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

**Please Reply to:** [consultations@mendip.gov.uk](mailto:consultations@mendip.gov.uk)

12th January 2022

Dear Nicola Duke/Michael Walker

### **Town and Country Planning Act 1990**

**Proposal:** Demolition of existing garage buildings; erection of 27 No. dwellings; extension to existing barn dwelling; erection of new commercial garage building (sui generis); and associated access, landscaping and drainage works.

**Location:** Bell Hill Garage Bell Hill Norton St Philip Frome Somerset

**Applicant:** Stonewood Partnerships (Bell Hill) Ltd

**Application Type:** Full Application

**Application Number:** 2021/2928/FUL

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](mailto:consultations@mendip.gov.uk) by 2nd 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, Tessa Hampden by email [tessa.hampden@mendip.gov.uk](mailto:tessa.hampden@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: