



South Somerset District Council

Development Management
The Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT
Telephone: (01935) 462462
Website: www.southsomerset.gov.uk

Mr Chris Churchill
C/o Mr Robin Bryer
Princes Place
Closworth
Yeovil
BA22 9RH

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)
DETERMINATION OF APPLICATION FOR OUTLINE PLANNING PERMISSION**

APPLICATION NO **19/01309/OUT**

APPLICANT **Mr Chris Churchill** PARISH: **Horton**

DESCRIPTION: **Development of the site to comprise up to 18 self-contained single storey retirement dwellings with community shop and café.**

LOCATION: **Former Lamb Inn Horton Cross Ilminster Somerset TA19 9PY
(GR:333622/115227)**

In pursuance of powers under the above Acts and Orders the South Somerset District Council gives you notice that its decision upon your application described above and in the plan(s) which accompanied that application is to:

REFUSE PERMISSION FOR THE FOLLOWING REASONS:

01. The proposed development and site is distant from identified services that would necessitate increases in travel and carbon footprint, and as such the proposal would qualify as an isolated development in open countryside. The scheme would appear urban and domestic in an agricultural, rural setting, causing demonstrable harm to the landscape character and visual amenity of the area. As such, the proposal is not in accordance with policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, EQ1, EQ2 and HG6 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF (notably paragraph 79).
02. The development proposed has not been supported with sufficient evidence to support the use and manage the disposal of foul water. Such information is required to enable the prior approval of an appropriate Habitat Regulations Assessment in light of the fact that the site falls within the catchment area of the Somerset Levels and Moors Ramsar Site. Due to insufficient information the proposal is therefore contrary to Policies EQ4 and EQ7 of the South Somerset Local Plan 2006-2028.

A handwritten signature in black ink, appearing to read 'Netta Meadows', with a large initial 'N' and a long horizontal stroke at the end.

Netta Meadows
Director - Service Delivery

Date: 3 March 2021

PLEASE NOTE - The applicant has a right of appeal against this decision, which, amongst other things, is explained in the attached notes. That right of appeal is only available to the applicant; it is not available to those who made representations on the application.