

## South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Millennium Hall, Seavington St Michael, Ilminster TA19 0QH** on **Wednesday 28 January 2015.**

(2.00pm - 5.50pm)

**Present:**

**Members:** Councillor Shane Pledger (Chairman)

Graham Middleton	Sylvia Seal
Terry Mounter	Sue Steele
David Norris	Barry Walker
Patrick Palmer	Derek Yeomans
Jo Roundell Greene	

**Officers:**

Charlotte Jones	Area Development Manager (North)
Catherine Hansford	Welfare Benefits Team Leader
Adron Duckwoth	Conservation Manager
David Norris	Development Manager
Adrian Noon	Area Lead (North/East)
Alex Skidmore	Planning Officer

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

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### 138. Minutes (Agenda Item 1)

The minutes of the meeting held on 17 December 2014, copies of which had been circulated were taken as read and, having been approved as a correct record, were signed by the Chairman.

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### 139. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Pauline Clarke, Roy Mills and Paul Thompson.

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### 140. Declarations of Interest (Agenda Item 3)

Councillor Shane Pledger declared a Disclosable Pecuniary Interest (DPI) in planning application 14/05217/FUL (land South of South Barton, Martock Road, Long Sutton) as the landowner for the application. He confirmed that he would leave the room during consideration of the application.

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**141. Date of next meeting (Agenda Item 4)**

Members noted that the next meeting of Area North Committee was scheduled for Wednesday 25 February 2015 and the venue would be confirmed shortly.

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**142. Public question time (Agenda Item 5)**

There were no questions from members of the public present.

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**143. Chairman's announcements (Agenda Item 6)**

In the absence of the Vice Chairman, the Chairman proposed that Councillor Derek Yeomans be appointed to act as Vice Chairman for the meeting and Members were in agreement with this.

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**144. Reports from members (Agenda Item 7)**

Councillor Sue Steele, as Governor of Musgrove Park Hospital, reported that they had been working with the Royal Marsden Hospital in London to assist with the improved treatment of women with cancer.

Councillor Patrick Palmer reported that he had attended a Drainage Board meeting the previous day where there had been ongoing negotiations regarding a flood bund for Long Load.

Councillor Shane Pledger reported that he had requested an organisation structure of the Somerset Rivers Authority and how it related to other bodies responsible for flooding or land drainage to be published as soon as it was available.

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**145. SSDC Welfare Benefit Work in South Somerset (Agenda Item 8)**

The Welfare Benefits Team Leader provided Members with a presentation of the work of the Welfare Benefits Team. She advised that their successes included:-

- The team secured eight times the cost of the service in additional welfare benefits for clients.
- The Team had a 96% success rate of welfare benefit cases taken to Tribunal level.
- SCC ringfenced funding was to continue into 2015.
- The team had saved 7 tenancies and maintained a further 35.
- The Citizens Advice Bureau were now based at Petters House in Yeovil and were working in partnership with the Welfare Benefits Team.

In response to questions from Members, it was noted that the Hardship Fund related to people claiming Council Tax benefits, whereas the Discretionary Housing Fund was for people in rented accommodation who were in need of additional help with their housing costs. The Area Development Manager (North) agreed to provide figures relating to the percentage of the population in South Somerset affected by the size restrictions for Social Sector Rents (sometimes referred to as the Bedroom Tax).

At the conclusion of the debate, the Chairman thanked the Welfare Benefits Team Leader for attending and providing an informative presentation.

**RESOLVED:** That the report and presentation be noted.

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**146. Langport & Huish Episcopi - Conservation Area Appraisal and Designation of Extensions to Conservation Area (Executive Decision) (Agenda Item 9)**

The Conservation Manager advised that there had been a general review of Conservation Areas across the district, mainly concentrating on market towns, as required by legislation. He drew Members attention to the three areas where it was proposed to extend the Langport and Huish Episcopi Conservation Area with photographs of the buildings to be included. He outlined the public consultation which had taken place with the Town and Parish Councils, Ward Members and the public during 2014 and advised that he had recently received a letter from Curry Rivel Parish Council stating that it did not support the proposal to extend the Conservation Area into Westover, which was within the Parish of Curry Rivel.

