

## South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Long Sutton Village Hall, Martock Road, Long Sutton TA10 9NT** on **Wednesday 25 March 2015**.

(2.00pm - 6.40 pm)

**Present:**

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

Pauline Clarke	Jo Roundell Greene
Graham Middleton	Sylvia Seal
Roy Mills (to 4.30pm)	Sue Steele
Terry Mounter	Barry Walker
David Norris	Derek Yeomans
Patrick Palmer	

**Officers:**

Charlotte Jones	Area Development Manager (North)
Mary Ostler	Neighbourhood Development Officer
David Norris	Development Manager
Adrian Noon	Area Lead (North/East)
Mike Hicks	Planning Officer
John Millar	Planning Officer
Angela Cox	Democratic Services Manager

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

---

### 175. Minutes (Agenda Item 1)

The minutes of the meeting held on 25 February 2015, copies of which had been circulated were taken as read and, having been approved as a correct record, were signed by the Chairman.

---

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

An apology for absence was received from Councillor Paul Thompson.

---

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

There were no declarations of interest.

---

### 178. Date of next meeting (Agenda Item 4)

Members noted that the next meeting of Area North Committee was scheduled for Wednesday 22 April 2015 at the Edgar Hall, Somerton.

---

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

There were no questions from members of the public present.

---

**180. 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.

---

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

There were no reports from members.

---

**182. Grant To Kingsbury Episcopi (Amenities Committee) For New Community Centre, Shop, Café And Sports Changing Facilities (Executive Decision) (Agenda Item 8)**

The Neighbourhood Development Officer (North) with the aid of photographs, outlined the existing facilities at the recreation ground and the need for the new community centre, shop, café and sports changing facilities. She noted the fundraising which had already taken place and the many grant applications pending, including the stage 3 Lottery bid towards the £1m project. She introduced Mrs R Williams of the Kingsbury Episcopi Amenities Committee and Mrs P Warren of the Kingsbury Community Enterprise Ltd, who ran the community shop who were attending to speak in support of the application.

Mrs R Williams said she had been a member of the Kingsbury Episcopi Amenities Committee for 20 years and a new community hall had been their long term ambition. She noted the current state of the sports changing rooms at the recreation ground and said there was full community support for the new facilities.

Mrs P Warren of the Kingsbury Community Enterprise Ltd, said the village shop had celebrated its 3<sup>rd</sup> year of operation recently and it was much appreciated by local people. She noted the preparation and professionalism in submitting the Lottery bid which had started in 2013 and all the necessary relevant information would be submitted by May 2015.

The Ward Member, Councillor Derek Yeomans, said that a group of local people had worked tirelessly to achieve Lottery funding and had demonstrated a level of expertise in reaching the stage 3 submission. He said it was vital the grant was awarded to support the community building.

During discussion, Members expressed their support for the project and in response to their questions it was confirmed that the project's Business Plan had provision for a £70,000 3 year contingency fund and the project would be managed by a local quantitative surveyor company. At the conclusion of the debate, Members unanimously supported the award of the grant to Kingsbury Episcopi Amenities Committee.

**RESOLVED:** That the Area North Committee awarded a grant of £40,000 to Kingsbury Episcopi Amenities Committee, towards the overall cost of construction of a purpose-built community centre for the village, the grant to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants (appendix A) and the following special conditions:

- 1) Confirmation of the allocation of Big Lottery Reaching Communities Buildings Fund grant to the project.
- 2) The applicant will provide a final copy of their Business Plan including a financial operating plan for the first three years) as submitted to the Big Lottery.
- 3) The applicant will complete an access review of plans including outside and landscaped areas and consider their final designs in the light of the review. (SSDC to provide assistance with this.)

**Reason:** To award a grant of £40,000 to Kingsbury Episcopi Amenities Committee, towards the overall cost of construction of a purpose-built community centre for the village.

*(Voting: unanimous in favour)*

---

### **183. Area North Committee Forward Plan (Agenda Item 9)**

The Area Development Manager (North) advised that there would be no executive decisions to be taken at the next meeting of the Committee and unless there were any specific requests for reports then only essential planning applications would be determined.

