

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT, 1990. (AS AMENDED)

**Somerset West
and Taunton**

Agent

Miss Draper
Louise Crossman Architects
The Potato Store
Court Place
Withycombe
Minehead
TA24 6QB

Applicant

Miss Hewlett
Minehead Medical Centre
Minehead Medical Centre
2 Irnham Road
Minehead
TA24 5DL

Date Registered 15/07/2020

Application No 3/21/20/050

Application Type Full Planning Permission **Parish** Minehead

Grid Reference: Easting: 296913 Northing: 146006

Description of Proposal

Removal of conservatory and erection of a single storey extension with internal alterations

Location of Site

Minehead Medical Centre, 2 Irnham Road, Minehead, TA24 5DL

Planning Permission is granted subject to the following conditions:

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

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

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

(A3) DrNo 225.1/300 Proposed Site Location Plan

(A1) DrNo 225.1/301 Proposed Site Plan

(A1) DrNo 225.1/302 Proposed Ground floor Plan

(A1) DrNo 225.1/303 Proposed Roof Plan

(A1) DrNo 225.1/310 Proposed Elevations (Sheet1)

(A1) DrNo 225.1/311 Proposed Elevations (Sheet2)

(A1) DrNo 225.1/320 Proposed Sections

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

- 3 Prior to the construction of the extension above foundations-level samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To safeguard the character and appearance of the building and the Wellington Square Conservation Area.

Notes

- 1 The proposal falls within Flood Zone 3, which is an area with a high probability of flooding. The development proposals are classified as Less Vulnerable development, which is an appropriate use within Flood Zone 3 according to Table 3 of the Technical Guidance to the National Planning Policy Framework (NPPF) subject to the exception test being passed.
Finished floor levels must be no lower than the existing building as per accompanying documentation.
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.
Flood warnings can give people valuable time to prepare for flooding, time that allows them to move themselves, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>
- 2 In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

The following policies from the West Somerset Local Plan were taken into account when arriving at this decision:

POLICY CF1: Maximising access to health, sport, recreation and cultural facilities

The provision of new, and improvement of existing, health, sport, recreation and cultural facilities will be supported, where this helps to strengthen and/or enhance a balanced range of provision for local communities and visiting tourists.

The unnecessary loss of valued services and facilities should be prevented, particularly where this would reduce the community's ability to meet its day to day needs.

Where a development proposal would result in the loss of such facilities, equivalent or greater replacement facilities serving the same area must be provided as part of the proposals.

The appropriate provision of formal sports facilities and/or informal public amenity open space/ play space will be required as an integral part of new development.

POLICY NH13: Securing high standards of design

New development will be expected to meet the highest standards of design. In order to achieve this, all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that where appropriate:

- An analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
- The proposal makes a positive contribution to the local environment and creates a place with a distinctive character;
- The public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use in the interests of public health.
- The landscape proposals have been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;
- Measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

POLICY NH1: Historic environment

Proposals for development should sustain and/or enhance the historic rural urban and coastal heritage of the District whilst contributing appropriately to the regeneration of the District's communities, particularly those elements which contribute to the areas distinctive character and sense of place:

- 1 Proposals will be supported where the historic environment and heritage assets and their settings are sustained and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.
- 2 Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be sustained and, where appropriate, enhanced.

POLICY T/7: Non-Residential Development Car Parking

Car parking at non-residential development shall be provided on the following basis:

- i) Operational parking will be kept to the minimum necessary;
- ii) Non-operational parking will be set at a maximum of the level shown in Appendix 4, Table 3, reduced according to the availability of public transport and facilities for walking and cycling, as shown in Appendix 4, Tables 1 and 2; and
- iii) Where reduction in vehicle parking is appropriate, contributions will be sought for alternative modes of transport required to serve the development.

