



Somerset Planning – West Team

County Hall, Taunton, TA1 4DY

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Tel: 0300 123 2224

Our Ref: **12/25/0013** *(please quote on all correspondence)*

29 June 2026

MCK ASSOCAITES LTD
BURNABY VILLA
48 WATLING STREET ROAD
FULWOOD
PRESTON
PR2 8BP

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

Proposal: Change of use of public house and beer store into 3 No. dwellings with associated landscaping and car parking and demolition of outbuildings and skittle alley at The White Hart Inn, Pitminster Road, Corfe

Application Type: Full Planning Permission

Grid Reference: 323196.119404

Please find enclosed the decision notice for your planning application **12/25/0013**. It is very important that you carefully read the entire notice including the conditions. No further reminder letters will be sent.

Planning Conditions

Planning permission is conditional on the compliance with any attached conditions. Failure to adhere to the requirements of a condition can result in unauthorised development taking place and enforcement action being taken against you.

It is your responsibility to ensure that you have complied with all the requirements of all conditions.

Approval of Details Reserved by Condition

Some conditions can require the submission of information or further details prior to any works commencing. Failure to comply with the requirements of any such condition could result in the planning permission becoming null and void.

Should you be required to submit further information for approval by any condition

there is a charge, please check information held on the Planning Portal regarding the process and appropriate fee -

<https://www.planningportal.co.uk/planning/planning-applications/consent-types/approval-discharge-of-conditions>

There are no national requirements for applications for the approval of details reserved by condition except that they should be made in writing and that the authority should determine them within 12 weeks of the application being validated. It is therefore important that any request is made in a timely manner to avoid any delays in works commencing on site.

Building Regulations

Building Regulation approval is a separate matter from obtaining planning permission for the work that you are intending to carry out. Most building work whether new, alterations, extensions or change of use requires Building Regulations approval. For more information about the Building Regulations, from what they are to what is covered by them, please contact the Somerset Building Control at buildingcontrol@somerset.gov.uk or telephone 0300 303 7790. Additional information can be obtained at - <https://buildingcontrol.somerset.gov.uk/>

Site Notice

The Local Planning Authority may have erected a Site Notice on or near the application site to advertise this development proposal. Could you please ensure that any remaining notice in respect of this decision is removed from the site and suitably disposed of. Your co-operation in this matter is greatly appreciated.

Community Infrastructure Levy

TDBC implemented the Community Infrastructure Levy (CIL) on 1 April 2014. This is a tariff in the form of a standard charge on the creation of new dwellings (including holiday lets and student accommodation), household extensions of 100 square metres or more in size and retail development (use classes A1-A5). If this application falls into any of these categories please visit the Council website and search for 'CIL' to find out what to do next.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Bill Cotton', with a horizontal line underneath.

Bill Cotton MRTPI | Planning Director (Interim)

Somerset Planning – West Team

Case Officer: Mr G Clifford, Senior Planning Officer

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TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)**Application No: 12/25/0013****Proposal: Change of use of public house and beer store into 3 No. dwellings with associated landscaping and car parking and demolition of outbuildings and skittle alley at The White Hart Inn, Pitminster Road, Corfe**

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Somerset Council under the above Act hereby GRANT PERMISSION for the above development.

The development must be carried out in accordance with the application and accompanying plan(s) submitted to the Council and is only valid subject to compliance with the following condition(s):

- 1 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(A2) DrNo P-WH-102 Rev B BEER STORE CONVERSION PROPOSED PLANS & ELEVATIONS

(A3) DrNo P-WH-104 Rev B PROPOSED STREETSCENE

(A2) DrNo P-WH-SS-02 Rev C PROPOSED SITE CROSS SECTIONS

(A2) DrNo P-WH-100 Rev E PROPOSED SITE PLAN

(A2) DrNo P-WH-101 Rev B PROPOSED PLANS & ELEVATIONS

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

- 3 Prior to the construction of the boundary wall and gable, samples of the natural stone in the form of a sample panel to be constructed on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To safeguard the character and appearance of the building/area.

- 4 Any windows hereby permitted shall be recessed in the wall to match the existing windows recesses and shall be constructed in timber.

Reason: In the interests of preserving the character of the building and any features of historic or architectural interest that it possesses.

- 5 The following shall be incorporated into the site proposal with photographs of the installed features submitted to the Local Planning Authority prior to first occupation:

It is recommended that site enhancement measures shall include the installation of Eco Bat Boxes, Integrated Eco Bat Boxes or Bat Access Tiles on the new roof of the structure. These features should avoid any artificial lighting, with no modern breathable felt to be used around any bat access tiles. To enhance the site for nesting birds, a variety of bird boxes shall be installed around the site to enhance the nesting opportunities within the local landscape. These should be targeted for species within the area and ideally encapsulate as many species as feasibly possible.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 186 of the National Planning Policy Framework

- 6 The development hereby approved shall not be occupied until space has been laid out, drained and surfaced within the site in accordance with the approved plan(s) for the parking and turning of vehicles, and such area(s) shall not thereafter be used for any purpose other than the parking and turning of vehicles associated with the development.

