



Public Document Pack

Area South Committee - Wednesday 4th March 2020

Please find attached draft minutes of the meeting held on 4th December 2019.

Agenda Item 1

South Somerset District Council

Draft Minutes of a meeting of the **Area South Committee** held at the **Council Chamber, Council Offices, Brympton Way, Yeovil.** on **Wednesday 4 December 2019.**

(2.00 - 4.30 pm)

Present:

Members: Councillor Peter Gubbins (Chairman) (from 3.10pm)

John Clark	Wes Read
Nicola Clark	David Recardo
Kaysar Hussain (left 3.45pm)	Gina Seaton
Andy Kendall	Peter Seib
Mike Lock	Alan Smith
Pauline Lock	Jeny Snell
Tony Lock	Andy Soughton
Graham Oakes (from 3.20pm)	



Officers:

Jo Boucher	Case Officer (Strategy & Commissioning)
Jacqui Churchill	Development Management Case Officer
Linda Hayden	Specialist - Development Management
Katy Menday	Leisure & Recreation Manager
Lynda Pincombe	Specialist - Strategic Planning
Steve Barnes	Play and Youth Facilities Officer

NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.

135. Apologies for absence (Agenda Item 1)

Councillor David Recardo reported that Councillor Peter Gubbins would be late arriving at the meeting and therefore he would take the Chair for the start of the meeting.

Apologies for absence were received from Councillor Karl Gill, Councillor David Gubbins and Councillor Rob Stickland.

136. Declarations of Interest (Agenda Item 2)

Councillor Peter Seib declared a personal interest in agenda item 13 - Planning application 19/02954/LBC as he has a working relationship with the applicant who is the Director of Service Delivery.

Councillor Pauline Lock and Councillor Mike Lock both declared a personal interest in item 11 – Planning Application 19/02184/FUL as they are both members of Yeovil Without Parish Council.

137. Public question time (Agenda Item 3)

There were no questions from members of the public.

138. Chairman's announcements (Agenda Item 4)

The Chairman informed members that there was a Charity event being held on Saturday 7th December 2019 at Holy Trinity Church in Yeovil in aid of the Yeovil District Hospital Cancer unit.

139. Reports from representatives on outside organisations (Agenda Item 5)

There were no reports from members.

140. Request for Area Funding to support the Work of Leisure and Recreation Service (Executive Decision) (Agenda Item 6)

The Leisure and Recreation Manager presented the report and with the aid of slides gave members an overview of the service delivered by Leisure and Recreation over the last year. This included:

- Community Heritage Access Centre (CHAC)
- Countryside – including new children's Roman Trail, Pop Up Museum and Activity Centre and recent land acquisition at Ham Hill.
- Yeovil Country Park – including successful park yoga event.
- Yeovil Recreation Centre – Positive engagement with more clubs using the centre.
- Tourism – Success of the Tourist Information Centre and intention to relaunch the River Parrett Trail.

She asked members to consider granting £500 from the Area South discretionary budget to the local MIND group to help deliver a series of sessions to be run by the council's Community Heritage Officer at the Yeovil Country Park. She said the group had established a very positive relationship with the park, these extra sessions will help support and benefit the participants in an environment they are familiar with and with a person they trust.

During a short discussion, members noted the officer's report and it was proposed and subsequently seconded to agree funding £500 to the Local MIND group towards a series of sessions to be delivered in Yeovil Country Park. On being put to the vote this was carried unanimously.

Resolved that:

- (1) Members noted the report and the work of the Leisure and Recreation Service.

- (2) Members agreed funding of £500 from Area South discretionary budget to the Local MIND group towards a series of sessions to be delivered in Yeovil Country Park.

(voting: unanimous)

141. Heart of Wessex Rail Partnership Update (Executive Decision) (Agenda Item 7)

The Specialist – Strategic Planning presented the report and summarised to members the work undertaken by the Heart of Wessex Rail Partnership and the proposed changes to the structure of the Partnership as set out in the agenda report. She explained that should members agree to continue to support and remain a member of the Partnership the authority would continue to have a representative on the new organisation.

During discussion, members made several comments including the following:

- Q uestioned the benefits to the authority if continued as a member of the partnership and the definite contribution it has to the connectivity of the area and people of South Somerset.
- B elieve the money could be better spend elsewhere on grant funding or direct lobbying.
- N eed to encourage, support the volunteers, and sustain the work of these groups

In response to questions the Specialist – Strategic Planning acknowledged there had been less support for the local stations in the last 12 months as a direct result of the departure of the Community Rail Officer due to ill health. She said the new partnership would be structured in a different way (with a new separate line strategy group) and a new rail officer appointed in due course. She told members that by not supporting the Community Rail Partnership then the Council would lose their seat at the table. She added that the other Somerset and Dorset authorities who are partnered to the agreement have committed funding into the new partnership.

There being no further debate, members noted the officer's report and proposed to refuse the contribution of £1000 from the Area South revenue discretionary grants Budget but agree the transfer of the surplus budget to assist with the start-up costs of the new organisation.

Resolved that members:

- 1) Noted the work undertaken by the Partnership in the last 12 months and the proposed changes to the partnership and that a similar report will be taken to Area East Committee.
- 2) Refused the funding contribution of £1,000 from Area South revenue discretionary projects grants budget for 2019/20.

(voting 5 in favour, 9 against, 0 abstentions)

- 3) Agreed in principle that the Council's share of the Heart of Wessex Rail Partnership Reserve and share of any surplus from the 2019/20 revenue budget

is transferred to the new Somerset and Dorset CRP to assist with start-up costs and appointment of a new community rail officer.

(voting: unanimous)

142. Area South Forward Plan (Agenda Item 8)

Members noted the Forward Plan.

143. Schedule of Planning Applications to be Determined by Committee (Agenda Item 9)

Members noted the schedule of planning applications.

144. Planning Application 19/02080/FUL - 41 Percy Road Yeovil BA21 5AJ (Agenda Item 10)

Proposal: The change of use of existing dwelling into a HMO, the erection of a new dwelling and conversion of existing garage into a new dwelling.

The Specialist, Development Management presented the application as detailed in the agenda and with the aid of slides showed the site and proposed plans.

She referred to the key considerations being visual impact, highway and parking and residential amenity. She believed the proposal replicated the design of existing houses in the streetscene and considering the current density of the development believe there was no issue in residential amenity. The proposed parking provision is within current parking standards and that the highway authority had raised no objection.

The Specialist, Development Management therefore concluded that after considering all of the responses and advice, as outlined in the agenda report, her proposal was to approve the application as set out in the agenda report.

In response to members' questions, she confirmed that:

- Clarified to members the bin storage areas on site.
- A condition is to be imposed to ensure all boundary treatments be agreed before occupation.
- Understood the historical commercial use was mainly regarding the access and rear workshop and outbuildings for mechanical use.
- Clarified the parking strategy guidelines.
- Consider it to be a six bedroom house for the reason that it shared community facilities.

The Architect for the applicant then spoke in support of the application. He referred to other appeal decisions and the encouragement of lower car ownership with HMO's. He said over 60% of tenants in HMO's do not have cars and that this site is within walking

distance of the town centre. He believed the proposal would enhance the back yard, would remove cars from the road and was located within a zone encouraged for HMO's.

Ward member, Councillor Tony Lock raised concern regarding the lack of proposed parking in an area, which is already a problem, and believe this proposal will only exacerbate the issue. He did not object to the development of the HMO but the development of the additional dwellings, which he felt was gross overdevelopment of the site.

Ward member, Councillor David Recardo also raised concern regarding the current on street parking issues in the area. He also raised concern regarding the proposed new dwelling at the rear of the site and that the proposal did not generate enough parking.

During member's discussion, several comments were raised including the following:

- Believe the proposal does not meets the SCC Parking Strategy.
- Consider the proposal to be a good development of the site but concern regarding the lack of parking provision.
- Acknowledge parking concerns, however believe the parking provision is adequate for this development.

It was then proposed and seconded that the application be approved, as per the officers recommendation as set out in the agenda report. On being put to the vote this was taken as 7 votes in favour, 7 against and 0 abstentions. The Chairman then provided his casting vote for refusal of the application.

During further discussion, members suggested reasons for refusal to include overdevelopment of the site and lack of parking supply. The Specialist, Development Management then proposed the following reason for refusal:

'The proposal represents overdevelopment of the site which results in an undersupply of parking failing to meet the required parking standards contrary to Policy EQ2 and TA6 of the South Somerset Local Plan 2006-2028'.

It was then proposed and subsequently seconded to refuse the application for the reason read out by the Specialist, Development Management. On being put to the vote this was carried by 10 votes in favour, 4 against, 0 abstentions.

RESOLVED:

That application **19/02080/FUL** be refused, for the following reasons:

'The proposal represents overdevelopment of the site which results in an undersupply of parking failing to meet the required parking standards contrary to Policy EQ2 and TA6 of the South Somerset Local Plan 2006-2028'.

