

09 February 2014

MDC Planning - Consultation Responses

Dear Sir/Madam

Proposal: Proposed erection of one detached two-storey dwelling with ancillary garaging
Location: Land Adj. To Holy Trinity Church Station Road Binegar Radstock
Applicant: The Bath and Wells Diocesan Board of Finance
Application Type: Full Application
App No: 2013/2360/FUL

Binegar Parish Council considered this application when it met yesterday and reached the following decisions.

1. Recommend Approval

No

2. Recommend Refusal of Permission

Yes

- Holy Trinity Church is a Grade II* listed structure and is the most prominent and significant building, right at the heart of the parish. The proposed dwelling will have an extremely detrimental impact on the view of the western aspect of the church. That view being enjoyed from two footpaths which pass through the field just to the right of the boundary of the proposed dwelling. The planning application makes no comment whatsoever on that visual impact. The parish council expectation is that the application should have included elevation diagrams showing how the proposed dwelling would affect the view of the church from the footpath and other locations. No diagrams were included. The parish council also expected that English Heritage should be a formal consultee and be able to comment on whether they assessed there to be any visual harm to the setting of the Grade II* structure; based on the information on the MDC website they are not a consultee.
- The potential impact of the development (both during and as a result of the proposal) on the copper beech tree in the South West corner of the churchyard has been insufficiently assessed. This is a closed churchyard and the parish council is responsible for maintenance of it. The Tree Report included with the application indicates that the Root Protection Area (RPA) of the copper beech only extends to boundary walls of the of the churchyard; the reason for this being given is that the roots would be constrained by the ground height difference in the churchyard. This is clearly inaccurate, the RPA (in accordance with other trees in the report) should cover a roughly circular area centered on the tree and would extend to include parts of the dwelling's foundations and the proposed position of the 'discharge area for the sewage treatment plant'. If the application is approved as proposed the viability of the tree would be compromised by root damage.
- The light amenity of the proposed dwelling would be badly compromised by the shade from the copper beech tree and two other trees to the southern side.

3. Recommend that the decision be left to the Planning Officer following consultation responses.

No

4. General Observations (Please continue overleaf)

- The area around the church is the centre of the parish. The parish council is concerned that much archaeologically important information may be lost with the ground work.
- The house chimney is close to the copper beech tree and there is a risk that falling leaves and tree debris may cause a fire.
- The parish council is responsible for maintaining the wall to the western side of the development and will need access to it.
- The parochial church council has been in discussion with the diocese to enable some of the land included in the development to be used for car parking for the church.

Binegar Parish Council strongly recommends the application is refused.

Gus Halfhide
Chairman BPC, on behalf of BPC