

PCC of St Michael and All Angels
C/o Michael Hancock
Benjamin + Beauchamp Architects
The Borough Studios
The Borough
Wedmore
BS28 4EB

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

APPLICATION NO 25/01976/FUL

APPLICANT PCC of St Michael and All Angels PARISH: East Coker

DESCRIPTION: Access improvements to St Michael and All Angels' Church, East Coker.

LOCATION: St Michael And All Angels' Church East Coker Yeovil Somerset BA22 9JG (GR:353882/112193)

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

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its size, scale and materials, respects the character of the conservation area and causes no demonstrable harm to the character or setting of the listed buildings, residential amenity, visual amenity, highway safety, or other environmental concerns in accordance with the aims and objectives of Policies SD1, EQ2, EQ3, EQ4, EP15, TA5 and TA6 of the South Somerset Local Plan (2006-28), Policies EC1, ECT2, ECT3, ECCN1, ECCN2, ECCN3 and ECCN5 of the East Coker Neighbourhood Plan 2018-28 and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

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02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents reference:

Drawing No. 0659 P.001 Rev A Site Plan as Proposed
Drawing No. 0659.P.002 Rev A Proposed North Elevation
Drawing No. 0659.P.003 Rev A Proposed West Elevation
Drawing No. 0659 P.004 Rev A Plan as Proposed
Drawing No. 0659 P.005 Rev A Section as Existing and Proposed
Drawing No. 0659 P.006 Scene View as Existing and Proposed
Design, access and Heritage Statement
Archaeological Assessment Prepared by Keith Faxon and dated September 2025

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: In the interest of visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006-28).

04. The hand rail hereby approved shall be painted black and retained as such in perpetuity.

Reason: In the interests of visual amenity and to safeguard the setting of the heritage assets in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-28).

05. The applicant, or their agents or successors in title, must secure the implementation of a programme of archaeological work in accordance with the Written Scheme of Investigation (WSI) as detailed in the submitted Archaeological Assessment.

Reason: To ensure that any archaeology present on the site is recorded and treated appropriately in the interests of safeguarding the historic environment in accordance with policy EQ3 of the South Somerset Local Plan.

Informatics:

01. Development, insofar as it affects the rights of way should not be started, and the rights of way should be kept open for public use until the necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.

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The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset Council (SC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset Council Rights of Way Group:

- o A PROW being made less convenient for continued public use.
- o New furniture being needed along a PROW.
- o Installing any apparatus within or across the PROW.
- o Changes to the surface of a PROW being needed.
- o Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- o make a PROW less convenient for continued public use; or
- o create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset Council's Rights of Way pages to apply for a temporary closure: <https://www.somerset.gov.uk/roads-travel-and-parking/apply-for-the-temporary-closure-of-a-right-of-way/>



Alison Blom-Cooper MRTPI

Chief Planning Officer

Somerset Council

Date: 6 November 2025

NOTES:

(1) Please read the above condition(s) very carefully. This permission has only been granted on the basis that all of the conditions are fully complied with. Applicants are advised that failure to comply with the requirements of each and every condition as detailed may become the subject of enforcement action by the Council.

(2) 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.

(3) In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

(4) It is the legal responsibility of Somerset Council to issue and register all new postal addresses. If appropriate in this case, please contact the Street Name and Numbering Department at <https://somerset.gov.uk/planning-buildings-and-land/street-naming-and-numbering/> prior to commencement of development for details of the appropriate process.



Town and Country Planning Act (as amended) 1990

NOTICE OF COMMENCEMENT

You are requested to notify the Planning Authority **21 days** prior to commencement of development or use of land approved under planning permission **25/01976/FUL**.

Many planning permissions have conditions imposed upon them which require the submission of details prior to commencement of development or use of land. Failure to comply with such conditions prior to commencement may mean that the development becomes the subject of enforcement action by the Council.

Please ensure you notify the Planning Authority prior to starting work (see form below for your convenience).

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NOTICE OF COMMENCEMENT – RETURN FORM

please return this completed form to

To: PlanningSouth@somerset.gov.uk or post to Planning South, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT

Planning Permission: **25/01976/FUL** Case Officer **Jacqui Churchill (Planning Officer)**

It is intended to implement the above planning permission on:

Date: / / Signed: Print:

Address

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Phone Number Email

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