

Case Ref: 3/16/18/003 (please quote on all correspondence)

09 September 2020

Mrs Stanley
Clerk to Holford Parish Council
c/o Debbie Salvidge
Ge-mare Farm
Farm Lane
Bridgwater
TA5 1DU

Dear Sir or Madam

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

Appeal by: Mr & Mrs Gray

Change of use from woodland to residential with reinstatement of the original stone cottage

Silk Mills Cottage, Silk Mills, Holford, TA5 1RY

Application Reference Number: 3/16/18/003

PINS Reference Number: APP/W3330/W/20/3257419

Contact: Alex Lawrey

Date: 09 September 2020

I am writing to inform you that an appeal has been made to the Secretary of State by Mr & Mrs Gray against the Council's decision to refuse planning permission for the above development for the following reasons:-

1 Heritage

The proposed development is considered to have detrimental impacts on the setting of the Holford Conservation Area due to the removal of trees, and on the non-designated heritage assets of the Silk Mills complex of buildings and potential archaeological remains. It is considered that the development would have a detrimental impact on the Quantock Hills AONB as it would represent a suburbanising form of development in a rural, wooded location. As such it is considered to be contrary to adopted Local Plan to 2032 policy NH1 and the NPPF

2 Lack of information

The site is located in close proximity to designated ecological sites and has significant biodiversity potential within it. The submitted documentation has not fully addressed biodiversity concerns and has supplied insufficient information for the local planning authority to evaluate impacts on biodiversity. Adopted West Somerset Local Plan to 2032 policy NH6 requires that proposed

developments must not "generate unacceptable adverse impacts on biodiversity". The submitted documentation has failed to adequately address biodiversity concerns and the agent has refused to provide a bat survey to allay concerns related to protected species, habitats and foraging routes.

- 3 The site is not served by pavements to access services within the settlement of Holford and there is no safe pedestrian routes towards the centre of the village. It is therefore considered to be contrary to the adopted West Somerset Local Plan to 2032 policy SC1.4

The grounds of appeal put forward by Mr & Mrs Gray can be found on the Council's website: <https://www.somersetwestandtaunton.gov.uk/planning/>
Please put the Council's Application Reference Number (not PINS Reference Number) into the search box.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Any comments made in response to the original application for planning permission will be forwarded to both The Planning Inspectorate and the Appellant and will be taken into account by the Inspector when deciding the appeal. If, however, you wish to withdraw, amend or add to your earlier comments you can do so on the Planning Portal at: <https://acp.planninginspectorate.gov.uk> Alternatively you can send three copies to: The Planning Inspectorate, 3/C Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN. You should ensure that your request/comments are received by the Planning Inspectorate no later than 13 September 2020 and you must quote reference number APP/W3330/W/20/3257419. If your comments are received after this date they will usually not be considered by the Inspector and returned to you. Please note that the Planning Inspectorate will not acknowledge representations.

Please note that any representations submitted to the Planning Inspectorate will be copied to the appellant and the Local Planning Authority and will be considered by the Inspector when determining the appeal.

You can obtain a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-o>

If you wish to view the appeal documents and the Inspector's decision (when it is issued) this can be done at our offices in Williton or on our website at: www.westsomersetonline.gov.uk/planningsearch. Information regarding the progress of the appeal and the Inspector's decision can be accessed at: <https://acp.planninginspectorate.gov.uk/> You can also request a paper copy of the appeal decision, when it is issued, from our office.

Yours sincerely,

Rebecca Hillier

Ms R Miller

Principal Planning Specialist