In response to questions from Members, the Conservation Manager advised that:-

- Conservation Area status did not prevent changes to existing buildings but preserved the quality of an existing development.
- The controls on development within a Conservation area were mild and extensions to properties were allowed under the usual planning process.
- The consultation process had been well publicised in the area and all affected households and businesses had been individually written to.

During discussion some Members expressed concern at the possible additional cost of building materials to repair properties to a required Conservation Area standard whilst others felt this was a misconception and there were no additional costs involved.

Councillor Terry Mounter expressed his concern at the consultation process and the properties to be included in the Westover area. He proposed the officers recommendation with the exclusion of the Westover area, however, this was not seconded and therefore the proposal fell.

The officers recommendations to formally designate the proposed revisions to the Langport & Huish Episcopi conservation area boundary were then proposed and seconded, and, on being put to the vote, were carried (voting: 7 in favour, 1 against, 2 abstentions).

At the conclusion of the vote, Councillor Terry Mounter requested that his dissent be recorded.

**RESOLVED:** That the Area North Committee agreed:-

1. To approve the Langport & Huish Episcopi Conservation Area Appraisal (attached as Appendix A).
2. To formally designate revisions to the Langport & Huish Episcopi conservation area boundary.

3. To advertise the extension to the designated area in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Reason:** To approve the recently prepared Langport & Huish Episcopi Conservation Area Appraisal and to formally designate an extension to the conservation area.

*(Voting: 7 in favour, 1 against, 2 abstentions)*

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#### **147. Area North Development Plan - 2014-15 - Update Report (Agenda Item 10)**

The Area Development Manager (North) provided Members with an update on the various projects being supported by SSDC over the past months in Area North, including:-

- The Community Land Trust taking over management of the shop in Norton Sub Hamdon
- Guidance and support to develop a comprehensive business plan for the Drayton Arms and a loan arranged from the council
- Help to purchase playing field for Barrington Football Club
- Help to start up "Bumps and Babes" club at Stoke Sub Hamdon
- Help to arrange and run a summer holiday playscheme
- Support for IT equipment for Martock Job Club
- Assistance with outdoor active gym equipment and shop at Kingsbury Episcopi
- Redesign of play area at Ilton recreation ground.
- Help to improve Moorlands Shopping Centre, Martock

She noted that there was £4,000 remaining in the Community Grants budget up to 31<sup>st</sup> March 2015 and £225,000 available for capital projects for future years.

During discussion, Members thanked the Area Development Manager (North) and her team of staff for their advice and support to the many community groups across the area.

**RESOLVED:** That the Area North Committee agreed:-

1. To note the Area North Development Plan update report 2014-15.
2. To note the position of the Area North Capital Programme as set out in Appendix C.
3. To note the position of the Area North Reserve as set out in Appendix D.
4. To note the position of the Area North 2014-15 Community Grants budget as set out in the report.

**Reason:** To provide an update on projects included within the Area North Development Plan for 2014-15.

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**148. Area North Committee Forward Plan (Agenda Item 11)**

The following updates to the Area North Committee Forward Plan were agreed:-

- Update on Tourism within Area North – February 2015
- Community Health and Leisure Updated – moved to July 2015

The Area Development Manager also advised that the Leader + programme had been extended to cover all parishes within Area North and funding for local projects would shortly be available.

**RESOLVED:** That the Area North Committee Forward Plan be noted.

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**149. Planning Appeals (Agenda Item 12)**

Members noted the report that detailed recent planning appeals that have been lodged, dismissed or allowed.

**RESOLVED:** That the report be noted.

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**150. Schedule of Planning Applications to be Determined By Committee (Agenda Item 13)**

Members noted the schedule of planning applications to be determined at the meeting.

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**151. Planning Application 14/03154/FUL - Land North of Stanchester Way, Curry Rivel. (Agenda Item 14)**

The Area Lead Planning Officer introduced the report, advising that since the application had been deferred in November 2014, further information had been submitted by the applicants, which had been circulated to the consultees. He confirmed that there was no evidence to suggest that the proposed drainage would not be able to cope and the storage capacity of the attenuation pond was sufficient to cope with a 1 in 100 year storm plus an allowance for climate change. His recommendation of approval remained.

