



Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 0300 303 8588 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
www.mendip.gov.uk

**Norton St Philip Parish
Council
The Rectory
Vicarage Lane
Norton St Phillip
Bath
Somerset
BA2 7LY**

Please Reply to: consultations@mendip.gov.uk

20th January 2022

Dear Nicola Duke/Michael Walker

Town and Country Planning Act 1990

Proposal: Outline application with all matters reserved for the erection of 20 dwellings with access, parking, open space and associated works
Location: Land West Of Fortescue Fields Fortescue Street Norton St Philip Frome Somerset
Applicant: Mr J Croucher MTP MRTPI
Application Type: Outline - All Matters Reserved
Application Number: 2021/2776/OTA

The Council has received the above application on which your Parish Council/Meeting may like to make observations. It is important that the Planning reasons for your observations are clearly stated. Any general comments you wish to make will also be taken into consideration.

Please note that a copy of the Officer's report will be available on the Council's website (<https://publicaccess.mendip.gov.uk/online-applications/>) plus a copy of the decision notice, once a decision has been made. The report will provide a comprehensive, but proportionate, explanation of the issues that have been considered and how the decision has been reached. The decision may be contrary to your Parish Council's recommendation, and whilst we understand how disappointing this can be, the report will give further information as to why that contrary view was taken.

If this application is for a Certificate of Lawfulness and you have evidence to contradict or otherwise make the applicant's version of events less than probable then you can submit this information. Please be aware that this information will be shared with the applicant so that they can have an opportunity to comment on it and possibly produce counter-evidence.

Your response should be returned by email to consultations@mendip.gov.uk by 10th February 2022. **Please do not include signatures or any other personal information that may need redacting.**

If you require an extension to the deadline for comments, please contact the Case Officer, Anna Penn by email anna.penn@mendip.gov.uk to discuss. We are afraid that we cannot grant an extension in all cases but we will try to accommodate requests if at all possible.

Yours faithfully

Development Management
Planning and Growth

1. Recommend Approval

Please explain the main grounds on which you consider the application should be approved:

2. Recommend Refusal of Permission

Please explain below the main grounds on which you consider the application should be refused:

Material Considerations	Explanation Of Concerns
1. Overshadowing	
2. Overlooking, loss of privacy or overbearing nature of proposal	
3. Design & appearance, impact on public visual amenity	
4. Layout & density of building	
5. Effect on listed buildings and/or conservation areas	
6. Loss of trees	
7. Loss of ecological habitats	
8. Access, highways safety or traffic generation	
9. Inadequate parking & servicing	
10. Noise, smells or disturbance from the scheme	
11. Flood Risk	
12. Other reason – please explain	

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

General Observations: