

# South Somerset District Council

*Notice of Meeting*



## Area West Committee

*Making a difference where it counts*

**Wednesday 16<sup>th</sup> July 2014**

**5.30 pm**

**Horton Village Hall  
Broadway Hill  
Horton  
Somerset TA19 9QR**

(location plan overleaf - disabled access is available at this meeting venue)



---

The public and press are welcome to attend.

**Please note: Planning applications will be considered no earlier than 6.30 p.m.**

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, Jo Morris on Yeovil (01935) 462462  
email: [jo.morris@southsomerset.gov.uk](mailto:jo.morris@southsomerset.gov.uk)

This Agenda was issued on Monday 7<sup>th</sup> July 2014

*Ian Clarke, Assistant Director (Legal & Corporate Services)*

**This information is also available on our  
website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)**



INVESTOR IN PEOPLE

---

## **Area West Membership**

Michael Best  
David Bulmer  
John Dyke  
Carol Goodall  
Brennie Halse  
Jenny Kenton

Paul Maxwell  
Nigel Mermagen  
Sue Osborne  
Ric Pallister  
Ros Roderigo  
Angie Singleton

Kim Turner  
Andrew Turpin  
Linda Vijeh  
Martin Wale

## **South Somerset District Council – Corporate Aims**

**Our key aims are:** (all equal)

- Jobs – We want a strong economy which has low unemployment and thriving businesses
- Environment – We want an attractive environment to live in with increased recycling and lower energy use
- Homes – We want decent housing for our residents that matches their income
- Health and Communities – We want communities that are healthy, self-reliant and have individuals who are willing to help each other

## **Scrutiny Procedure Rules**

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the Council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

## **Consideration of Planning Applications**

Consideration of planning applications will commence no earlier than 6.30 pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

## **Highways**

A representative from the Area Highways Office will attend the Committee quarterly in February, May, August and November. They will be available half an hour before the commencement of the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways direct control centre on 0845 345 9155.

## **Members Questions on Reports prior to the Meeting**

Members of the Committee are requested to contact report authors on points of clarification prior to the Committee meeting.

## **Information for the Public**

The Council has a well-established Area Committee system and through four Area Committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning

recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. Members of the public can view the council’s Executive Forward Plan, either online or at any SSSC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At Area Committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the Area Committee Chairman’s discretion, members of the public are permitted to speak for up to up to 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Area West Committee are held monthly at 5.30 p.m. on the 3<sup>rd</sup> Wednesday of the month in venues throughout Area West (unless specified otherwise).

Agendas and minutes of Area Committees are published on the Council’s website [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

The Council’s Constitution is also on the web site and available for inspection in council offices.

Further information about this Committee can be obtained by contacting the agenda co-ordinator named on the front page.

## **Public Participation at Committees**

This is a summary of the Protocol adopted by the Council and set out in Part 5 of the Council’s Constitution.

### **Public Question Time**

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

### **Planning Applications**

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It

should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the Committee Chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

Town or Parish Council Spokesperson  
Objectors  
Supporters  
Applicant and/or Agent  
District Council Ward Member  
County Council Division Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

### **If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest**

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

---

Ordnance Survey mapping/map data included within this publication is provided by South Somerset District 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.

---

# Area West Committee

## Wednesday 16<sup>th</sup> July 2014

### Agenda

#### *Preliminary Items*

1. **To approve as a correct record the minutes of the previous meeting held on 18<sup>th</sup> June 2014**
2. **Apologies for Absence**
3. **Declarations of Interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9. In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

#### *Planning Applications Referred to the Regulation Committee*

The following members of this Committee are also members of the Council's Regulation Committee:

Cllr. Mike Best  
Cllr. Angie Singleton  
Cllr. Linda Vijeh

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

#### **4. Public Question Time**

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

**5. Chairman's Announcements**

<i>Items for Discussion</i>	<i>Page Number</i>
<b>6. Area West Committee - Forward Plan .....</b>	<b>1</b>
<b>7. Ilminster Street Market (Executive Decision) .....</b>	<b>4</b>
<b>8. Avon &amp; Somerset Policing Update .....</b>	<b>7</b>
<b>9. County Highway Authority Report .....</b>	<b>8</b>
<b>10. Feedback on Planning Applications Referred to the Regulation Committee .....</b>	<b>10</b>
<b>11. Planning Appeals .....</b>	<b>11</b>
<b>12. Planning Applications .....</b>	<b>12</b>
<b>13. Date and Venue for Next Meeting .....</b>	<b>13</b>

**Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.  
This does not apply to decisions taken on planning applications.**

Area West Committee – 16<sup>th</sup> July 2014

## 6. Area West Committee - Forward Plan

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Director:* Helen Rutter / Kim Close (Communities)  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Agenda Co-ordinator:* Jo Morris, Democratic Services Officer , Legal & Democratic Services  
*Contact Details:* jo.morris@southsomerset.gov.uk or (01935) 462055

### **Purpose of the Report**

This report informs members of the proposed Area West Committee Forward Plan.

### **Recommendation**

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached at pages 2-3;
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

### **Forward Plan**

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Councillors, service managers, partners and members of the public may request that an item is placed within the forward plan for a future meeting by contacting the agenda co-ordinator.

**Background Papers:** None

---

Notes

- (1) Items marked in italics are not yet confirmed, due to the attendance of additional representatives.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk
- (3) Standing items include:
  - (a) Feedback on Planning Applications referred to the Regulation Committee
  - (b) Chairman's announcements
  - (c) Public Question Time

<b>20<sup>th</sup> August 2014</b>	Shared Customer Service Desk in the Guildhall with Chard Town Council	Report on options	Andrew Gillespie, Area Development Manager (West)
<b>17<sup>th</sup> September 2014</b>	S106 Obligations	6 monthly Update Report	Neil Waddleton, S106 Monitoring Officer
<b>17<sup>th</sup> September 2014</b>	<i>Crewkerne Heritage Centre</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. John Dyke</i>
<b>15<sup>th</sup> October 2014</b>	Affordable Housing Development Programme	To update members on the current position with the Affordable Housing Development Programme.	Colin McDonald, Strategic Housing Manager
<b>15<sup>th</sup> October 2014</b>	<i>Local Housing Needs in Area West</i>	<i>Service Update report</i>	<i>Kirsty Larkins, Housing and Welfare Manager</i>
<b>15<sup>th</sup> October 2014</b>	Historic Buildings at Risk	Confidential report to update members on current Historic Buildings at Risk cases in Area West.	Greg Venn, Conservation Officer
<b>15<sup>th</sup> October 2014</b>	<i>Meeting House Arts Centre, Ilminster</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Sue Osborne</i>
<b>15<sup>th</sup> October 2014</b>	<i>Crewkerne Leisure Management (Aqua Centre)</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Angie Singleton</i>
<b>19<sup>th</sup> November 2014</b>	Highways Maintenance Programme	To update members on the highways maintenance work carried out by the County Highway Authority.	Mike Fear, Assistant Highway Service Manager, Somerset County Council
<b>19<sup>th</sup> November 2014</b>	<i>Chard and District Museum</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Brennie Halse</i>



<b>17<sup>th</sup> December 2014</b>	<i>Blackdown Hills Area of Outstanding Natural Beauty (AONB)</i>	<i>To update members on the work of the Blackdown Hills AONB since the last report to Area West Committee.</i>	<i>Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Ros Roderigo</i>
<b>17<sup>th</sup> December 2014</b>	Area West Development Work Programme Overview	To present an overview of projects in the Area West Development Work Programme 2014/15	Andrew Gillespie, Area Development Manager (West)
<b>17<sup>th</sup> December 2014</b>	LEADER Programme for Rural Economic Development	To report on the outcome of applications for funding.	Helen Rutter, Assistant Director (Communities)
<b>21<sup>st</sup> January 2015</b>	Area West Community Safety Police Performance and Neighbourhood Policing	Report on the activities and achievements on neighbourhood policing and partnership working to reduce crime and the fear of crime.	Sgt. Rob Jameson
<b>21<sup>st</sup> January 2015</b>	<i>Ilminster Forum</i>	<i>Reports from members on outside organisations</i>	<i>Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Carol Goodall</i>
<b>21<sup>st</sup> January 2015</b>	<i>A Better Crewkerne and District (ABCD)</i>	<i>Reports from members on Outside Organisations</i>	<i>Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Mike Best</i>
<b>18<sup>th</sup> February 2015</b>	<i>Ile Youth Centre Management Committee (Ilminster)</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Kim Turner</i>
<b>TBC</b>	<i>Update on Assets in Area West</i>	<i>A representative from the Strategic Asset Steering Group (SASG) to give an update on the assets in Area West.</i>	<i>Vega Sturgess, Strategic Director (Operations &amp; Customer Focus) Donna Parham, Assistant Director (Finance &amp; Corporate Services)</i>
<b>TBC</b>	<i>Promoting Crewkerne and Ilminster Project</i>	<i>Update on progress</i>	<i>Zoe Harris, Neighbourhood Development Officer (Communities)</i>

Area West Committee – 16<sup>th</sup> July 2014

## 7. Ilminster Street Market (Executive Decision)

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Director:* Helen Rutter & Kim Close (Communities)  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Lead Officer:* Zoë Harris, Neighbourhood Development Officer  
*Contact Details:* zoe.harris@southsomerset.gov.uk or (01460) 260423

### Purpose of the Report

To provide an update on Ilminster's Thursday street market and request a grant to help towards its promotion.

### Public Interest

Ilminster Town Council now operates the street market in the town on a Thursday. To help develop the market and increase footfall into the town, they are requesting a grant towards signage and promotional costs.

### Recommendation

It is recommended that Members:

- 1) Agree to grant £4,740 to Ilminster Town Council towards the cost of funding new signs, promotional materials and advertising costs for the Ilminster Market.

### Background

In November 2010 Area West Committee supported the setting up of the Markets Improvement Group with the remit to reinvigorate the SSDC markets in Area West and help create a vibrant market town atmosphere. At the November 2010 Committee meeting it was also agreed to allocate up to £20,000 towards the revitalisation of Area West markets on condition that a future report was brought to Committee detailing how the funds would be spent. Since that date £7,390 has been awarded in two separate grants. The first one in October 2011 was for £1,390 towards the joint promotion of all three markets. The second grant of £6,000 was awarded to Crewkerne Town Council to help them buy stall awnings for the launch of the new Wednesday street market.

### Ilminster Market

In February 2014 the management of Ilminster's Thursday street market was handed over to the Town Council. At that time the Ilminster market already had, and still retains, a number of regular stallholders that had been trading from the market for a number of years; those include a fishmonger, greengrocer, plant seller, baker, preserves and someone selling general household items. They have since increased the number of stall holders with additional casual traders selling sausages, clothes and Venezuelan street food.

Since taking over in February the Town Council has concentrated on revising some of the processes and procedures to ensure the smooth running of the market. This has included producing new terms and conditions, which all the traders have accepted. Any new stallholders interested in trading at Ilminster's Thursday market can find a copy of the terms and conditions on the town council's website. To celebrate taking over the

market, Ilminster Town Council organised face painting and fun activities for families during the February half term. Then at Easter a bunny hunt was set up to encourage more people to look at the stalls and see what was on offer.

### **Signage and Promotion of the Thursday Street Market**

The Town Council recognises that the market is not as busy as it could be and has been looking at ways to improve footfall, which in turn would increase the number of people in the town on a Thursday and benefit all the local businesses.

Over the past few years there has been very little promotion of the market and Ilminster Town Council would like to address this in a number of ways.

- Create an eye catching brand for the market – this brand image would be used on all advertising and signage for the market and would in time become instantly recognisable to people. Crewkerne Town Council has already adopted this method for their market by using a simple blue and white stripe awning design on all sign and publicity and this appears to be working well.
- Improve signage on market day. The 4 current signs are of varying designs, age and size. None of them are eye catching and many are scruffy and past their best. The Town Council would like to purchase 5 A1 size pavement sign holders, which allow a large poster to be incorporated inside a double sided "snap open, snap shut" frame. The base is water fillable for stability and has built in wheels for easy positioning. These sign holders will allow the Town Council to change the advertising poster on a seasonal basis which will help keep the promotion of the market fresh and interesting. As the sign holders are double sided, each one will need 2 posters, over the course of a year 40 posters will be required.
- Leaflets – to be distributed via the Local Information Centres and other relevant places, this 3 fold leaflet will contain helpful information about the market including the types of produce customers can purchase, it will be designed using the new branding.
- Banner – a large banner is required to replace an existing banner on Canal Way, this will also incorporate the new branding.
- Advertising in local press – the Town Council would like to run a series of adverts in a number of local publications over the course of a year to help get the message out that Ilminster has a good local market and letting people know what they can expect to buy there.

### **No parking signs**

Some of the markets stalls are set up in the parking bays along East Street, directly in front of the Co-op. Although signs are located nearby telling drivers not to park in those bays overnight on a Wednesday because they are needed for the market, on occasions when the traders arrive to set up they will find 1 or 2 cars parked there making it difficult for them to set up their stalls. The Town Council would like to purchase a large A board style road sign that they can put out on the pavement next to the bays on a Wednesday evening, which asks people not to park in those bays overnight. The portable nature of this sign means that it can be put away again on Thursday morning when the traders arrive, and because it is larger than existing signs and closer to the parking bays, it should be far more noticeable to drivers.

## Costs

The total cost for signage and promoting the market will be £4,740; the table below provides a breakdown of those costs.

Item	Cost £
Design of a brand, leaflet & posters	500
3000 copies of leaflet	600
5 sign holders (including delivery)	600
Printing of 40 posters	440
1 banner	50
Series of adverts in local media	2,500
No parking sign	50
<b>TOTAL</b>	<b>4,740</b>

## Financial implications

In November 2010 the Area West Committee agreed to allocate £20,000 from reserves to the AW Markets Improvement Group on condition that a report was brought to AW detailing exactly how the funds would be spent. Since that date £1,390 was allocated to advertising and promotion of the Area West street markets in October 2011. In September 2013 Crewkerne Town Council was awarded £6,000 towards stalls, awnings and promotion when they launched the new Wednesday market. This leaves a balance of £12,610. If members approve the £4,740 budget proposed to support the promotion of the Ilminster, £7,870 will remain for use towards the redevelopment of markets in Area West.

## Corporate Priority implications

Ensuring the continuation and future growth of a Ilminster Market will give people the opportunity to start up new businesses or expand into existing markets, this fits in with Focus One of the Council Plan to have a strong economy which has low unemployment and thriving businesses.

## Carbon Emissions & Climate Change Implications

Markets provide the opportunity for local products and produce to be sold and bought, thus reducing food miles.

## Equality and Diversity Implications

Markets have the potential to promote diversity, they enable all sections of the community, especially those on a low income to shop and set up a business.

**Background Papers:** *Area West Committee September 2013*  
*Area West Committee October 2011*  
*Area West Committee June 2011 agenda and minutes*  
*Area West Committee November 2010 agenda and minutes*  
*Audit Committee August 2010*  
*JAC West October 2009 – agenda and minutes*

Area West Committee – 16<sup>th</sup> July 2014

## **8. Avon & Somerset Policing Update**

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Directors:* Helen Rutter/Kim Close (Communities)  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Lead Officer:* Andrew Gillespie, Area Development Manager (West)  
*Contact Details:* andrew.gillespie@southsomerset.gov.uk or (01460) 260426

Representatives from the police will attend the meeting and give a short presentation on the new Avon & Somerset Constabulary Operating Model.

Members will also be informed of local issues, crime trends and initiatives in Area West.

**Background Papers:** None

---

Area West Committee – 16<sup>th</sup> July 2014

## 9. County Highway Authority Report

*Lead Officer: Mike Fear, Assistant Highway Service Manager, South Somerset Highways*

*Contact Details: countyroads-southsom@somerset.gov.uk or 0845 345 9155*

### **Purpose of the Report**

As you are no doubt aware, the prolonged wet weather has caused considerable distress and damage with the full cost of this damage being unknown at present. Therefore I only aim to give a brief report of the proposed works programme for 2014/2015.

### **Recommendation**

That members note the report.

### **Report**

#### **Surface Dressing**

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and then rolling in stone chippings. Whilst this practice is not the most PR friendly, it is highly effective in preserving the integrity of the road surface. This year we are Surface Dressing 79 sites across South Somerset, most of these are C and D class roads, with a likely start date of early May.

#### **Grass Cutting**

Grass cutting is a difficult task to carry out to the satisfaction of all. The highway network exceeds 3500km in length; therefore the size of the task is significant. Verge cutting of main A and B roads will commence in early May followed by the C and D roads and then a further cut of the A and B roads.

#### **B3168 Beacon, Ilminster**

New road was closed in mid-February due to large cracks appearing and differential settlement across the full width of the carriageway. This was caused by the underlying movement of Lias Strata.

Cracks in the road have now been sealed to stop ingress of water and a full CCTV survey of the drainage system completed.

Contractors will shortly undertake Stage1 investigation and option study. Design and Construction will follow Stage 1.

It is likely that the road will remain closed for up to 9 months.

#### **Schemes Proposed for 2014/15**

This year's structural maintenance budget remains similar to last year therefore the list remains as short as previous years. Schemes proposed in Area West are listed below:

Donyatt	A358 Peasmarsh	Drainage
Tatworth and Forton	Forton Road/ Blacklands Lane	Drainage
Chaffcombe	Summer Lane	Drainage
Tatworth and Forton	Bounds Lane	Earthworks
Iminster	Blackdown View	Footway
Iminster	High Street/ Butts	Footway
Iminster	Listers Hill	Resurfacing
Chard	Millfield	Resurfacing
Merriott	Moorlands Road	Reconstruction
Ashill	Old A358	Resurfacing
Combe St Nicholas	Scrapton Lane	Resurfacing
Crewkerne	Severalls Park Avenue	Resurfacing

**Background Papers:** None

---

Area West Committee – 16<sup>th</sup> July 2014

**10. Feedback on Planning Applications Referred to the Regulation Committee**

There is no feedback to report on planning applications referred to the Regulation Committee.

---



Area West Committee – 16<sup>th</sup> July 2014

## 11. Planning Appeals

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Director:* Martin Woods (Economy)  
*Service Manager:* David Norris, Development Manager  
*Lead Officer:* David Norris, Development Manager  
*Contact Details:* david.norris@southsomerset.gov.uk or (01935) 462382

### **Purpose of the Report**

To inform members of the appeals that have been lodged, decided upon or withdrawn.

### **Recommendation**

That the report be noted.

### **Background**

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

### **Report Detail**

#### **Appeals Received**

Merriott – Erection of 6 No. detached dwellings to include 2 No. affordable units (outline) (GR 344949/113272), Land to the North of Half Moon, Boozer Pit, Merriott, Somerset – Berrow Developments Ltd

**Background Papers:** None

---

Area West Committee – 16<sup>th</sup> July 2014

## 12. Planning Applications

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Director:* Martin Woods (Economy)  
*Service Manager:* David Norris, Development Manager  
*Lead Officer:* David Norris, Development Manager  
*Contact Details:* david.norris@southsomerset.gov.uk or (01935) 462382

The schedule of applications is attached at page 14.

The inclusion of two stars (\*\*) as part of the Assistant Director's (Economy) recommendation indicates that the application will need to be referred to the Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to Regulation Committee even if it has not been two starred on the agenda.

### Human Rights Act 1998 Issues

The determination of the applications which are the subject of reports in the schedule are considered to involve the following human rights issues:-

Article 8: Right to respect for private and family life

- (i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.
- (ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interest of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

The First Protocol

Article 1: Protection of Property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

**Background Papers:** *Individual planning application files*

Area West Committee – 16<sup>th</sup> July 2014

**13. Date and Venue for Next Meeting**

The next scheduled meeting of the Committee will be held on Wednesday, 20<sup>th</sup> August 2014 at Henhayes Centre, Crewkerne.

---

## Planning Applications – 16<sup>th</sup> July 2014

### Planning Applications will be considered no earlier than 6.30 pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.20 pm.