The Committee were then addressed by Mrs M King-Oakley (Chairman of Curry Rivel Parish Council), Mr D Drake, Mr R Crowley, Mr G Higson, Mrs A Higson, Mr K Wilce and Mrs T Drake, who all spoke in opposition to the proposed application. Their comments included:-

- Information from the applicant had been posted on the SSDC website too late to allow a response therefore the application should be deferred.
- There were still outstanding questions to be answered regarding percolation tests.
- There was the possibility of future development in adjacent fields.
- No home information packs had been submitted.
- The flooding calculations were based upon 1 in 100 year storms but flooding had occurred in 3 out of the last 4 years.

- There was no information on how deep the attenuation pond would be nor how high the surrounding bund would be, or, who had the legal responsibility to maintain it.
- The additional traffic which the site would generate would make a difference.
- The loss of agricultural land should not be overlooked.
- The play area was less than 15m from the attenuation pond.
- The existing drains did not have the capacity to cope with the rain water.

The Committee were then addressed by Mr R Chadbourne who spoke in support of the application. He said the flooding which had occurred was due to poorly designed drainage from the existing land and the large drains under the main road had only created a flood once in 30 years due to a lack of maintenance.

Dr R Murdoch, a Hydrologist speaking on behalf of the applicants, advised that the site had a right of discharge into the current ditch provided that it did not increase the flow and the attenuation pond was sized to ensure this. Following percolation testing, it was found the site was not suitable for soakaway drainage as the soil was clay. The flood risk assessment met the requirements of the NPPF.

In response, the Area Lead Planning Officer advised that:-

- Conditions 10 and 11 of approval in the report dealt with surface water drainage.
- It was unfortunate that some information from the applicants had not been posted onto the website promptly.
- The applicants had assumed negligible water percolation at the site due to the clay soil.
- There was no evidence of insufficient storage capacity in the attenuation pond.
- No development sites were allocated in rural settlements in the emerging Local Plan but development was acceptable if the site was suitable.

The Ward Member, Councillor Terry Mounter, said the proposal was at odds with the emerging Local Plan which stated zero development in rural settlements. He also questioned the capacity of the attenuation pond and its ability to cope with floodwater from the site. He proposed that the application be refused as it was against policy and because of the impact on flooding, and this was seconded.

During discussion, varying views were expressed. Some Members felt there was no demonstrated housing need in Curry Rivel whilst others expressed concern that if refused without sound planning reasons, the application could be granted permission on appeal. It was also felt that more detail was needed on the attenuation pond capacity and an understandable guide to drainage in order to make a sound decision.

Councillor Mounter's proposal to refuse the application was then put to the vote however it was not supported (voting: 4 in favour, 5 against, 1 abstention). It was then proposed to defer the application for further clarification on the capacity and construction of the pond, its future management and a simple guide to drainage principles and strategy. This was seconded and on being put to the vote, was carried (voting: 7 in favour, 2 against, 1 abstention).

**RESOLVED:** That planning application 14/03144/FUL be DEFERRED to seek further clarification regarding the construction of the attenuation pond, specifically:-

- Its volume
- Section drawings to show construction
- The future management regime
- A layman's summary of drainage principles and strategy

This additional information to be subject to re-consultations along with the original additional information received before Christmas.

*(Voting: 7 in favour, 2 against, 1 abstention)*

**152. Planning Application 14/05314/FUL - 2 Tavenders Cottages, Langport Road, Long Sutton. (Agenda Item 15)**

The Area Lead Planning Officer introduced the report with the assistance of photographs of the proposed development site. He advised that the infill plot was visually acceptable, however, the standard Highway acceptable visibility splay was not quite achieved. Officers felt the Highway expectations were not justified and therefore the recommendation was to approve the application.

The Agent for the applicant, Mr F Della Vale, advised that there was 37m of highway visibility to the West of the site and 41m to the East, however, this was increased to 71m if a driver looked across the existing neighbours driveways.

