

Hello Barry,

Thank you for your response. You state that there has been quite a lot of discussion and debate regarding the application. It is correct that we have sought to engage with your officers, alongside Historic England and SCC officers throughout the evolution of the scheme, and we have had a reasonably good dialogue with David throughout the process. What is disappointing and extremely frustrating to my client is how late in the process the landscape consultant was appointed (if David had concerns with landscape early on in the process, despite this not being raised as an issue in pre-app, why wasn't the appointment made sooner); and the time taken to receive a written response from your conservation officer.

I would point out that apart from one on-site meeting I had with David, and despite numerous requests, there has not been a meeting which has collectively involved the planning officer and the relevant specialists from the Council's side where there were considered to be issues, along with the applicant and their own specialists both before and during Covid. This is not in the spirit of working in a collaborative manner.

In light of the decision not to have a further meeting to discuss the application and in particular the landscape issues, we are submitting a rebuttal to the comments made by your landscape consultant, Charles Potterton. As you will note we have concerns with the lack of detail in his consultation response and that in this response the landscape consultant uses the word "acceptable" on a number of occasions, it is not for the landscape consultant to advise on the acceptability of the proposed development, that is for the decision maker (Planning Officer or Planning Committee) after taking all the relevant material considerations of the application into account. Rather is the role of the consultant to check the method used accords with GLVIA3, that the process is followed, check the baseline, content and finding of the assessment, whether it is complete i.e. error or omissions, and whether the assessment is clear and consistent and if the levels of effects has been addressed.

It is also disappointing that the Strategic Planning consultation response uploaded on the 11th August does not address the issues raised regarding the scale of growth as a result of the incorrect calculation as set out in our rebuttal of the 24th July 2020. The point is that the Council, in approving the West Street application, accepted that 289 dwellings did not result in any adverse impacts on infrastructure as a result of this scale of growth and was therefore not considered contrary to Policy SS2 or SS1 of the South Somerset Local Plan. Given the Council accepted the principle of 289 dwellings being appropriate scale of growth for Templecombe and that figure would be lower even with our 60 unit scheme, it is clear there is sufficient capacity for the Council to approve our scheme since it will not result in any adverse impacts on infrastructure as already considered and therefore not contrary to Policy SS1 of SS2 of the South Somerset Local Plan.

I hope this is useful ahead of determining the application, although we still consider it worthwhile meeting to discuss further before this takes place.

Kind regards,

Jo

Joanna Manley

Associate Director, Planning



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From: Barry James <Barry.James@SouthSomerset.Gov.Uk>
Sent: 05 August 2020 15:16
To: Joanna Manley <Joanna@origin3.co.uk>
Cc: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Hello Jo,

Hope all is well with you.

When I spoke to the landowner I got the impression he was having more of a say in the process/development, apologies for the confusion. I note what you said in your email below, however there appears to be have been quite a lot of discussion and debate about this application, and we are at a point where we need to make a decision. (I suspect any meeting would be your landscape experts trying to convince SSDC's of the merits of their opinion over his). Therefore we will proceed towards decision, David will write his report and we will aim to get a decision by the agreed EoT date.

I know this isn't what you want to hear but we do need to move forward on this one; your client still has the option to withdraw – given there is a chance that some level of development could be acceptable this might be the quickest way to reach an approval – or they can decide to allow the decision to be issued and go to appeal.

Thanks Jo,

Barry

From: Joanna Manley [<mailto:Joanna@origin3.co.uk>]
Sent: 04 August 2020 15:46
To: Barry James <Barry.James@SouthSomerset.Gov.Uk>
Cc: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Hi Barry,

I wondered if you and David had considered my email below? I appreciate that you've both been away and are busy. Look forward to hearing from you.

Kind regards,

Jo

Joanna Manley
Associate Director, Planning



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From: Joanna Manley
Sent: 31 July 2020 15:55
To: 'Barry James' <Barry.James@SouthSomerset.Gov.Uk>
Cc: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Hi Barry,

Thank you for your email, apologies I'm only now replying but I've been in a meeting since 11am.