#### Members to Note:

*The inclusion of two stars (\*\*) as part of the Assistant Director's (Economy) recommendation indicates that the application will need to be referred to the Regulation Committee if the Area Committee is unwilling to accept that recommendation.*

*The Lead Planning Officer at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to Regulation Committee even if it has not been two starred on the agenda.*

Page	Ward	Application	Proposal	Address	Applicant
15	ILMINSTER	14/01680/FUL	Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application). (GR 336149/114593)	Gooch & House Go Ltd Cornhill Market Place East Street	Mr Gareth Jones
36	ILMINSTER	14/01681/LBC	Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application). (GR 336149/114593)	Gooch & House Go Ltd Cornhill Market Place East Street	Mr Gareth Jones

Area West Committee – 16<sup>th</sup> July 2014

**Officer Report on Planning Application: 14/01680/FUL**

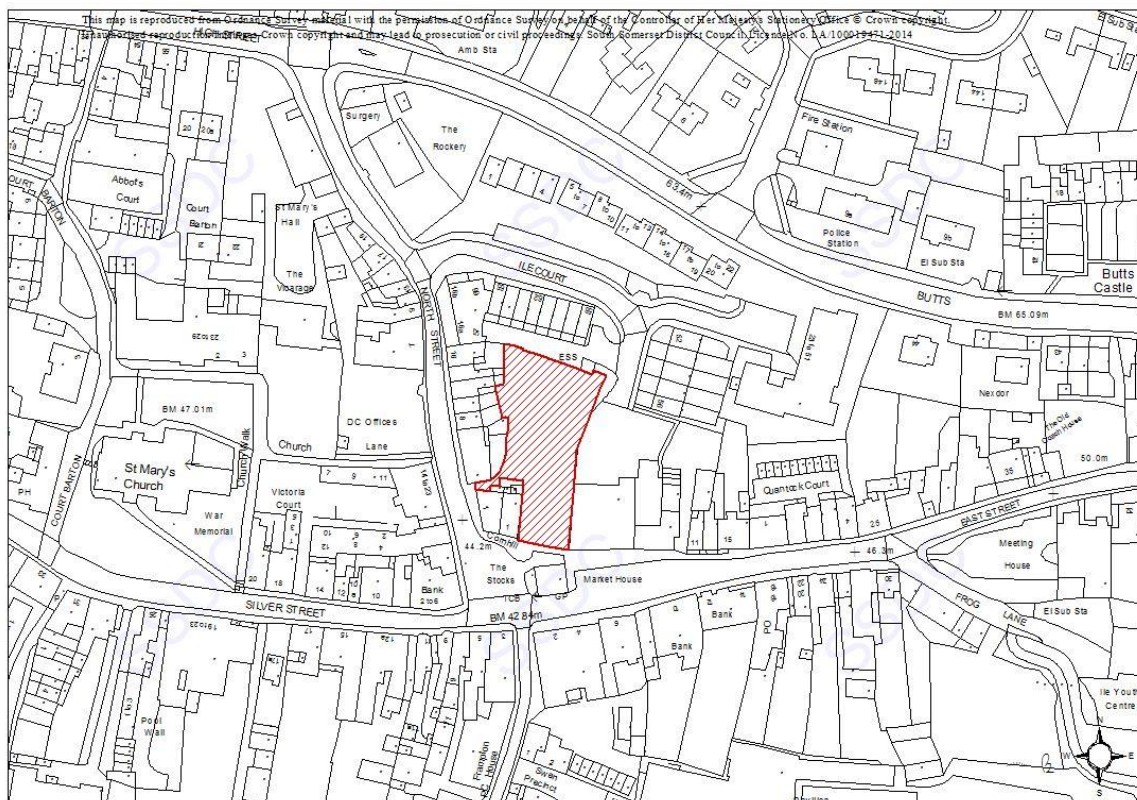
<b>Proposal:</b>	Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application). (GR 336149/114593)
<b>Site Address:</b>	Gooch & House Go Ltd Cornhill Market Place East Street
<b>Parish:</b>	Ilminster
<b>ILMINSTER TOWN Ward (SSDC Member)</b>	Cllr C Goodall Cllr K T Turner
<b>Recommending Case Officer:</b>	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
<b>Target date:</b>	11th July 2014
<b>Applicant:</b>	Mr Gareth Jones
<b>Agent: (no agent if blank)</b>	Mr Nigel Jones First Floor Motivo House, Bluebell Road, Yeovil, Somerset, BA20 2FG
<b>Application Type:</b>	Major Dwlg 10 or more or site 0.5ha+

**REASON FOR REFERRAL TO COMMITTEE**

This application has been referred to the Area West Committee at the request of the Ward Members, with the agreement of the Chairman. This is to enable the issue of highway safety and the proposed use of the existing access onto Market Square to be fully discussed.

**SITE DESCRIPTION AND PROPOSAL**





The site is located in the centre of Iminster, on the northern side of East Street and to the east of North Street. It consists of a grade 2 listed 3 storey rough ham stone building facing the Market House and a number of buildings to the rear, including two brick buildings running north-south, a stone flat roofed building, a range of buildings further to the rear, including a 1960s pale yellow brick extension, a 20th century red brick flat roofed extension and a pre1887 3 storey red brick mill style building to the northern edge of the site. The site is located within the Conservation Area and adjoins a mix of commercial and residential properties. It was originally a shirt factory dating back to 18th century but Gooch and Housego, manufacturers of precision optical instruments, moved into the premises in 1947. They vacated the site in 2005 and the premises have been empty ever since.

The building to the front is specifically referred to in the listing description together with the buildings facing the courtyard, but all the buildings in the complex are listed by their attachment to the front building.

This application seeks planning permission for a mixed redevelopment of 14 residential units (10 houses, 4 flats) and 3 commercial units. Vehicular access would be gained through the existing archway to the front onto Cornhill, and an underground car park for 6 cars would be provided to the rear within the site. A pedestrian link with a gated access way onto North Street would be retained and a covered bicycle rack area (14 cycles) and communal bin store provided in the centre of the site. An associated listed building application 14/01681/LBC has also been submitted.

A change of use from B1 offices to Class A1/A2 (Shop/financial- professional services) is sought for the ground floor of the main 3 storey building facing Market House and the 1st and 2nd floors would be converted to 4 apartments (2x 2bed and 2x1 bed). The B1 (office) use would be retained in the building immediately to the rear, together with the electricity substation. The remainder of this building would be converted into a 2 bed house. The stone outbuilding to the west of this building would be converted into a 2 bed



house and a pitched tiled roof would be added. The building to the east would be converted into 2 houses. The 1960s pale yellow brick extension to the west and a 20th century red brick flat roofed extension to the east would be demolished to provide some private gardens, communal landscaping, and an internal courtyard. The newly exposed building to north-west would be converted to 3 houses and the Mill style building to the north would be converted into 3 houses.

It differs from the previously refused listed building application 13/01750/LBC and withdrawn planning application 13/0749/FUL in terms of the buildings to be demolished (East historic building no longer being demolished or part of west range opposite), the design detailing, reduced parking provision from 12 to 6, retaining greater distance between North Street and the new dwellings and no longer proposing contemporary designed new houses.

A Heritage Statement and a Design and Access Statement have been submitted to support and justify proposal:

- Heritage Statement concludes that the buildings tell an important story of a lost industry and that almost all traces of the former use of these buildings as a shirt and collar factory have been erased although the importance and significance of the story, as told by the buildings possibly pre-factory use and the subsequent overlying of the purpose built buildings, must be maintained and enhanced
- The proposed alterations and remodelling of the existing buildings retain important historic fabric and it is considered that the overall significance of the site will be retained and the public benefit of bringing the architecturally and historically important buildings back into use, both in terms of their individual value and their contribution towards the wider historic environment of Ilminster, will outweigh any perceived harm to the significance of these structures through conversion to alternative uses
- Site has been derelict for a long time and this will provide an opportunity to improve the surrounding area but also ensure that the historic fabric of the most significant buildings are restored and brought back into full use
- Listed buildings to remain to be restored in accordance with period dates, and internal works and fenestration works to be kept to a minimum
- Site's natural contours which rise heavily from south to north, create opportunity for underground car park
- Repairs in matching materials, existing roof tiles and damaged tiles replaced with reclaimed tile, aluminium or similar rainwater goods, painted timber windows with agricultural glass, painted timber doors
- Existing cobble stone detail in arch area to be restored
- Steps up to upper communal courtyard area with hard areas in stone paving, and soft areas laid to lawn with semi mature Italian Cypress trees
- Metal rail detail for unit 8, boundary walls in brick or 1.8m high closed fence panels; existing stone west boundary wall to be refurbished in matching materials
- Flat roof to existing two storey building to east to be finished with green roof system
- Employment retained on site through 3 commercial units
- Every effort will be made to improve energy efficiency of existing buildings without disturbing historic fabric

An Ecology report has been submitted which concludes that the buildings do not support any bat roosts but because potential roosting sites will be lost to the development, it recommends mitigation measures.

Supporting information concerning highway matters have been submitted in the form of 4

## Technical Notes:

1. We have demonstrated beyond reasonable doubt using Highway Authority records that the site can be accessed directly from a public highway that is maintainable at public expense. Furthermore, the Highway Authority has a statutory duty to protect the right to use a public highway and must act against anyone who tries to prevent access and egress either on foot or in a vehicle travelling to and from the site. If they do not then the Highway Authority can be taken to court and fined a substantial sum.

We have considered matters relating to the access width, bus stop and taxi rank. It is accepted that the access is restricted and, as such, controls vehicle speed when accessing and egressing the site. The access could be put to a more intensive, legitimate use without alteration. Under these circumstances the Highway Authority has little choice but to accept the use and cannot lawfully deny access to the site. The access is clearly defined as carriageway and footway with dropped crossing.

Any obstruction would be an enforcement issue. The Highway Authority needs to consider whether or not to adjust, relocate or leave the bus stop and taxi rank as is.

Estimated vehicle movements proposed would be significantly below that of the legal use of the site (predicted at 87 movements during two peak hours in the day compared with proposed 28 movements).

2. The proposal would be well served by an array of diverse shopping facilities and opportunities that would be the envy of many, similar rural settlements. In sustainability terms, this is an excellent site for residential use.

The proposed development is well located in heart of the settlement, a close walk to shops, institutions and facilities (including leisure, education) providing everyday needs. For trips further afield to the County Town of Taunton and the Yeovil hub there are bus services to an impressive standard for a rural area including standard services, the Nippy services and the Superfast London service. These services can connect to the main line rail network.

3. Survey data photographs show a significant off-street spare capacity in Orchard Vale, Shudrick Lane and West Street car parks. The photographs were taken on a Tuesday at 2pm which is a standard survey day.

Proposal includes some parking provision but at a level that encourages sustainability and non-reliance on the private motor car.

Options for alternative access have been looked at but given legitimate existing access combined with reduced traffic movements, it is not necessary.

4. Large door to rear only there for moving in large machinery; no legal right to cross co-op car park, merely informal arrangement.