During discussion, Members requested future reports on:-

- The definition, criteria and guidelines for affordable housing.
- SSDC owned land in Area North.
- Detailed information on the construction of modular buildings.

**RESOLVED:** That the Area North Committee Forward Plan be NOTED

---

### **184. Planning Appeals (Agenda Item 10)**

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

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

---

**185. Schedule of Planning Applications to be Determined By Committee (Agenda Item 11)**

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

---

**186. Planning application 14/04142/FUL - Hams Ground, St Michaels Gardens, South Petherton. (Agenda Item 12)**

***Proposal: Residential development comprising of 89 No. dwellings (to include 31 No. affordable homes) vehicular access, public open space and associated works.***

The Planning Officer presented the application as detailed in the agenda. He said that since writing his report, two further letters of objection had been received citing overdevelopment, poor design and concern at the location of the meeting and late arrival of the notification letter. He said although South Petherton already exceeded its total housing requirement of 229 properties by the year 2028 as detailed in the recently adopted Local Plan, the development was not considered in excess of Policy SS5 due to the nearby local facilities. He also noted that the Sports and Leisure team had revised their figures as they were no longer able to request contributions towards strategic facilities.

The Area Lead Planning Officer outlined the siting of the water attenuation tanks and the soakaway drainage proposed in the rear gardens of the properties. He advised that an additional condition should be added to remove permitted development rights to all the properties due to increased water run-off.

The Committee were then addresses by Mr D Cox, Mr F Dowding, Mr C Le Hardy and Ms H McDonald in objection to the application. Their comments included:-

- The proposed 89 dwellings represented a 39% increase in the total housing requirement for South Petherton, which had already been reached.
- Poor urban design and layout.
- 2 ½ storey design properties is not appropriate in this setting.
- There is only one entrance to the site and this will have a cumulative traffic impact upon Hayes End and Lightgate.
- Small affordable houses would attract families with children which would impact on the number of local school places.
- Sceptical that the S106 contributions will be delivered.
- What were the provisions for dormice and the safe removal of ammonite fossils in the field?

Mr S Collier, agent for the applicant, said they appreciated the concerns of people living close to the proposed development but it was essential that decisions were made on planning merit. He said they had worked closely with planning officers and pre-application discussions reflected the officers recommendations.

The Ward Member, Councillor Barry Walker, referred to the Housing Minister's comments that brownfield sites should be developed first, local communities should be helped to put development where they wanted it, and, green field sites should be protected. He said there had been significant development in that area in the past two years and flood risk and drainage were again issues. He also referred to the potential traffic issues, impact on school places and the loss of agricultural land.

During discussion, all Members voiced their opposition to the development. They felt the single point of access in an emergency situation was unsatisfactory, the design and layout was poor and cramped, the drainage in the rear gardens would create maintenance issues when silt built up in the future, the projected school places which the development would generate were unrealistic, the loss of agricultural land and the fact that the development would exceed the total housing requirement of 229 properties by 2028 as detailed in the recently adopted Local Plan.

It was proposed and seconded to refuse the application and the meeting was adjourned for 5 minutes for the officers to draft reasons for refusal.

When the meeting resumed, the Area Lead Planning officer read out proposed reasons for refusal as:-

- level of development
- layout of development
- single point of access
- design and detail of the houses
- concern at proposed drainage strategy
- exceeds proposed local housing figure and so contrary to policy
- loss of agricultural land is not outweighed by the benefit of the development

On being put to the vote the proposal to refuse the application was carried unanimously.