There was no debate and Members were unanimously in favour of granting planning permission.

**RESOLVED:** That planning application 14/05314/FUL be APPROVED as per the officer recommendation.

**Justification**

The development is located in a sustainable location and, by reason of its scale, siting and design, respects the rural character and setting of the locality, raises no demonstrable harm to visual or residential amenity, is not prejudicial to highway safety and is therefore in accordance with the aims and objectives of the National Planning Policy Framework and the saved policies of the South Somerset Local Plan, 2006.

**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: the drawings numbered F1224/100 and F1224/101.

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

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d. details of all hardstanding and boundaries
- e. details of the rainwater goods and eaves and fascia details and treatment.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

04. The parking and turning areas detailed on the approved plans shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of domestic vehicles in connection with the development hereby permitted and the existing dwellinghouse as shown on the submitted plan ref .F1224/101.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

05. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of the visibility splays within the ownership of the applicant shown on the submitted plan ref. F1224/101. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

*(Voting: unanimous in favour)*

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**153. Planning Application 14/04506/FUL - Little Upton Bridge Farm, Langport Road, Long Sutton. (Agenda Item 16)**

The Planning Officer advised that since writing her report, two further representations had been received. One from the Chairman of Long Sutton Parish Council requesting that permitted development rights be removed at the site and one from a local resident expressing concern at highway safety in allowing a further holiday let business at the site. She advised that there were 2 holiday let properties and 2 dwellings at the site. Although the existing barn was of utilitarian design, the scheme broadly complied with the re-use of existing buildings and therefore the recommendation was to approve.



Mr G Pringle, a near neighbour, spoke in objection to the application. He advised that the previous Ward Councillor had requested a full site appraisal before any further applications were submitted and he felt the commercial element of the site was swamping the domestic side. He referred to Policy S1 which said development should not foster growth or the need to travel.

Mrs G Rickard, the applicant, advised that they ran a small holiday let business which mainly catered for groups at weekends. She said the site was well screened from neighbouring properties and the development incorporated sustainable features.

The Ward Member, Councillor Shane Pledger said there had been successive development at the site and he asked that permitted development rights be removed to limit future development.

In response to questions, the Planning Officer advised that the proposed dwelling had the potential to be used as a holiday let in the future. She said it was possible to remove the permitted development rights but this would only relate to the application and could not be retrospectively applied to the whole site.

It was proposed to approve the application subject to the removal of permitted development rights for extensions and outbuildings at the property and on being put to the vote, this was agreed (voting: 9 in favour, 0 against, 1 abstention).

**RESOLVED:** That planning application 14/04506/FUL be APPROVED as per the officer recommendation.

#### **Justification**

The proposed change of use is considered to be an appropriate re-use of this redundant building, that respects the setting of the nearby listed building and the rural surroundings and has no significant adverse impact on highway safety, visual amenity or residential amenity in accordance with the aims and objectives of the National Planning Policy Framework and Policies ST5, ST6, EH5, EC3, EC7 and EC8 of the South Somerset Local Plan.

#### **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 location plan, site plan, combined layout and roof plan and combined elevation and floor plan (drawing number 1113-02) received 07/10/2014.

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local

Planning Authority;

- a) materials (including the provision of samples where appropriate) to be used for all external walls and roofs;
- b) details of the material and finish for all external doors, windows, boarding and openings;
- c) details of the surface material for the parking and turning area.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; 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 occupation of the building 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 interest of the rural amenities of the area to accord with Policy ST6 of the South Somerset Local Plan.

05. The area allocated for the access drive, parking and turning on the approved drawings shall be kept clear of obstruction and shall not be used other than for the purpose of access, parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages or other outbuildings shall be erected without the prior express grant of planning permission.

Reason: In the interests of the amenity of the locality to accord with saved policies ST5 and ST6 of the South Somerset Local Plan.