Previous approval showed access to the rear but applicant had been erroneously advised by Highway Authority that it was highway land up to the site but it subsequently transpired that there were no rights to cross this land.

Estimated vehicle movements by Gooch and Housego -approx. 28 people used town car parks and 13 parked on streets, up to 40 staff also worked Saturday mornings, with most driving to work, goods vehicles about 10 per day, also 1 or 2 deliveries per month and 1 or 2 visitors per day (estimated 82 movements excluding goods vehicles).



Proposed development would significantly reduce trips historically associated with site.

Gated system inside archway would allow vehicle to pull off public highway; internal manoeuvring has not been a problem and it would be unreasonable to assume it would be with much lower traffic flows.

The 3 main car parks surveyed above were revisited on a Friday 6.30pm, Sat 11 am, 1pm and 3pm and again photographs indicate that they are significantly under-utilised.

## **HISTORY**

13/0749/FUL- Proposed mixed use development of 14 residential units (10 houses and 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of two units from B1 to A1/A2 and retention of one B1 unit - Withdrawn (issues raised regarding listed buildings, extent of demolition, overlooking, access and parking).

13/01750/LBC - Proposed mixed use development of 14 residential units (10 houses and 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of two units from B1 to A1/A2 and retention of one B1 unit - refused (The application failed to provide clear and convincing justification for the proposed demolition of the heritage asset, with contradictions between the Heritage Statement and the Design and Access Statement in terms of the historic significance of elements of the building. It failed to adequately inform the proposed alterations and replacement buildings, or to show that the optimum viable use is proposed. The proposed scheme, due to its form, layout, massing and detailing, would be inappropriate and unduly imposing on this historic and sensitive location).

07/05445/LBC - mixed use redevelopment of land/premises to form 14 no flats and ground floor commercial units – approved.

07/05443/FUL - mixed use redevelopment of land/premises to form 14 no flats and ground floor commercial units –approved.

07/03764/FUL- mixed use redevelopment of land/premises to form 18 no flats and ground floor commercial units - refused - (no affordable housing, insufficient analysis and evaluation to justify demolition and alterations to listed buildings in Conservation Area, and insufficient off street parking).

07/03768/LBC - mixed use redevelopment of land/premises to form 18 no flats and ground floor commercial units – withdrawn.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A 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.

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development  
 ST5 - General Principles for Development  
 ST10 - Planning Obligations  
 EC3 - Landscape Character

EH1 Conservation Areas  
 EH2 - Demolition of Buildings in Conservation Areas  
 EH3 - Listed Buildings  
 EH4 - Demolition of Listed Buildings  
 EH5 - Setting of listed buildings  
 EP1 - Pollution and Noise  
 EP6 - Demolition and Construction sites  
 ME6 - Retention of Land and Premises  
 CR2 - Provision of Outdoor Playing Space and Amenity Space in New Development  
 CR3 - Off site provision  
 TP3 - Cycling

Policy related material considerations

National Planning Policy Framework - March 2012  
 Chapter 2. Ensuring the vitality of Town Centres  
 Chapter 4. Promoting Sustainable Transport  
 Chapter 6. Delivering a Wide Choice of High Quality Homes  
 Chapter 7. Requiring Good Design  
 Chapter 12. Conserving and Enhancing Historic Environment. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Parking Strategy - Somerset County Council - March 2012.

## CONSULTATIONS

**Ilminster Town Council** - Recommend approval.

**Highway Authority** - The original response was:

The access on to The Stocks is effectively on to a very short cul-de-sac and The Stocks emerges on to North Street where it is one way and where visibility is quite good. I don't see any highway safety issues with having traffic proceeding out of that access. There could be times when incoming vehicles meet emerging vehicles which has the potential to cause conflict on this classified un-numbered road. North Street is quite wide at this point, however and traffic waiting to enter while vehicles emerge would not cause a major obstruction on North Street. Levels of traffic are unlikely to be sufficiently high that occasional conflicting movements are going to cause serious congestion in Ilminster.

The level of use proposed from the previous consent is for 14 flats with some commercial. While no parking is particularly required for the commercial use since there is public parking nearby, the residential use will require parking up to 1 space per unit.

A further response was made in response to the concerns of the local residents:

I feel that this hinges on the increase in traffic movements. If there is no increase

compared with the permitted use for the site, regardless of what the traffic generation has been in recent years, we cannot raise an objection to the continued use of this access in this location. If there will be an increase then we would object because it's a sub-standard access. The access has functioned for years in this form without any reported difficulties so it is not possible to say that a lower or equivalent level of traffic will be any worse.

This is an historic access and traffic from it has emerged into the busy market square for all the time that the building has been there. If motorists park badly and cause an obstruction, it is an enforcement issue and not a planning matter. We have to assume that that parked vehicles will not obstruct accesses because that is against the law. It doesn't need double yellow lines to keep an access clear. The Police could be called if someone wanted to get out of the site and a vehicle was parked in the way. It wouldn't take long for people to realise that this could not be used as an informal parking space if the Police were called a couple of times.

We don't really have any internal layout on which to comment in any detail. They are relying on the decrease or no increase in traffic movements compared to the existing use to prove that it's sufficient. As Jacqui has already said, the comparison is with the theoretical traffic generation for the permitted use rather than the actual traffic generation because the old use could start in an invigorated form without any change in planning permission and trade up to the site's full potential.

The upshot is that the Highway Authority has considered the points you raise and the response remains the same. It is hard to raise an objection on highway grounds when there will be no rise in traffic generation.

**Technical** - no comments but previously said 'The use of 'green roof' technology and other sustainable drainage techniques is welcomed. Drainage details to be submitted for approval.'

**English Heritage** - the site is an important remnant of small scale locally significant manufacturing within a historic market town. We are pleased to see that this application proposes the retention of a greater extent of the historic buildings within the site, in particular the east range. Particular care will need to be taken regarding the retention of surviving internal features and spaces within these buildings, in order to maintain the spatial and fabric evidence that relates the buildings former use. It would appear that the current proposals due to the retention of a better range of the historic buildings maintain a better relationship with the wider conservation area by preserving the characteristic burgrave plots. However we would reiterate our previous comments regarding the careful consideration of the appropriateness of scale and massing for such a tight backland site. These details should be discussed in detail and take on board the advice of the Council's Conservation Officer.

**Somerset Industrial Archaeological Society** - support the proposal - the revised scheme addresses the issues that we had with the previous version and we are now happy to fully support the application.

**Conservation Officer** - The proposal is much improved and more soundly based on the historic evaluation. I am happy with the principle of what is proposed in this form.

Internally the evaluation comments that many of the core buildings retain their historic sash windows cupboards and early plaster finishes. These should be retained but are not marked up on the drawings. This could be dealt with within by requiring a specification or/or method statement in this respect , but I note that the drawings

indicates that many of the windows are to be new window units in existing openings which runs counter to the evaluation. This matter needs some clarification from the applicant in relation to those detailed areas to be retained and unaltered (I would include the staircases in this).

In summary I am happy with the general direction of this proposal, but there are elements of detail in relation to historic fabric that need to be dealt with.

**County Archaeologist** - The heritage statement submitted by the applicant does not deal with the archaeological issues on the site in terms of the requirements in the NPPF. Although it uses the EUS (prepared by SCC) it does not describe the significance of any archaeological remains nor does it propose any further assessment. It states that there will be limited opportunities for archaeological investigation. This statement is incompatible with the policies within NPPF and is contrary to the NPPF guidance. This site has very high potential for remains relating to the earliest foundation of the tow. Normally I would advise that a full archaeological evaluation take place prior to determination of this application, however in this case trial trenching would be compromised by the nature of the site. For this reason I recommend that the developer be required to archaeologically excavate the heritage asset and provide a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 141). This should be secured by the use of model condition 55 attached to any permission granted.

"No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority."

**Ecologist** - no comments or recommendations to make.

**Wessex Water** - New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Non domestic supplies required for firefighting or commercial use will require assessment with network modelling subject to design requirements. We normally recommend use of storage tanks where network capacity is not available or where off site reinforcement is necessary to provide stated demand. In 2011, W.W became responsible for ownership and maintenance of thousands of kms of formerly private sewers and lateral drains (section 105a sewers) Applicant advised to survey and plot sewers for building regulation and planning purposes, and to contact sewer protection team at early stage if suspected a section 105a sewer affected.

**Climate Change Officer** - It is pleasing to see within the Design and Access Statement an intention to maximise level insulation levels, install rainwater harvesting for toilet flushing, low energy (must be LED) lighting and a green roof. It is noted that this is a difficult site to develop which limits the renewable energy generation possible on site. However, it is considered that there are further opportunities which need to be explored and may be required to meet Building Regulations.

**Landscape Architect** - The site lays within the core of the town, within the conservation area, and surrounded by built form. The principal historic buildings are retained, which provide a bookend to the proposal at its north and south edges, with secondary built form along the site's west side. Overall there appears to be a slight reduction in the massing effect arising from the proposed development. Given the built context; the contained nature of the site; and the restrained extent of the new build proposals, I have no landscape issues to raise in relation to this proposal.

**Environmental Protection Officer** - no observations.

**Somerset Wildlife Trust** - no objection based on findings of survey. Fully support recommendation for provision of bat boxes and request that they should be required by condition.

**Economic Development** - there is evidence of demand for B1 in Ilminster.

SSDC Community, Health and Leisure - Financial contributions sought £57,990 overall (£4,142 per dwelling):

#### Local Facilities

Off Site - contribution towards the enhancement of the equipped play area at Ilminster Recreation Ground £8,640

Off Site - contribution towards the enhancement of youth facilities at Ilminster Recreation Ground £1,697

Off Site - contribution towards the enhancement or expansion of the sports pitches at Ilminster Recreation Ground £5,039

Off Site - contribution towards the provision of new changing rooms at Ilminster Recreation Ground £10,231

Off site - contribution towards the enhancement of existing, or the development of new community hall provision in Ilminster £6,602

Total £32,209

#### Strategic Facilities

Off Site - contribution towards expanding and enhancing the Octagon Theatre in Yeovil. £3,975

Off Site - contribution towards the provision of a new 3G AGP in Ilminster (AGP3) £1,021

Off Site - contribution towards of a new pool in Chard (Policy SP4) or the enhancement of the existing pool at CRESTA, Chard (Policy SP6) £2,325

Off Site - contribution towards the provision of a new indoor tennis centre in Yeovil, likely to be within Yeovil Sports Zone (Policy ITC1) £3,010

Off Site - contribution towards the development of a new sports hall in Ilminster (SH1) or towards the development of a new sports hall in Chard (Policy SH9) or enhancement of the existing sports hall at CRESTA, Chard (Policy SH5) £4,839

Total £15,170

#### Commuted Sums

Off Site - contribution towards the enhancement of the equipped play area at Ilminster Recreation Ground £4,991

Off Site - contribution towards the enhancement of youth facilities at Ilminster Recreation Ground £627

Off Site - contribution towards the enhancement or expansion of the sports pitches at Ilminster Recreation

Ground £3,596

Off Site - contribution towards the provision of new changing rooms at Ilminster Recreation Ground £823

Total £10,037

1% Community Health and Leisure Service Administration Fee £574.