POLICY MD1: Minehead Development

Development proposals at Minehead/Alcombe, must:

- Support and strengthen the settlement's role as the main service and employment centre in West Somerset, particularly in terms of the diversity and quality of its historic and natural environment, services and facilities, and;
- Sustain and enhance the historic environment of the urban area;
- Maintain and enhance its attractiveness as a tourist destination, and:
Where appropriate development proposals must also:
 - Contribute towards resolving the flood risk issues which affect the settlement including improving the sea defences protecting the eastern end of the town.
 - Give appropriate treatment to the Town's surroundings in the context of national designations including the Exmoor National Park.

POLICY SC1: Hierarchy of Settlements

1. New development will be concentrated in the District's main centre, Minehead/Alcombe, and in the rural service centres of Watchet and Williton, this will be on a scale generally proportionate to their respective roles and functions to their own communities and those in surrounding settlements that rely on their larger neighbours for essential services and facilities.
2. Limited development in the primary villages: Bicknoller, Carhampton, Crowcombe, Kilve, Stogumber, Stogursey, West Quantoxhead and Washford, will be permitted where it can be demonstrated that it will contribute to wider sustainability benefits for the area.
3. At the secondary villages: Holford, Dunster Marsh, Brompton Ralph, Battleton and Brushford, small scale development will be permitted where it can be demonstrated that it will contribute to wider sustainability benefits for the area.
4. Development within or in close proximity (within 50 metres) to the contiguous built-up area of Minehead/Alcombe, Watchet, Williton and primary and secondary villages will only be considered where it can be demonstrated that:
 - A. It is well related to existing essential services and social facilities within the settlement, and;
 - B. There is safe and easy pedestrian access to the essential and social facilities within the settlement, and;
 - C. It respects the historic environment and complements the character of the existing settlement, and;
 - D. It does not generate significant additional traffic movements over minor roads to and from the National Primary and County Highway route network
 - E. It does not harm the amenity of the area or the adjoining land uses.
 Development elsewhere in the open countryside will be considered under Policy OC1.

Rebecca Miller

Rebecca Miller (Principal Planning Specialist)

07 September 2020

NOTES
TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (General Development Procedure) Order 1995

Discharge/compliance with conditions: A fee is payable from 1 September 2008 where a written request is made for the discharge or compliance with one or more conditions on the same permission. The fee is payable for each request and not for each condition. If when the development has been completed you apply for confirmation of compliance with a condition or conditions then a separate fee will also be payable. Please see the following webpage on West Somerset Council's website:
<http://www.westsomersetonline.gov.uk/Planning---Building/Planning/Discharge-of-Condition> for more detailed information.

Appeals to the Secretary of State: If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and Regions under Section 78 of the Town and Country Planning Act 1990 (Please note, only the applicant possesses the right of appeal). If you want to appeal, then you must do so within 6 months of the date of this notice, you must use a Planning Appeal form when making your appeal. Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal, and you should not rely on this concessionary power.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the

appeal. Further details are on GOV.UK

Purchase Notices: If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation: In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to the conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act.

You are reminded that this permission does not convey any necessary approval under the Building Regulations 1991 (as amended). Further information can be obtained from my Council's Consumer Services Unit should you be unsure of the requirements.

Having regard to the powers of the Highway Authority under the Highways Act 1980 you should consult them by telephoning 01643 700700, if any work connected with the development hereby permitted takes place within or immediately adjacent to a public highway (e.g. footpath and margin crossings, piping of ditches, construction of waiting bays etc).

This permission does not authorise you to stop up or divert a public right of way in order to enable the development permitted to be carried out. Separate legal steps are necessary for this, and if required, further information in connection therewith can be obtained from the Chief Executive, Council Offices, Williton.

Your attention is drawn to the provisions of the Party Walls Act 1996. In many cases this requires notices to be served and a formal procedure to be followed. You should contact your legal advisor, architect, surveyor or other professional advisor for details.

This planning certificate does not purport to convey any approval or consent which may be required by any bye-law, order or regulation or any enactment other than the Town and Country Planning Act, 1990.