Reason: To ensure that there is adequate space within the site for the parking and turning of vehicles clear of the highway, in the interests of highway safety.

- 7 Details of the proposed treatment of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the new dwellings.

Reason: In the interests of preventing the risk of flooding.

- 8 No individual dwelling hereby approved shall be occupied until the optional requirement for potential consumption of wholesome water by persons occupying that dwelling in Part G of Schedule 1 and Regulation 36 of the

Building Regulations 2010 of 110 litres per person per day has been complied with.

Reason: To improve the sustainability of the dwellings in accordance with the Taunton Deane: Core Strategy Policies DM5 (the Supplemental Planning Document – Districtwide Design Guide) and Paragraphs 134, 154 and 180 of the National Planning Policy Framework (Sept 2023).

- 9 The development hereby permitted shall not be commenced until an Allocation Certificate has been submitted to and approved in writing by the Local Planning Authority which addresses the additional nutrient input arising from the development within the fluvial catchment area upstream of the Somerset Levels and Moors Ramsar site and on the same hydrological pathway.

The Allocation Certificate shall be a written certificate issued by the phosphate credit provider confirming the allocation of the full phosphate credit requirement generated by the development, thereby mitigating the additional nutrient load imposed on the Somerset Levels and Moors Ramsar site by the development when fully occupied enabling the local planning authority to conclude on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected site, having regard to the conservation objectives for the site.

Reason: To ensure that the proposed development is phosphate neutral in perpetuity in accordance with policies CP1, CP8 and DM1 of the Core Strategy as well as Paragraphs 187 and 193-195 of the National Planning Policy Framework (December 2024) and 186-188 of the National Planning Policy Framework (November 2023).

NOTES TO APPLICANT

1. In accordance with paragraph 39 of the National Planning Policy Framework 25 the Council has worked in a positive and creative way with the applicant and has negotiated amendments to the application to enable the grant of planning permission



Bill Cotton MRTPI, Planning Director (Interim), Somerset Council

Issued by Somerset Planning - West Team

Date: 29 June 2026

N.B. Notes of the applicant's rights are overleaf.

DECISION NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or to approve it subject to conditions, you may appeal to the Secretary of State under:

- Section 78 and 79 of The Town and Country Planning Act 1990,
- Section 20 of The Planning (Listed Building and Conservation Area) Act 1990,
- Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012,
- Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007 or
- Section 195 of the Town and Country Planning Act 1990

You must appeal **within the following timescales**:

- **28 days** from the date on the decision notice for works to trees covered by Tree Preservation Orders (TPO) using the form available here: [Appeal a decision about a tree preservation order: When you can appeal \(www.gov.uk\)](#)
- **8 weeks** from the date on the decision notice for Advertisement Consent using the form available here: [Appeal a decision about consent to display an advertisement: When you can appeal \(www.gov.uk\)](#)
- **12 weeks** from the date on the decision notice for householder applications using the form available here: [Appeal a householder planning decision: Overview \(www.gov.uk\)](#)
- **12 weeks** from the date on the decision notice for minor commercial applications using the form available here: [Appeal a minor commercial development decision: When you can appeal \(www.gov.uk\)](#)
- **6 months** from the date on the decision notice for Listed Building Consent using the form available here: [Appeal a listed building consent decision: When you can appeal \(www.gov.uk\)](#)
- There is **no time limit** for submission of an appeal for a Certificate of Lawfulness or a Listed Building Certificate of Lawfulness using the form available here: [Appeal a decision about a lawful development certificate: When you can appeal \(www.gov.uk\)](#)
- **6 months** from the date on the decision notice for all other applications using the form available here: [Appeal a planning decision \(www.gov.uk\)](#)

You can contact the Planning Inspectorate's customer support team if you need help using the online service above by email: enquiries@planninginspectorate.gov.uk or telephone: 0303 444 5000 Monday to Friday, 9:00am to 12:00pm (noon) (except public holidays).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose ownership the land is situated. This notice will require the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 and/or Section 32 of The Planning (Listed Building and Conservation Area) Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.
- These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990, Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in respect of Tree Preservation Orders, Section 203 of The Town and Country Planning Act 1990.

Notes in Respect of All Applications

- Although Planning Permission or Advertisement Consent may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, Listed Building Consent may also be required before the work can commence.
- If Planning Permission has been granted for the development, should this involve any work within the highway such as the construction of a vehicular access, the consent of the Somerset Council, as Highway Authority should also be obtained - [Roads, travel and parking \(somerset.gov.uk\)](https://www.somerset.gov.uk/roads-travel-and-parking/)
- This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and further information can be obtained from: [Public Rights of Way \(somerset.gov.uk\)](https://www.somerset.gov.uk/public-rights-of-way/)
- If planning permission has been granted for development involving the creation of one or more properties needing new addresses you will need to contact the Street Naming and Numbering department of Somerset Council, for assignment of the official address/es. Details are available at [Street naming and numbering \(somerset.gov.uk\)](https://www.somerset.gov.uk/street-naming-and-numbering/)