(voting: 10 in favour, 4 against, 0 abstentions)

145. Planning Application 19/02184/FUL - Land Adjacent Hillview Yeovil Marsh Road Yeovil Without (Agenda Item 11)

Proposal: Erection of a modular building for use as an ancillary sales office for the approved mobile home park extension

The Case Officer presented the application as detailed in the agenda and with the aid of a powerpoint showed the site and proposed plans. She explained the Highways Authority had raised no objection and that no objections had been received from neighbours. However, Yeovil Without Parish Council had recommended refusal for both the location and as the site is not designated for this purpose or use.

She referred to the key considerations being the impact on visual and residential amenity, highway safety and loss of amenity land. She acknowledged concerns regarding the location of the proposed structure but felt the building would take up only a small fraction of the open space and therefore not considered harmful to visual amenity.

She said the imposition of a condition to restrict the permission for a temporary period of five years and restrict opening times to be acceptable and therefore after considering all of the responses and advice, as outlined in the agenda report, her proposal was to approve the application as set out in the agenda report.

In response to members' questions, she confirmed that:

- The amenity land is within the ownership of the applicant.
- The location of the access and emergency access of the site.
- The applicant could erect a temporary structure for the temporary use for the implementation for the proposal.

A representative of the applicant addressed the committee and spoke in support of the application. He explained this was a temporary small structure to accommodate the sales office and that the applicant was happy to remove the structure after the five year period. He said the proposed building is sited in the best location because other areas of the site suffered with drainage issues.

Ward member, Councillor Graham Oakes noted the previous application had already been approved and questioned the reason to change the plans. He said the building would take up 14% of the amenity space and did not believe the structure was a requirement for the site and that logically the best option was to make use of the first mobile home. He believed the proposal was contrary to policy EQ2 and therefore would not support the application on grounds of visual amenity.

Ward member, Councillor Mike Lock voiced his concern regarding the application, he believed Yeovil Marsh already has a massive infrastructure problem along with drainage issues and this proposal will only exacerbate these matters. He would not support the application.

During member's discussion, comments were raised including the following:

- Questioned the need for the additional temporary sales office when the obvious choice would be to use the first mobile home once positioned on site.
- This area already has poor infrastructure with no street lighting or footpaths and poor drainage system. This proposal will only exacerbate these issues.
- Proposal is already within the development land and given the temporary nature of it's temporary use consider it acceptable.

Following a short discussion, it was then proposed and subsequently seconded to refuse the application, as the proposal does not comply with policy EQ2 and the effect on visual amenity. For clarification to member's the Specialist – Development Management then read out the following reason for refusal:

'The proposal is considered to adversely impact on the visual amenity contrary to Policy EQ2'.

It was then proposed and subsequently seconded to refuse the application for the reason read out by the Specialist, Development Management. On being put to the vote this was lost by 5 votes in favour, 9 against, 0 abstentions.

Following a short discussion, it was then proposed and seconded to approve the application as per the officer's recommendation as set out in the agenda report. On being put to the vote this was carried by 9 votes in favour, 4 against and 1 abstention.

RESOLVED:

That application **19/02184/FUL** be approved for the following reasons:

01. The proposal, by reason of its size, scale and location, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

SUBJECT TO THE FOLLOWING:

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.

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

1022-0005-01 - Site Plan for Temporary New Office Building

1022-0006-01 - Site Location Plan

1022-0009-03 - Sales Office Floor Plans and Elevations

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

03. The temporary sales office hereby permitted shall be removed and the land restored to its former condition (grassed amenity land) on or before five years from the date of this permission.

Reason: In the interests of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

04. The temporary sales office hereby permitted shall only be operated between the following hours: 08.00 - 19.00 on Monday to Fridays, 08.00 - 18.00 on Saturdays

and 10.00 - 16.00 on Sundays and Bank holidays, unless otherwise agreed in writing by the District Planning Authority.

Reason: In the interests of residential amenity to accord with policy EQ2 of the South Somerset Local Plan 2006-2028.

(voting: 9 in favour, 4 against, 1 abstention)

146. Planning Application 19/02614/FUL - Westland Helicopters Ltd Lysander Road Yeovil (Agenda Item 12)

(This agenda item was taken before agenda item 11) (Councillor Peter Gubbins took over as Chairman and Councillor David Recardo resumed as Vice Chairman at the beginning of this item)

Proposal: The formation of a hard surface airstrip, associated lighting and ancillary lighting control building.

The Specialist, Development Management presented the application as detailed in the agenda and with the aid of slides showed the site and proposed plans. She updated members that an additional condition and informative be included as requested by the Local Lead Flood Authority (LLFA). The full wording was shown on the powerpoint presentation for members information.