## REPRESENTATIONS

A site notice was posted at the site (Listed Building in Conservation Area) and neighbouring properties notified. Three letters of objection have been received:

- It is not clear whether the gated access from North Street would be locked with access for residents only and this raises concerns regarding fire exit (we would need keys), bins and security.
- Drainage - there is an existing problem with water coming down the path and flooding shops and toilets how will new development affect this, especially new roof on unit 8?
- Condition needs to be imposed to ensure storm run-off will not cause flooding to back of our property which is at lower level than development.
- Concerned re access from Market Square - security (public access round to back of property) - it is currently locked and gated and it is not clear if it would be gated, locked or with sensors for cars to drive through. Buses/taxis currently park across vehicle access - proposal would cause congestion. Access is currently cobbled and looks like a pedestrianised area. Even when it served as an access to the factory, it was rarely used. There would need to be some warning to pedestrians that vehicles were coming out. Fire engine couldn't access through archway - how would emergency vehicles get to properties?
- Where will residents park their vehicles or temporarily stop to drop off shopping, children etc? The town already struggles with parking.
- Disruption during construction - noise, dust.
- Our client is the owner of the small parcel of land lying to the north east of the application site betwixt the highway and the application site. This land could provide access to the rear of the site from the public highway, avoiding or limiting access to the front of the site where there are obvious conflicts with the highway network and Ilminster town centre. Other than the land under our clients ownership, our client knows of no other impediment in provided access from Ile Court to the north to the application site.
- correspondence on file from agent in respect of access at the rear (north) of the site is inaccurate and ambiguous. The agent is fully aware that our client, Mr O'Malley-White owns this access and is willing to convey this access (and earlier plans if desired) to the applicant, or any other applicant or future developer at a sensible market price. Our client is willing for this price to be arrived at in consultation with an independent valuer, or the District Valuer.
- there has been no negotiation or communication; applicant has chosen to support the expense of proving an alternative and contrived access via the front of the site, which presents significant impacts on the immediate highway network and town centre to the south of the building, which seems illogical. It also clearly de-values the proposed units and goes against the latest County Highway Parking Standards for this location.
- The response from County Highways rests on the fact of whether the proposed development increases traffic movements over that which is either historic or allowable, in respect of the lawful use of the building.
- This argument that the proposed development will not increase traffic impacts is somewhat trite, as the proposed use will clearly increase traffic movement to the site over and above that for which the site was used historically or ever likely to see when used for its lawful use, considering the severely restricted vehicular access to the site.
- This is the lynchpin of why the previous approval provided access to the rear of the site, as it was the only logical way to service the level of the development proposed ie 14 residential units, for which 12 parking spaces were provided, meaning only two flats fronting the high street were without their own parking.
- the current application would provide only 6 car parking spaces for 14 units. This does not accord with community wishes nor the latest County Highway Parking Standards.
- Would place undue pressure on the immediate highway network, town centre and local car parking. Whilst it may be demonstrated that there is space in local car parks during the evening, this is not the same during the day and particularly so at peak

times such as Friday's and Saturday's and on market day when the car parks run at capacity.

- Access /parking contrived, using existing narrow southern entrance to reach an underground car park, the use of which would involve shunting cars to access spaces and further presents pedestrian and vehicle conflicts along the route of the access to the highway to the south and main shopping area.
- urge you to refuse current application, or at least defer the decision until the applicants demonstrates that they have explored alternative access possibilities and that these are not viable financially, or otherwise.

## **CONSIDERATIONS**

The main issues are:

### **Previous consent**

Planning permission and listed building consent were granted for a redevelopment scheme to provide 14 flats in 2007. This is a material consideration although the consents have now lapsed and the National Planning Policy Framework has since come into force highlighting the need to seek positive improvements in the quality of the historic environment and to give great weight to heritage assets, putting them to viable uses consistent with their conservation, following careful assessments of their particular significance. Despite concerns raised at the time, consent was granted for a scheme where the public benefits of the proposal were considered to outweigh the harm to the significance of the heritage asset. This scheme proposed 12 parking spaces within the site and vehicular access was to be provided to the rear via Ile Court.

### **Principle of Residential Development and loss of employment premises**

The site is located within the Development Area where the Local Plan states that development is acceptable in principle.

Although part of the proposal seeks to retain three commercial units, the loss of the remainder of the site for employment purposes is a material consideration and policy ME6 is relevant. Taking into account the complex nature of the site, the fact that the premises have been empty for over 9 years and that a residential use has been agreed here previously, it is concluded that the proposal would not have a significant adverse effect on employment opportunities. It is also considered that environmental benefits would result which outweigh the employment value of the land and premises due to the reduction, in relative terms, of disturbance to adjoining residential properties from commercial activity. Given their historic importance, it is also considered important to find a new use for these buildings and the NPPF recognises that residential development can play an important role in ensuring the vitality of town centres.

Overall it is considered that the principle of residential development is acceptable here.

### **Demolition, importance of heritage asset, impact of alterations on the listed buildings and their setting**

The applicant has undertaken a Historic Evaluation of the building and produced a Heritage Statement, which states that the buildings are an important record of a lost industry which must be maintained and enhanced. It concludes that the proposed alterations and remodelling of the existing buildings retain important historic fabric and that it is considered that the overall significance of the site will be retained and the public benefit of bringing the architecturally and historically important buildings back into use,

both in terms of their individual value and their contribution towards the wider historic environment of Ilminster, will outweigh any perceived harm to the significance of these structures through conversion to alternative uses.

In contrast with the previously withdrawn application, this proposed scheme is informed by the Historic Evaluation and is more limited in the extent of alteration and demolition of historic buildings. It is considered that the removal of the modern buildings would greatly improve the appearance of the site and allow better appreciation of the original buildings and their history. The Conservation Officer, English Heritage and Somerset Industrial Archaeological Society are now supportive.

It is considered that the proposed alterations are sympathetic to the complex of buildings. A historic evaluation of the windows has also been submitted in response to the Conservation Officer's comments and this identifies each window, describes its condition, significance and proposed works. The replacement windows on the Mill Building to the rear now reflect the sash design of one of the remaining original windows. The layout of the site with walkways and an inner communal courtyard/garden would create an attractive and interesting living environment. It is considered that the proposal would provide a positive improvement to the historic environment and preserve and enhance the character and appearance of the listed buildings.

The Heritage Statement refers to the third floor of the Mill Building as perhaps the most intact element of the former factory use and was probably an ironing room - an open plan space with good light. The open character of this space is an important historic quality of this part of the complex and this revised scheme has reduced the subdivision of this space and is now considered acceptable.

### **Residential amenity**

This proposal, compared with the withdrawn scheme, has significantly improved the impact on the amenities of the properties on North Street, which back on to the site. It is now proposed to demolish the large yellow brick building and convert the historic building behind it into 3 dwellings, providing more space behind the houses in North Street. The houses on North Street are set at a much lower level with high rear garden walls and the new dwellings would be between 13 and 17m from those houses with good sized gardens in between. It is considered that, although the new houses would have some windows looking towards North Street, they are sufficiently far away and taking into account the difference in levels, there would be no significant loss of privacy. It should also be borne in mind that there are numerous windows in the existing yellow brick building looking in this direction currently and the new windows would be 5m further away. No objections have been received from neighbours regarding this issue.

To the north of the site is Ile Court, a terrace of houses with small back gardens, which are quite exposed to the road and the Mill building to be converted is about 7m away at its closest point. The proposed windows are to be glazed with obscured glass for the bottom two thirds of the window to help safeguard privacy. A condition would need to be imposed accordingly.

The relationship between proposed units 6 and 7 is quite intimate being only 4.4m apart, with potential overlooking window to window. However, this is considered acceptable as part of a new scheme and buyers would be aware of the situation.

### **Highway safety, parking provision and sustainability**

The Parking Strategy requires 1.5 spaces for a 1 bed dwelling, 2 spaces for a 2 bedroom



dwelling and 2.5 spaces for a 3 bedroom dwelling. In this instance, this would equate to a need for 27 spaces. These are the optimum parking standards which should be provided unless specific local circumstances can justify deviating from them and paragraph 5.3 also goes on to say that in more sustainable locations that are well served by public transport or have good walking and cycling links, it may be considered appropriate for lower levels of provision.

The application is supported by an assessment of local services and facilities, and Ilminster is served by a wide range, including a dental practice, medical centre, banks, restaurants, supermarkets and regular bus services. The site is also within an easy walking or cycling distance of many of these services and potential sources of employment, making it a particularly sustainable location.

Providing parking space within the site without damaging the listed buildings or their setting is very difficult. This scheme provides significantly less parking space (6 spaces) than previous schemes but it is a much better scheme in terms of its impact on the listed buildings and the amenities of neighbouring properties.

The existing access through the archway onto North Street/Market Square is 3m wide with no visibility unless the car is sticking out onto the highway. It is appreciated that Market Square is a busy area for pedestrians and cars, particularly when markets are held and access in this direction is far from ideal. It is also appreciated that there is a bus stop and taxi rank just outside the access on North Street and this could cause obstruction and congestion.

The land between the archway and North Street is however, public highway and people wishing to enter or leave the site would have a legal right to use this access. The supporting Technical note 1 highlights that the Highway Authority has a statutory duty to protect the right to use a public highway and the Highway Authority says that any obstruction would be an enforcement issue for the police and that it would not take long once the site was used again for people to know not to obstruct this access. The Highway Authority refers to the visibility on North Street being quite good and it does not see any highway safety issues with traffic proceeding out of that access. It goes on to say that there could be times when incoming vehicles might meet emerging vehicles with the potential to cause conflict on this classified un-numbered road but that North Street is quite wide at this point and traffic waiting to enter while vehicles emerge would not cause a major obstruction on North Street. It states that levels of traffic are unlikely to be sufficiently high that occasional conflicting movements would cause serious congestion in Ilminster.