**RESOLVED:** That planning application 14/04142/FUL be REFUSED, contrary to the officer recommendation, for the following reasons:

1. The proposal, by reason of the level of development, layout of development, with a single point of access, and the design and detailing of the houses would, fail to reinforce local distinctiveness and respect the local context and would not create a quality place with good accessibility. As such the proposal is contrary to policy EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.
2. It has not been demonstrated that the proposed drainage strategy, incorporating large soakaways within private areas that would be difficult to access for maintenance, would ensure that the site is adequately drained in perpetuity without increasing the risk of flooding elsewhere. As such the proposal is contrary to policy EQ1 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.
3. The proposal for 89 dwellings would exceed the local figure of 229 additional houses in South Petherton, as set out in policy SS5, by approximately 39%. This level of growth would elevate South Petherton beyond its status as a Rural Centre in the hierarchy of settlements in the District. As such the proposal is contrary to policies SS1 and SS5 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

4. In light of the harmful impacts identified above, the loss of 'best and most versatile' agricultural land would not be outweighed by the benefits of the development. As such the proposals contrary to the policies contained within the National Planning Policy Framework.

(Voting: unanimous)

---

**187. Planning application 14/04123/OUT - Land adjacent Triways, Foldhill Lane, Martock. (Agenda Item 13)**

***Proposal: Outline application for residential development of up to 35 dwellings.***

The Planning Officer introduced the report and advised that a previous application at the site had been refused on impact, lack of drainage and highway issues. He noted that the Sports and Leisure team had revised their figures as they were no longer able to request contributions towards strategic facilities and the S106 monitoring fee was also removed. He said the proposed indicative scheme detailed attenuation ponds to hold flood water, it was closely related to the existing settlement, there was 35% affordable housing and the development proposed 1.5 storey high properties sited at the lower end of the site. Both the Highway Authority and the Landscape officer raised no objections so the recommendation was to grant outline permission.

The Committee were then addressed by Mr N Bloomfield, on behalf of the Parish Council, and Mr D Taylor, a local resident. Their comments included:-

- The plan showed pavements at the entrance to the site but these could not be extended towards the village due to drainage works carried out recently by the Highway Authority.
- Traffic on Foldhill Lane often moved at high speed.
- The flood risk from the site was still in existence.
- There was already permission for a further 305 dwellings in the village.
- Although the Highway Authority had done some drainage works along Foldhill Lane, floodwater still backed up in this area.
- There was insufficient research as to the direction of floodwater from the site.

The Committee were then addressed by Ms J Montgomery (planning consultant) and Mr M Langdon (hydrology and drainage consultant) on behalf of the applicant. Their comments included:-

- The site was within walking distance of the village.
- Highway and Landscaping issues had been overcome.
- The site was deliverable and would not be land banked.
- The majority of floodwater from the site ran off in the South West corner where the Highway Authority had riparian ownership and had recently carried out drainage works.
- The storage of surface water on the site would be agreed at the Reserved Matters stage.

One of the Ward Members, Councillor Patrick Palmer, said there were long standing drainage issues in that area which had recently been improved by the Highways Agency and he was concerned that the surface water run off from 35 new properties would

compromise this. He also drew attention to the Drainage Board concerns raised in the officer's report.

The other Ward Member, Councillor Graham Middleton, said the road at the proposed development site had a 60mph speed limit with no pathway. He questioned how people could be expected to walk children to school in safety if the site was given permission.

During a brief discussion, Members felt the site was inappropriate for development, being beyond the natural village boundary of the railway line. They also expressed concern at the impact on drainage in the area and requested a full flood risk assessment. It was proposed and seconded to refuse the application for these reasons, and, on being put to the vote the proposal to refuse the application was carried unanimously.

**RESOLVED:** That planning application 14/04123/OUT be REFUSED, contrary to the officer recommendation, for the following reasons:

1. The proposal for 35 houses, for which no special justification has been put forward, would extend beyond the logical boundary formed by the old railway line. As such the proposal would result in an alien and incongruous extension of the built form of Martock into the open countryside with an unwarranted loss of 'best and most versatile' agricultural land. As such the proposal is contrary to policies SD1, EQ1 and EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.
2. Notwithstanding the additional information, insufficient details have been provided within the submitted Flood Risk Assessment to enable the drainage of the site to be properly considered. As such the proposal is contrary to policy EQ1 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

*(Voting: unanimous)*

---

**188. Planning application 14/04475/FUL - Crown Inn, Long Load (Agenda Item 14)**

***Proposal: Change of use from public house to two dwellings.***

The Planning Officer outlined the proposal to convert the existing public house to two dwellings, creating a single storey and a two storey dwelling. He said although it was unfortunate to lose a local amenity, there were no reasons to refuse the request as Parish Council objections had been withdrawn, a robust marketing exercise had been undertaken, there were no objections in terms of highway safety or residential amenity and he recommended approval.