As you may be aware, Paul Phillips is the landowner, not the applicant for Manor Farm. My client is Gleeson Strategic Land and it is their decision as to whether we withdraw the application or not. In the interests of working together, can I suggest we have a meeting with both our landscape consultant and yours present so that we can discuss your landscape concerns in detail and see how we might move forward. If this meeting could take place the earlier the better I think it would be beneficial to all. If you, David and Charles could indicate availability next week I'll happily set up a meeting.

Jo

Joanna Manley
Associate Director, Planning



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From: Barry James <Barry.James@SouthSomerset.Gov.Uk>
Sent: 31 July 2020 10:39
To: Joanna Manley <Joanna@origin3.co.uk>
Cc: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Morning Jo,

I've been speaking to Paul Phillips at Manor House Farm today; he is not keen to go to appeal and wants to work on getting an application that is acceptable locally. We discussed:

- The current scheme will be recommended for refusal
- SSDC won't accept further revisions to this one
- The principle of development may be acceptable subject to a number of planning considerations
- Withdrawal will allow further pre-application discussion to get a scheme that can be seen more positively
- A local consultation process should take place that demonstrates to locals that you have taken on board comments to this application and have changed the proposals accordingly

Paul is going to phone you but I think he will be asking you to withdraw this one, and will want to discuss the next steps.

From my perspective having that good local consultation and demonstrating how the scheme is being amended following the comments received to this one is important, as is showing how landscape concerns are going to be addressed (inevitably this will have to mean a reduction in number of units). The pre-app process will need to focus on landscape issues to get the balance right.

Thanks Jo, happy to discuss.

Best wishes,
Barry

From: Joanna Manley <Joanna@origin3.co.uk>
Sent: 24 July 2020 14:05
To: Barry James <Barry.James@SouthSomerset.Gov.Uk>
Cc: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Dear Barry,

Thanks for taking the time to call. As you know I'm somewhat disappointed with the news that this is headed towards a delegated refusal on what sounds like landscape, heritage and potential scale issues,

I appreciate we won't fully know until the officer has written up his refusal, but I am encouraged by the fact that you have agreed with David that we will receive this no later than the 14th August, which was the agreed extension.

As I said on the phone, we will look to appeal via an Inquiry and I will keep you in the loop on this.

Please feel free to contact me should you wish to discuss this matter further.

Kind regards,

Jo

Joanna Manley
Associate Director, Planning



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From: Barry James <Barry.James@SouthSomerset.Gov.Uk>
Sent: 24 July 2020 13:07
To: Joanna Manley <Joanna@origin3.co.uk>; David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Cc: Stephen Baimbridge <stephen.baimbridge@southsomerset.gov.uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Hello Jo,

As discussed I'll give you a call before the end of today about this – thanks,

Barry

Barry James MA MRTPI
Interim Planning Lead
Service Delivery
South Somerset District Council



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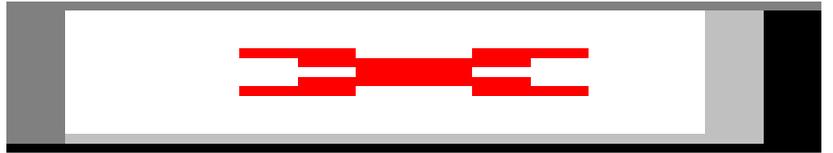
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From: Joanna Manley <Joanna@origin3.co.uk>
Sent: 24 July 2020 13:01
To: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Cc: Barry James <Barry.James@SouthSomerset.Gov.Uk>; Stephen Baimbridge <stephen.baimbridge@southsomerset.gov.uk>
Subject: Application 19/03416/OUT Manor House Farm Templecombe

Dear David,

As you are aware the formal consultation period for the revised masterplan and application documentation ended yesterday. Please find attached a review of the comments received and our response to the issues raised.

I am mindful that the Area East committee is due to take place on 12th August, are you now in a position to let me know whether I should prepare for this committee or whether you intend to determine this application under delegated powers.

I look forward to hearing from you.

Kind regards,

Jo

Joanna Manley
Associate Director, Planning



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