The Highway Authority also states that if there is no increase compared with the permitted use for the site, regardless of what the traffic generation has been in recent years, it cannot raise an objection to the continued use of this access in this location. The access has functioned for years in this form without any reported difficulties so it is not possible to say that a lower or equivalent level of traffic would be any worse.

The applicant argues that the proposed use would generate significantly fewer traffic movements than the lawful use of the site or the actual historic use of the site and has provided figures to support this. The site could be used for commercial purposes again and generate numerous traffic movements, although the predicted movements seem high given the restricted nature of the access. It is useful however, to look at how the site was actually used and the traffic it generated, including the demand it placed on car parks in the town. The proposed development would generate considerably less vehicle movements/demand for parking.

Surveys have been carried out on parking space availability in the town and these indicate sufficient spare capacity not only during the day but also in the evenings. There is also some on-street parking although it is appreciated that this is limited.

Consequently, taking into account the proximity of public car parks and their apparent spare capacity, the previous and lawful use of the site, its central location in the town within walking and cycling distance of a wide range of services and facilities and the importance of encouraging less reliance on the private motor car, it is considered that it would be unreasonable to object on the grounds of lack of parking or highway safety.

In addition, the National Planning Policy Framework states development should only be refused where the impact of the development on highway safety would be severe and bearing in mind the above points and the fact that the Highway Authority raises no objections, it is not considered that it can be demonstrated that the impact would be severe.

### **Renewable energy**

The advice of the Climate Change Officer is noted and an informative should be added to any decision referring the applicant to this advice and the need to discuss such renewable energy projects with the Conservation and Planning Officers as listed building consent and or planning permission may well be required.

### **Affordable housing**

The proposal for 14 dwellings is under the threshold for affordable housing and as such there is no requirement.

### **Disturbance**

A local resident has raised the issue of disturbance during building work and whilst this is not normally a planning issue, the constrained nature of the site and limited parking and access space mean that particular care would need to be taken over building operations to minimise disruption to neighbours. A condition would need to be imposed to require the submission of a detailed method statement.

### **Section 106 Planning Obligation**

Contributions are sought in relation to sport and play facilities. These are given in detail above and would need to be subject to a Section 106 Agreement.

### **Drainage and flooding**

The neighbours' concerns about the potential for the development to exacerbate existing drainage/flooding problems are appreciated and a condition would need to be imposed requiring appropriate drainage measures to be installed. A Building Control Officer would also need to assess and inspect such details in order for the scheme to satisfy Building Control requirements. In addition, the applicant states that it is intended to retain the green roof technology for the existing flat roof area on the building on the east boundary which limits run off, water from the retained buildings will be collected and discharged into approved underground collection chambers (position to be agreed) and the water from these chambers will be recycled and used for toilets, washing machines and garden irrigation where appropriate.

### **Fire safety**

The neighbour refers to the difficulty of access for fire engines. It is understood from Building Control that there are compensatory measures which can be carried out to address this concern, such as through the use of detection and alarm systems, sprinklers, fire doors and automatic smoke vents.

### **Access to rear and adjoining landowner objection**

Whilst an access to the rear would be preferred, the Planning Authority has to deal with the application before them. It is not ideal to come out onto Market Square but there is an established lawful use for this to continue and as explained in more detail above, it is considered that, on balance, it is acceptable, particularly as a permission could lead to these important listed buildings in the centre of the town being brought back into use and safeguarded for the future.

The applicant has been strongly encouraged to negotiate with the 3rd party to gain access to the rear of the site but at the time of writing the report there had been no progress. It seems possible from the letter of objection received however, that a solution can still be achieved and this is something the Planning Authority will continue to encourage and it will look sympathetically at any future revised application.

The agent has written in response to the letter of objection clarifying that land to the rear was purchased as a ransom strip and has no other inherent value. He highlights that this application does not propose a rear access and must be determined as it stands and not on the basis of alternative scheme which might be preferred.

### **CONCLUSION**

This is a particularly difficult site to develop in terms of accommodating appropriate new uses whilst respecting the listed buildings, the significant change in ground levels, the restricted access and the character of the Conservation Area. Some compromise needs to be made to ensure that the site can be used to meet current demands and continue to make a positive contribution to Ilminster. This scheme seeks to continue some historic commercial use of the site, although the buildings would be predominantly in residential use. The proposed demolition of two large modern buildings would greatly enhance the character and appearance of the Conservation Area and the setting of the remaining listed buildings. It is also considered that the proposed alterations are sensitively informed by the historical evaluation of the site and are justified, helping to bring these important buildings back into use and ensuring the vitality of the town centre.

### **RECOMMENDATION**

Grant permission subject to a Section 106 Agreement securing financial contributions for sport and play facilities.

01. The proposal, due to its form, design, layout, scale, materials and means of access, would preserve the character and appearance of the listed buildings, the Conservation Area and make a positive improvement to the historic environment and cause no demonstrable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies ST5, ST6, EH1, EH3, EH4 and EH5 of the South Somerset Local Plan, 2006 and the National Planning Policy Framework March 2012.

**SUBJECT TO THE FOLLOWING:**

01. The development 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. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Block Plan GH/p/Blocka, Site Plan Existing, Existing floor plans GH/exg/01-06, GH/D01RS-05RS rev a, Existing Elevations GH/exg/08-11, Existing Roof Plan GH/exg/07, Proposed Roof Plan GH/p06RS, Proposed Floor Plans GH/p01RS rev a, GH/p02RS rev b, GH/p03RS-1, GH/p03RS- 5RS rev a, Proposed elevations GH/p07RS- 12RS rev a and Window Schedule received 11 April 2014 and 23 June 2014.

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

03. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless full details of the boundary walls, including the materials, coursing, bonding and coping; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel to be provided at a time to be agreed in writing. Note: on sloping sites, the top of the wall should run with the slope of the land and not be stepped.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

05. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless full details of the new natural stonework/brickwork walls, including the materials, coursing, bonding; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel on site and agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless the following details have been

submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:

- a) Full details, including elevational drawings, to indicate the areas to be repointed.
- b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
- c) Details of the mortar mix, and
- d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

08. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

09. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

10. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of planning permission. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

11. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the Local Planning Authority and thereafter retained in such form. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

12. No development hereby permitted shall be commenced on each building, as numbered in the Heritage Statement, unless details of the method of the blocking of all doorways and windows shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. This will include materials and finish: pointing and coursing; any doors and architraves to be left in situ; and any reveal; such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

13. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all soft and hard landscaping throughout the site. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

14. No means of external lighting shall be installed unless details have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

15. Prior to the development hereby approved being first brought into use, the windows in the north facing elevation, as indicated on drawing no. GH/p12RS rev a shall be fitted with obscured glass (minimum level 3) and be non-opening below a height of 1.7 metres above the finished floor level of the room in which the window is to be

installed, and shall be permanently retained and maintained in this fashion thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

16. No development hereby approved shall take place unless the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason In order to safeguard and/or record any archaeological remains in accordance with Chapter 12 of the National Planning Policy Framework.

17. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction 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 highway safety and to accord with policy ST5 of the South Somerset Local Plan, (Adopted April 2006).

18. Before the development hereby approved is occupied a fully sheltered lockable cycle parking facility shall be provided within the site as shown on the approved plan and retained thereafter.

Reason: To provide a safe and secure area for cycle parking in accordance with policy TP3 of the South Somerset Local Plan (Adopted April 2006).

19. No deliveries to the commercial units hereby approved shall be taken to or despatched from the site outside the hours of 8.00am and 6.00pm nor any time on Sundays, Bank or public holidays.

Reason: In the interests of residential amenity in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

20. No development hereby permitted shall be commenced unless foul and surface water drainage details to serve the development have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such an approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of amenity and highway safety and in accordance with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the buildings, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the character of the listed buildings and residential amenity in accordance with policies ST6, EH1 and EH3 of the South Somerset Local Plan (Adopted April 2006).

22. The development hereby approved shall not be commenced unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the phasing of construction, hours of construction, routing for construction vehicles, parking for construction and contractors vehicles, siting of skips, and measures to reduce noise and dust from the site. The development shall thereafter be carried out in strict accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenity given the limited access, parking provision and close proximity of the site to surrounding residential and commercial properties in accordance with policies EP6 and ST6 of the South Somerset Local Plan (Adopted April 2006).

23. The development hereby approved shall not be commenced unless details of the full boundary treatment of the site, including all fencing between the new dwellings have been submitted to and agreed in writing by the Local Planning Authority. Such agreed boundary treatment shall be completed before the dwellings are first occupied and shall be maintained thereafter.

Reason: To safeguard the setting of the listed buildings and residential amenity in accordance with policies ST6 and EH5 of the South Somerset Local Plan (Adopted April 2006).

24. No development hereby permitted shall be commenced unless details of the size, design, colour and finish of the gates on to North Street and within the archway have been submitted to and agreed in writing by the Local Planning Authority. Such agreed details shall be retained thereafter.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH1, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

#### **Informatives:**

01. Listed building consent would be required for any satellite dishes and the applicant is encouraged to agree a communal dish with the Local Planning Authority to prevent a proliferation of such fixtures. Satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used.
02. The applicant's attention is drawn to the recommendations of the Protected Species Survey Report dated June 2013 and the installation of bat boxes.
03. The applicant's attention is drawn to the comments of Mitchams Solicitors who occupy an adjacent unit 1, Cornhill and the need to negotiate access via the gate onto North Street.
04. The applicant's attention is drawn to the advice of Wessex Water in their letter of 28 April 2014.
05. The applicant's attention is drawn to the advice of the Climate Change Officer dated 7 May 2014. Listed building Consent and or planning permission would be likely to be required for such renewable energy projects and the applicant is



advised to discuss any such proposals at an early stage with the Planning and Conservation Officers.