She referred to the key considerations being principle, residential amenity, setting of Listed buildings and visual amenity, drainage and highways impact. She said the proposal was for the existing use of the business for helicopters and light aircraft only and that there is essentially no change to the airstrip itself. She said the drainage had now been addressed by the LLFA and recommend a highways construction traffic management plan

The Specialist, Development Management also updated members that the MOD have confirmed they have no safeguarding objections and therefore after considering all of the responses and advice, as outlined in the agenda report, her proposal was to approve the application as set out in the agenda report.

In response to members' questions, she confirmed that:

- Acknowledged member's concern regarding the nearby culvert and run off surface water, however the LLFA and Environment Agency consider the detailed drainage scheme and maintenance plan to be acceptable.
- A construction traffic management plan is proposed as a condition to ensure the times of activity on the site.

The agent then addressed the committee and believed this proposal was necessary to enhance and bring forward the airfield to an appropriate standard to help continue to serve this aerospace company. His comments also included:

- The application complies with the Civil and Military Aviation Authority.
- The proposed airstrip is approximately 300 metres shorter than the previous and only suitable for small fixed wing and helicopters and confirmed there is no possibility that other aircraft would use this strip.

- All statutory consultees consider the application acceptable and although acknowledge concerns raised, noted the LLFA now consider the scheme acceptable.

He concluded the application was part of an investment for the whole of the site, which will help secure the future of this company and the town.

Ward member, Councillor Andy Soughton was satisfied the LLFA had now addressed the flooding concerns and believed the application will help enhance the future of the company and therefore would support the application.

During a short debate, members voiced their support for the application and considered it long overdue. It was then proposed and subsequently seconded to approve the application as set out in the agenda report and subject to the additional condition and informative as requested by the LLFA. On being put to the vote this was carried unanimously.

RESOLVED:

That application **19/02614/FUL** be approved for the following reasons:

01. The proposal supports the essential infrastructure of an important local employer which will not unacceptably impact upon residential and visual amenities, the setting of adjacent listed buildings/structure, highway safety, drainage and ecology. As such, the proposals comply with Policies SD1, SS1, YV4, TA5, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan 2006-2028.

SUBJECT TO THE FOLLOWING:

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.

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

Site Location Plan A0001 16/09/19	3980-BB-XX-XXX-DR-
General Arrangement 05/02/19	129792/1000/D
Construction Phasing General Arrangement Runway Plan and Long Sections 1 of 3 18/04/19	129792/1001 129792/1100/B
Runway Plan and Long Sections 2 of 3 18/04/19	129792/1101/B
Runway Plan and Long Sections 3 of 3 18/04/19	129792/1102/B
Taxiway and Access Road Plan and Long Section 18/04/19	129792/1103/B
Proposed grading contours 18/04/19	129792/1104/B

Runway Cross Sections Sheet 1 of 5 18/04/19	129792/1105/B
Runway Cross Sections Sheet 2 of 6 28/06/19	129792/1106/A
Runway Cross Sections Sheet 3 of 5 28/06/19	129792/1106/A
Runway Cross Sections Sheet 4 of 5 28/06/19	129792/1108/A
Runway Cross Sections Sheet 5 of 5 28/06/19	129792/1109/A
Taxiways and Access Road Cross Sections 28/06/19	129792/1110/A
External Works General Arrangement 28/06/19	129792/1200/B
External Works Sections 28/06/19	129792/1201/B
Proposed Sloping Ground Test Area General Arrangement 28/06/19	129792/1202/A
Proposed Runway External Works Details 28/06/19	129792/1203/B
Vehicle Tracking 03/06/19	129792/1250/B
Proposed Runway White Lining General Arrangement 28/06/19	129792/1500/B
Runway Plan AGL Ducting LayoutSheet 2 of 4 28/06/19	129792/2201/A
Drainage Standard Details Sheet 1 of 2 24/06/19	129792/2002/B
Drainage Standard Details Sheet 2 of 2 24/06/19	129792/2003/A
Manhole Schedule 24/06/19	129792/2004/A
Drainage Outfall 24/06/19	129792/2005/B
Indicative Contractors Site Compound Location 23/05/19	129792/2100/B
Runway Plan AGL Ducting Layout Sheet 1 of 4 28/06/19	129792/2200/A
Runway Plan AGL Ducting Layout Sheet 4 of 4 28/06/19	129792/2203/B
B-Centre Building Proposed External Works General Arrangemens (sic) 129792/4000/B 03/06/19	
B-Centre Building Proposed General Arrangement 03/06/19	129792/4001/B

03. Reason: For the avoidance of doubt and in the interests of proper planning.
- Prior to the first use of the airstrip hereby approved a detailed plan for the restoration of the site to include landscaping details shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the development hereby permitted or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan 2006.

04. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Efficient means for cleaning the wheels of all lorries leaving the site;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: In the interests of highway safety and residential amenity in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028.

05. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of archaeological evaluation and subsequent excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: To ensure appropriate recording of archaeological remains in accordance with Policy EQ3 of the South Somerset Local Plan 2006-2028.

06. Prior to the installation of any lighting associated with the airstrip details shall be submitted to an approved by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved scheme and retained and maintained in the agreed manner unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

07. Prior to the commencement of the development hereby permitted, a Dust Management Plan to follow the advice contained in the Air Quality Assessment (prepared by Air Quality Consultants Ltd dated April 2019) shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in full accordance with the approved plan.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

08. No development shall be commenced until details of the surface water drainage scheme based on the Flood Risk Assessment and Drainage Strategy Issue 3 (dated 20/08/19) and sustainable drainage principles, together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the Technical Guidance to the National Planning Policy Framework.'

Informatics:

01. Attention is drawn to the response from Wales and West Utilities dated 23/10/2019.
02. The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

03. Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended). As such, no vegetation removal works around the site should take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the shrubs and scrub and tall ruderal vegetation to be cleared for active birds' nests immediately before works proceed and ensure that appropriate measures are in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
04. Water voles are fully protected under the Wildlife and Countryside Act 1981 (as amended). A riparian survey of stream banks for water voles and other notable and protected riparian species should be carried out prior to the final design of the drainage infrastructure proposed off-site to the north of the proposal. The results of the survey should inform the final drainage design, ensuring negative impacts are avoided. A copy of the survey report should be issued to South Somerset District Council before any drainage infrastructure is constructed.
05. It is recommended that the applicant consider a biodiversity and mitigation plan which could include (if in accordance with operational constraints at the site):
- Installation of 4 X Kent bat box, purchased or built, on to mature trees along the northern end on site, facing south or west, at a height above 3m.
 - Planting of Three 10x2 metre stretches of wildflower beds along the northern boundary. All new plants must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native.
- '06. Somerset County Council is the Lead Local Flood Authority (LLFA) as defined by the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009.
Under section 23 of the Land Drainage Act there is a legal requirement to seek consent from the relevant authority before piping/culverting or obstructing a watercourse, whether permanent or temporary. This may also include repairs to certain existing structures and maintenance works. This requirement still applies even if planning permission has been granted.
For more information, please visit <https://www.somerset.gov.uk/waste-planning-and-land/apply-for-consent-to-work-on-an-ordinary-watercourse/>

(voting: unanimous)

147. Planning Application 19/02954/LBC - Higher Burton Farmhouse Burton Lane East Coker (Agenda Item 13)

Proposal: Replacement of 2 no rear windows and 1 no front window.

The Case Officer presented the application as detailed in the agenda and with the aid of a powerpoint showed the site and proposed plans. She explained the application had been brought to committee as the applicant is a senior member of staff.

She referred to the key consideration being the impact on the Heritage Asset and that the Conservation officer was in support of the application. She concluded that contrary to there being no adverse comments from the Parish Council her proposal was to approve the application as set out in the agenda report.

During a short discussion, members voiced their support of the application and in agreement with the Case Officer requested that a condition be imposed to ensure the slimline double glazing design of the proposed windows.

It was then proposed and seconded to approve the application as per the officer's recommendation as set out in the agenda report with the additional condition regarding the slimline design of the double glazed windows. . On being put to the vote this was carried unanimously.

RESOLVED:

That Listed Building Consent be granted subject to no contrary comments from the Parish Council by 14th December 2019.

01. The proposal by reason of its limited/informed intervention into the historic fabric of this listed building is considered to respect the historic and architectural interests of the building in accordance with the policy EQ3 of the South Somerset Local Plan 2006-28, and the provisions of Chapter 16 of the National Planning Policy Framework 2019.

SUBJECT TO THE FOLLOWING:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans, received by South Somerset District Council dated on the electronic file 07/11/19:

Additional information from applicant
Design and Access statement
Ordnance Survey site plan (1:1250)

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

03. The installation of the proposed front window shall be completed in full prior to the installation of the proposed rear windows.

Reason: To safeguard the character of the listed building in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028).

04. The double glazed windows hereby approved shall be of slimline design as stated in the application form.

Reason: To safeguard the character of the listed building in accordance with policy EQ3 of the South Somerset Local Plan 2006-28.'

(voting: unanimous)

.....
Chairman

.....
Date