel grill with suitable bat opening at the foot of the tower, and are intended to make the structure safe. The conservation manager has raised no concerns and it is therefore considered that subject to the prior agreement of a schedule of works and method statement these works are acceptable.

The repositioning of the boundary walls to facilitate the access improvements are more substantial. However these have previously been given planning permission and have in fact now been carried out. The applicant has provided a full and detailed specification for their rebuilding which although regrettable, being after the event, is considered acceptable.

The works to form a new opening to the boundary wall to Wearne Lane are fully specified. The width of the gap has been reduced, which would minimise the impact on the listed wall. Furthermore the stopping up of the existing opening at the northern end would help to maintain this wall as a largely uninterrupted feature. Accordingly subject to a condition to require the agreement of a schedule of works it is considered that this aspect of the proposal complies with policy EH3.

RECOMMENDATION

That conditional listed building consent be granted subject to the imposition of the conditions set out below.

JUSTIFICATION

The proposed works would safeguard the special architectural and historic qualities of the listed walls and water tower. As such the proposal complies with saved policy EH3 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

01. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. Unless agreed otherwise in writing by the local planning authority the repositioning of the boundary walls at the access to the site, as shown on drawing number PL-WALL-02, shall be completed in strict accordance with the Specification and Method Statement submitted to the local planning authority on 12 October 2009. Such works shall be carried out by 1 March 2010.

Reason: To safeguard special architectural and historic qualities of this listed wall in accordance with saved policy EH3 of the South Somerset Local Plan.

03. Unless agreed otherwise in writing the alterations to the boundary wall to form a pedestrian/cycle access onto Wearne Lane shall be carried out in accordance with the specifications detailed shown on drawing number PL-WALL-01 Rev. A, received 28 September 2009.

Reason: To safeguard special architectural and historic qualities of this listed wall in accordance with saved policy EH3 of the South Somerset Local Plan.

04. No works to the water tower or in connection with the stopping up, of the existing opening to Wearne Lane shall be carried out until such time as a full specification and method statement for the works has been submitted to and approved in writing by the local planning authority. Once approved all works shall be carried out in accordance with the agreed details unless agreed otherwise in writing by the local planning authority.

Reason: To safeguard special architectural and historic qualities of these listed structures in accordance with saved policy EH3 of the South Somerset Local Plan.

Informatives:

01. For clarity you are reminded that the approved plans are those originally submitted to the Local Planning Authority on 16/07/09 and as amended by drawings numbers:-

- PL-100 Rev. E (site layout)
- PL-WALL-01 Rev. A (boundary wall gap (Wearne Lane))

and Specification and Method Statement for Re-building of Listed Boundary Wall received by the local planning authority on 28 September 2009 and 12 October 2009.

02. You are reminded of the need to carry out the approved works within the framework for the overall redevelopment of this site as required by conditions attached to the associated planning permission (re. 09/02917/FUL).