06. For the avoidance of doubt the Gooch and Housego gates must be retained and no consent has been granted to move them.
-

Area West Committee – 16<sup>th</sup> July 2014

### Officer Report on Planning Application: 14/01681/LBC

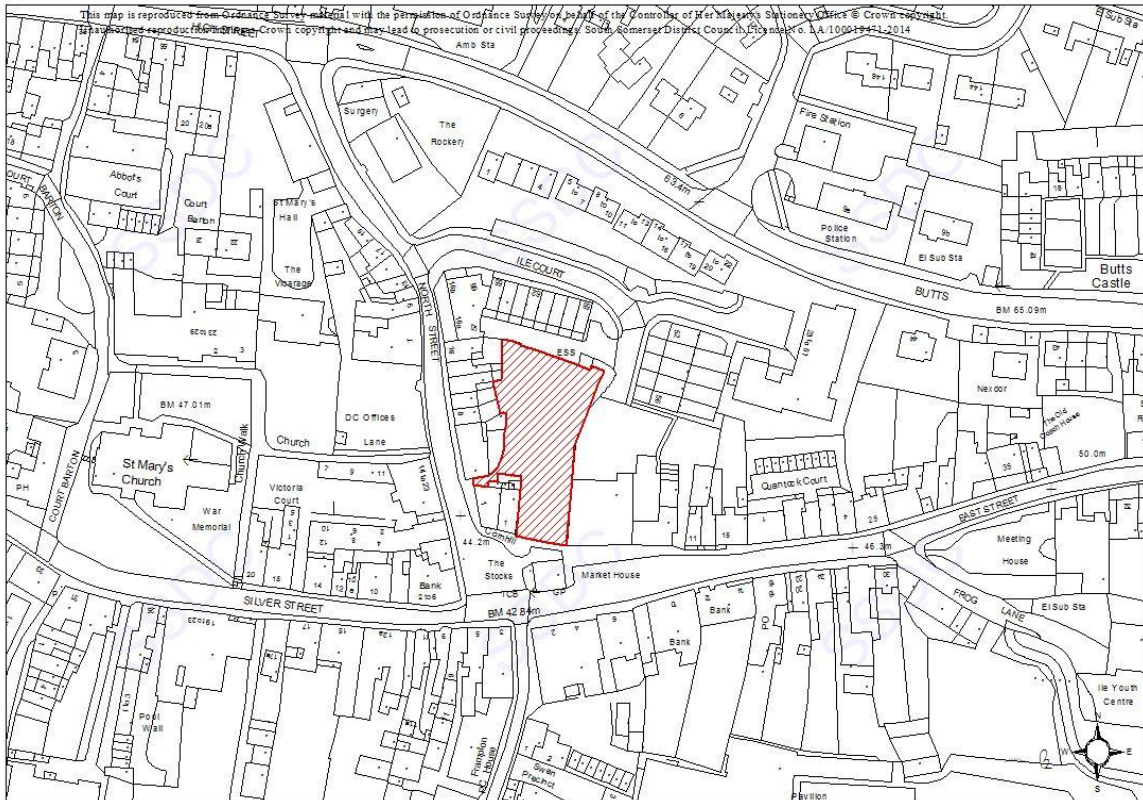
<b>Proposal:</b>	Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application) (GR 336149/114593)
<b>Site Address:</b>	Gooch & House Go Ltd Cornhill Market Place East Street
<b>Parish:</b>	Ilminster
<b>ILMINSTER TOWN Ward (SSDC Member)</b>	Cllr C Goodall Cllr K T Turner
<b>Recommending Case Officer:</b>	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
<b>Target date:</b>	6th June 2014
<b>Applicant:</b>	Mr Gareth Jones
<b>Agent: (no agent if blank)</b>	Mr Nigel Jones First Floor Motivo House, Bluebell Road, Yeovil, Somerset, BA20 2FG
<b>Application Type:</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the Area West Committee at the request of the Ward Members, with the agreement of the Chairman. This is to enable the issue of the access onto Market Square to be fully discussed.

### SITE DESCRIPTION AND PROPOSAL





The site is located in the centre of Iminster, on the northern side of East Street and to the east of North Street. It consists of a grade 2 listed 3 storey rough ham stone building facing the Market House and a number of buildings to the rear, including two brick buildings running north-south, a stone flat roofed building, a range of buildings further to the rear, including a 1960s pale yellow brick extension and a 20th century red brick flat roofed extension and a pre1887 3 storey red brick mill style building to the northern edge of the site. The site is located within the Conservation Area and adjoins a mix of commercial and residential properties. It was originally a shirt factory dating back to 18th century but Gooch and Housego, manufacturers of precision optical instruments, moved into the premises in 1947. They vacated the site in 2005 and the premises have been empty ever since.

The building to the front is specifically referred to in the listing description together with the buildings facing the courtyard, but all the buildings in the complex are listed by their attachment to the front building.

This application seeks consent for a mixed redevelopment of 14 residential units (10 houses, 4 flats) and 3 commercial units. Vehicular access would be gained through the existing archway to the front onto Cornhill, and an underground car park for 6 cars would be provided to the rear within the site. A pedestrian link with a gated access way onto North Street would be retained and a covered bicycle rack area (14 cycles) and communal bin store provided in the centre of the site. An associated planning application 14/01680/FUL has also been submitted.

A change of use from B1 offices to Class A1/A2 (Shop/financial- professional services) is sought for the ground floor of the main 3 storey building facing Market House and the 1st and 2nd floors would be converted to 4 apartments (2x 2bed and 2x1 bed). The B1 (office) use would be retained in the building immediately to the rear, together with the electricity substation. The remainder of this building would be converted into a 2 bed

house. The stone outbuilding to the west of this building would be converted into a 2 bed house and a pitched tiled roof would be added. The building to the east would be converted into 2 houses. The 1960s pale yellow brick extension to the west and a 20th century red brick flat roofed extension to the east would be demolished to provide some private gardens, communal landscaping, and an internal courtyard. The newly exposed building to north-west would be converted to 3 houses and the Mill style building to the north would be converted into 3 houses.

It differs from the previously refused listed building application 13/01750/LBC in terms of the buildings to be demolished (East historic building no longer being demolished or part of west range opposite), the design detailing, reduced parking provision from 12 to 6, retaining greater distance between North Street and the new dwellings and no longer proposing contemporary designed new houses.

A Heritage Statement and a Design and Access Statement have been submitted to support and justify proposal:

- Heritage Statement concludes that the buildings tell an important story of a lost industry and that almost all traces of the former use of these buildings as a shirt and collar factory have been erased although the importance and significance of the story, as told by the buildings possibly pre-factory use and the subsequent overlying of the purpose built buildings must be maintained and enhanced
- The proposed alterations and remodelling of the existing buildings retain important historic fabric and it is considered the overall significance of the site will be retained and the public benefit of bringing the architecturally and historically important buildings back into use both in terms of their individual value and their contribution towards the wider historic environment of Ilminster will outweigh any perceived harm to the significance of these structures through conversion to alternative uses
- Site has been derelict for a long time and this will provide an opportunity to improve the surrounding area but also ensure that the historic fabric of the most significant buildings are restored and brought back into full use
- Listed buildings to remain to be restored in accordance with period dates, and internal works and fenestration works to be kept to a minimum
- Sites natural contours which rise heavily from south to north, create opportunity for underground car park
- Repairs in matching materials, existing roof tiles and damaged tiles replaced with reclaimed tile, aluminium or similar rainwater goods, painted timber windows with agricultural glass, painted timber doors
- Existing cobble stone detail in arch area to be restored
- Steps up to upper communal courtyard area with hard areas in stone paving, and soft areas laid to lawn with semi mature Italian Cypress trees
- Metal rail detail for unit 8, boundary walls in brick or 1.8m high closed fence panels; existing stone west boundary wall to be refurbished in matching materials
- Flat roof to existing two storey building to east to be finished with green roof system
- Employment retained on site through 3 commercial units
- Every effort will be made to improve energy efficiency of existing buildings without disturbing historic fabric

## HISTORY

13/0749/FUL- Proposed mixed use development of 14 residential units (10 houses and 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of two units from B1 to A1/A2 and retention of one B1 unit - Withdrawn (issues raised regarding listed buildings, extent of demolition, overlooking, access and parking).

13/01750/LBC - Proposed mixed use development of 14 residential units (10 houses and 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of two units from B1 to A1/A2 and retention of one B1 unit - refused (The application fails to provide clear and convincing justification for the proposed demolition of the heritage asset, with contradictions between the Heritage Statement and the Design and Access Statement in terms of the historic significance of elements of the building. It fails to adequately inform the proposed alterations and replacement buildings, or to show that the optimum viable use is proposed. The proposed scheme, due to its form, layout, massing and detailing, would be inappropriate and unduly imposing on this historic and sensitive location).

07/05445/LBC - mixed use redevelopment of land/premises to form 14 no flats and ground floor commercial units – approved.

07/05443/FUL - mixed use redevelopment of land/premises to form 14 no flats and ground floor commercial units –approved.

07/03764/FUL - mixed use redevelopment of land/premises to form 18 no flats and ground floor commercial units - refused - (no affordable housing, insufficient analysis and evaluation to justify demolition and alterations to listed buildings in Conservation Area, and insufficient off street parking).

07/03768/LBC - mixed use redevelopment of land/premises to form 18 no flats and ground floor commercial units – withdrawn.

## **POLICY**

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities 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'.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development  
 ST5 - General Principles for Development  
 EH5 - Setting of listed buildings  
 EC3 - Landscape Character  
 EH1 Conservation Areas  
 EH2 - Demolition of Buildings in Conservation Areas  
 EH3 - Listed Buildings  
 EH4 - Demolition of Listed Buildings

Policy related material considerations

National Planning Policy Framework - March 2012

Chapter 7. Requiring Good Design

Chapter 12. Conserving and Enhancing Historic Environment. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.



As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

## CONSULTATIONS

**Iminster Town Council** - Recommend approval.

**Technical** - no comments but previously said 'The use of 'green roof' technology and other sustainable drainage techniques is welcomed. Drainage details to be submitted for approval.'

**English Heritage** - the site is an important remnant of small scale locally significant manufacturing within a historic market town. We are pleased to see that this application proposes the retention of a greater extent of the historic buildings within the site, in particular the east range. Particular care will need to be taken regarding the retention of surviving internal features and spaces within these buildings, in order to maintain the spatial and fabric evidence that relates the buildings former use. It would appear that the current proposals due to the retention of a better range of the historic buildings maintain a better relationship with the wider conservation area by preserving the characteristic burgage plots. However we would reiterate our previous comments regarding the careful consideration of the appropriateness of scale and massing for such a tight backland site. These details should be discussed in detail and take on board the advice of the Conservation Officer Greg Venn.