*(Voting: 9 in favour, 0 against, 1 abstention)*

**154. Planning Application 14/04928/FUL - 127 North Street, Martock. (Agenda Item 17)**

The Planning Officer advised that the application was referred to Committee as her recommendation was contrary to standing Highway Authority advice. The proposal was to create a single off road parking bay to the front of the property with a disabled ramp leading to the side of the property.

The Ward Member, Councillor Graham Middleton proposed that the application be approved and this was seconded by Councillor Patrick Palmer.

There was no debate and the application was approved unanimously.

**RESOLVED:** That planning application 14/04928/FUL be APPROVED as per the officer recommendation.

**Justification**

The proposed development, by reason of its scale, siting, layout and materials, causes no demonstrable harm to visual or residential amenity and is not considered to be significantly harmful to highway safety and as such accords with the aims and objectives of the National Planning Policy Framework and Policies ST5 and ST6 of the South Somerset Local Plan.

**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 drawing numbered 6427-10.

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

03. The development hereby permitted shall not be commenced unless particulars of the materials (including the provision of samples where appropriate) to be used for new retaining walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The new parking area hereby permitted shall be kept clear of obstruction and shall not be used other than for the parking of a vehicle in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of

the South Somerset Local Plan.

05. The new parking area shall be finished with tarmacadam unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

06. The new parking area shall not be brought into use until drop kerbs have been installed at the carriageway edge and/or a vehicle cross-over constructed across the verge fronting the site for the width of the access.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

*(Voting: unanimous in favour)*

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**155. Planning Application 14/05217/FUL - Land South of South Barton, Martock Road, Long Sutton (Agenda Item 18)**

*(Councillor Shane Pledger, having previously declared a Disclosable Pecuniary Interest (DPI) left the room during consideration of this application. Councillor Derek Yeomans assumed the role of Chairman).*

The Planning Officer advised that the application was before the Committee as the Ward Member had an interest in the site. The proposal was for minor redesign of a previously approved application.

Mr F Della Valle, agent for the applicant, advised that since planning permission had been granted the previous year, he had been asked to refine the design to 1 ½ storeys and move it closer to the road to bring in line with the neighbouring properties.

In response to a question, it was confirmed that the chimney was functional. There was no further debate and Members unanimously approved the application.

**RESOLVED:** That planning application 14/05217/FUL be APPROVED as per the officer recommendation.

**Justification**

The proposed dwelling represents an appropriate and sustainable form of development which will contribute to the council's housing supply without demonstrable harm to visual or residential amenity or being prejudicial to highway safety and therefore accords with the aims and objectives of the National Planning Policy Framework and saved policies ST5, ST6 and EC3 of the South Somerset Local Plan.

**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 drawings numbered F1223/001A, F1223-100C, F1223-101C, F1223-150C and F1223-151A.

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) particulars of the materials (including the provision of samples where appropriate) to be used for all external walls, roofs and chimneys;
- b) full details of all new walls and boundary walls, including the materials, coursing, bonding, mortar profile, colour and texture, to be provided in the form of a sample panel to be made available on site;
- c) details of the recess, design, materials and external finish for all external doors, windows, boarding and openings, including detailed sectional drawings where appropriate;
- d) details of lintels to all external openings;
- e) details of all roof eaves, verges and abutments, including detailed section drawings, and all new guttering, down pipes and other rainwater goods, and external plumbing;
- f) details of all gates, fences and the surface material for the parking and turning area.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. 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 occupation of the building 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 Policies ST5 and ST6 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced unless

details of the internal ground floor levels of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

06. There shall be no obstruction greater than 300mm above adjoining road level 4.0m back and parallel over the entire site frontage. Such visibility splays shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

07. Before the dwellings hereby permitted are first occupied, the access over the first 5m of its length shall be properly consolidated and surfaced in tarmac, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

08. Before the dwelling is occupied and the access is first brought into use, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto any part of the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter maintained in this fashion at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

09. The area allocated for parking and turning on the approved plans shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

10. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

11. Prior to the development hereby approved being first brought into use the first floor windows within the north elevations of the dwellings hereby permitted shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interest of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed above ground floor level within the north or south elevations of the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interest of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

*(Voting: unanimous in favour)*

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Chairman