**Somerset Industrial Archaeological Society** - support the proposal - the revised scheme addresses the issues that we had with the previous version and we are now happy to fully support the application.

**Conservation Officer** - The proposal is much improved and more soundly based on the historic evaluation. I am happy with the principle of what is proposed in this form.

Internally the evaluation comments that many of the core buildings retain their historic sash windows cupboards and early plaster finishes. These should be retained but are not marked up on the drawings. This could be dealt with within by requiring a specification or/ or method statement in this respect , but I note that the drawings indicates that many of the windows are to be new window units in existing openings which runs counter to the evaluation. This matter needs some clarification from the applicant in relation to those detailed areas to be retained and unaltered (I would include the staircases in this).

In summary I am happy with the general direction of this proposal, but there are elements of detail in relation to historic fabric that need to be dealt with.

## REPRESENTATIONS

A site notice was posted at the site (Listed Building in Conservation Area). One letter of objection has been received:

- Our client is the owner of the small parcel of land lying to the north east of the application site betwixt the highway and the application site. This land could provide access to the rear of the site from the public highway, avoiding or limiting access to

the front of the site where there are obvious conflicts with the highway network and Ilminster town centre. Other than the land under our clients ownership, our client knows of no other impediment in provided access from Ile Court to the north to the application site.

- correspondence on file from agent in respect of access at the rear (north) of the site is inaccurate and ambiguous. The agent is fully aware that our client, Mr O'Malley-White owns this access and is willing to convey this access (and earlier plans if desired) to the applicant, or any other applicant or future developer at a sensible market price. Our client is willing for this price to be arrived at in consultation with an independent valuer, or the District Valuer.
- there has been no negotiation or communication; applicant has chosen to support the expense of proving an alternative and contrived access via the front of the site, which presents significant impacts on the immediate highway network and town centre to the south of the building, which seems illogical. It also clearly de-values the proposed units and goes against the latest County Highway Parking Standards for this location.
- The response from County Highways rests on the fact of whether the proposed development increases traffic movements over that which is either historic or allowable, in respect of the lawful use of the building.
- This argument that the proposed development will not increase traffic impacts is somewhat trite, as the proposed use will clearly increase traffic movement to the site over and above that for which the site was used historically or ever likely to see when used for its lawful use, considering the severely restricted vehicular access to the site.
- This is the lynchpin of why the previous approval provided access to the rear of the site, as it was the only logical way to service the level of the development proposed ie 14 residential units, for which 12 parking spaces were provided, meaning only two flats fronting the high street were without their own parking.
- the current application would provide only 6 car parking spaces for 14 units. This does not accord with community wishes nor the latest County Highway Parking Standards.
- Would place undue pressure on the immediate highway network, town centre and local car parking. Whilst it may be demonstrated that there is space in local car parks during the evening, this is not the same during the day and particularly so at peak times such as Friday's and Saturday's and on market day when the car parks run at capacity.
- Access /parking contrived, using existing narrow southern entrance to reach an underground car park, the use of which would involve shunting cars to access spaces and further presents pedestrian and vehicle conflicts along the route of the access to the highway to the south and main shopping area.
- urge you to refuse current application, or at least defer the decision until the applicants demonstrates that they have explored alternative access possibilities and that these are not viable financially, or otherwise.

## CONSIDERATIONS

The main issues are:

### Previous consent

Planning permission and listed building consent were granted for a redevelopment scheme to provide 14 flats in 2007. This is a material consideration although the consents have now lapsed and the National Planning Policy Framework has since come into force highlighting the need to seek positive improvements in the quality of the historic environment and to give great weight to heritage assets, putting them to viable uses consistent with their conservation, following careful assessments of their particular

significance. Despite concerns raised at the time, consent was granted for a scheme where the public benefits of the proposal were considered to outweigh the harm to the significance of the heritage asset.

Demolition, importance of heritage asset and impact of alterations on the listed buildings and their setting.

The applicant has undertaken a Historic Evaluation of the building and produced a Heritage Statement, which states that the buildings are an important record of a lost industry which must be maintained and enhanced. It concludes that the proposed alterations and remodelling of the existing buildings retain important historic fabric and that it is considered that the overall significance of the site will be retained and the public benefit of bringing the architecturally and historically important buildings back into use, both in terms of their individual value and their contribution towards the wider historic environment of Ilminster, will outweigh any perceived harm to the significance of these structures through conversion to alternative uses.

In contrast with the previously withdrawn application, this proposed scheme is informed by the Historic Evaluation and is more limited in the extent of alteration and demolition of historic buildings. It is considered that the removal of the modern buildings would greatly improve the appearance of the site and allow better appreciation of the original buildings and their history. The Conservation Officer, English Heritage and Somerset Industrial Archaeological Society are now supportive.

It is considered that the proposed alterations are sympathetic to the complex of buildings. A historic evaluation of the windows has also been submitted in response to the Conservation Officer's comments and this identifies each window, describes its condition, significance and proposed works. The replacement windows on the Mill Building to the rear now reflect the sash design of one of the remaining original windows. The layout of the site with walkways and an inner communal courtyard/garden would create an attractive and interesting living environment. It is considered that the proposal would provide a positive improvement to the historic environment and preserve and enhance the character and appearance of the listed buildings.

The Heritage Statement refers to the third floor of the Mill Building as perhaps the most intact element of the former factory use and was probably an ironing room - an open plan space with good light. The open character of this space is an important historic quality of this part of the complex and this revised scheme has reduced the subdivision of this space and is now considered acceptable.

### **Access to rear and adjoining landowner objection**

Whilst an access to the rear would be preferred, the Planning Authority has to deal with the application before them. It is not ideal to use the access onto Market Square but there is an established lawful use for this to continue and as explained in more detail in the report for the accompanying planning application 14/01680/FUL, it is considered that, on balance, it is acceptable, particularly as a permission could lead to these important listed buildings in the centre of the town being brought back into use and safeguarded for the future.

The applicant has been strongly encouraged to negotiate with the 3rd party to gain access to the rear of the site but at the time of writing the report there had been no progress. It seems possible from the letter of objection received however, that a solution can still be achieved and that is something the Planning Authority will continue to encourage and it will look sympathetically at any future revised application.



The agent has written in response to the letter of objection clarifying that land to the rear was purchased as a ransom strip and has no other inherent value. He highlights that this application does not propose a rear access and must be determined as it stands and not on the basis of alternative scheme which might be preferred.

## CONCLUSION

This is a particularly difficult site to develop in terms of accommodating appropriate new uses whilst respecting the listed buildings, the significant change in ground levels and the character of the Conservation Area. Some compromise needs to be made to ensure that the site can be used to meet current demands and continue to make a positive contribution to Ilminster. Negotiations have been lengthy and the buildings have been empty since 2005. This scheme seeks to continue some historic commercial use of the site although the buildings would be predominantly in residential use. The proposed demolition of two large modern buildings would greatly enhance the character and appearance of the Conservation Area and the setting of the remaining listed buildings. It is also considered that the proposed alterations are sensitively informed by the historical evaluation of the site and are justified, enabling these important buildings to be brought back into use.

## RECOMMENDATION

Grant Consent

01. The proposed scheme, due to its form, design, layout, scale and materials, would preserve the character and appearance of the listed buildings and make a positive improvement to the historic environment, in accordance with the aims and objectives of policies EH3, EH4, EH5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework March 2012.

## SUBJECT TO THE FOLLOWING:

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

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans Location Plan, Block Plan GH/p/Blocka, Site Plan Existing, Existing floor plans GH/exg/01-06, GH/D01RS-05RS rev a, Existing Elevations GH/exg/08-11, Existing Roof Plan GH/exg/07, Proposed Roof Plan GH/p06RS, Proposed Floor Plans GH/p01RS rev a, GH/p02RS rev b, GH/p03RS-1, GH/p03RS- 5RS rev a, Proposed elevations GH/p07RS- 12RS rev a and Window Schedule received 11 April 2014 and 23 June 2014.

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

03. No work shall be carried out to each building, as numbered in the Heritage statement, unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out to each building, as numbered in the Heritage statement, unless full details of the boundary walls, including the materials, coursing, bonding and coping; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel to be provided at a time to be agreed in writing. Note: on sloping sites, the top of the wall should run with the slope of the land and not be stepped.

In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

05. No work shall be carried out to each building, as numbered in the Heritage statement, unless full details of the new natural stonework/brickwork walls, including the materials, coursing, bonding; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel on site and agreed in writing by the Local Planning Authority.

In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out to each building, as numbered in the Heritage statement, unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:
- a) Full details, including elevational drawings, to indicate the areas to be repointed,
  - b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
  - c) Details of the mortar mix, and
  - d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

08. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local

Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

09. No work shall be carried out to each building, as numbered in the Heritage statement, unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

10. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

11. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

12. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

13. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such

form. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

14. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of the new staircases or repairs to old staircases, including detailed design, materials and finish have been submitted to and approved in writing by the Local Planning Authority. This shall include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

15. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of the method of the blocking of all doorways and windows shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. This will include materials and finish: pointing and coursing; any doors and architraves to be left in situ; and any reveal; Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

16. No works are to be undertaken to any structural timbers unless details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

17. No work shall be carried out to each building, as numbered in the Heritage statement, unless a method statement for the removal of the paint has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall give opportunity for the Local Planning Authority to inspect the exposed surface once the paint has been removed. Should it be considered necessary to repaint, details of the type of paint to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

18. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of upgrading to existing floors and walls to improve acoustic and fire separation between the units has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

19. No works hereby permitted shall take place unless the applicant, or their agents or successors in title, has implemented a programme of recording of those buildings and any other historic fabric to be demolished in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for a copy of all recording to be deposited with the Somerset Record Office within 12 months of the demolition of the last building.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

20. The works hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all soft and hard landscaping throughout the site. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

21. No means of external lighting shall be installed unless details have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

22. The works hereby permitted shall not be commenced unless details of the size, design, colour and finish of the gates on to North Street and within the archway have been submitted to and agreed in writing by the Local Planning Authority. Such agreed details shall be retained thereafter.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

**Informatives:**

01. Listed building consent would be required for any satellite dishes and the applicant is encouraged to agree a communal dish with the Local Planning Authority to prevent a proliferation of such fixtures. Satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used.
  02. For the avoidance of doubt, the Gooch and Housego gates must be retained and no consent has been granted to move them.
-