The Committee were then addressed by Mr R Collis in objection to the application. He said that although he agreed to the change of use, he objected to the single storey dwelling which was to be constructed on the boundary line, which would be 3.25m from his property next door. Access for construction and future maintenance would be

required across his property and he questioned inaccuracies in the boundaries shown on the submitted plans.

Ms J Montgomery, agent for the applicant, advised that the boundary wall was in the ownership of the applicant and they had the right to maintain it. There were no proposals for windows in that elevation and the single storey dwelling was proposed to be a rental unit with the applicant occupying the two storey dwelling.

One of the Ward Members, Councillor Graham Middleton, said the Parish Council regretted the loss of the public house and would rather it have some use in the village. He felt the access at the front of the property was not good and there should be at least 3 parking spaces at the rear.

The other Ward Member, Councillor Patrick Palmer, regretted the incorporation of the boundary wall into the development which he felt was unnecessary and he asked for the planning officers views on the proposed parking.

The Area Lead Planning officer replied that the two spaces to the front of the single storey dwelling was sufficient and the although the plans for the two storey dwelling only indicated two spaces, there was sufficient space to provide more. The existing single storey building was already built to the boundary line and any issues could be resolved through the Party Wall Act.

Following a brief discussion, the officer's recommendation was proposed and seconded and on being put to the vote was carried unanimously.

**RESOLVED:** That planning application 14/04475/FUL be APPROVED, as per the officer recommendation.

**Justification:**

It is accepted that there is a lack of demand for these premises either for commercial or community purposes and that, by reason of its location, nature and design, that the development is an appropriate form of development that raises no substantive highway safety, residential or visual amenity concerns and therefore accords with the aims and objectives of policies SD1, EP15, TA5, TA6, EQ2, EQ4 and EQ7 of the South Somerset Local Plan (2006-2028) as well as the provisions of the National Planning Policy Framework.

**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 TC1438/1, TC1438/2 and TC1438/3 submitted 06/10/2014.

Reason: For the avoidance of doubt and in the interests of



proper planning.

03. In the event that contamination is found or is suspected to be present at the site when carrying out the approved development then development shall be halted (unless otherwise agreed in writing with the Local Planning Authority) and it must be reported in writing to the Local planning authority. An investigation and risk assessment must be undertaken, in accordance with the requirements of BS10175 Year 2011 - Investigation Of Potentially Contaminated Sites Code of Practice, BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments, and CLR 11 Model Procedures For The Management Of Land Contamination, issued by The Environment Agency, and any remedial proposals submitted and agreed in writing prior to the recommencement of the development.

Reason: In order to safeguard against the risk of contamination to accord with policy EQ7 of the South Somerset Local Plan 2006-2028.

04. The development hereby permitted shall not be commenced unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

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

05. 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, or other openings (including doors) shall be formed in south elevation of the single-storey dwelling hereby permitted without the prior express grant of planning permission.

Reason: To safeguard residential amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

*(Voting: unanimous in favour)*

---

**189. Planning application 14/03171/DPO - Ex Showroom/Garage and Land Rear of Long Orchard, Water Street, Martock. (Agenda Item 15)**

***Proposal: Application to modify a Section 106 Agreement dated 20 May 2014 relating to housing development.***

The Area Lead Planning officer reminded Members that they had deferred the application the previous month for further financial information from the District Valuer, which had since been circulated. There were no changes to the design or layout of the scheme but the applicants had been asked to provide a 4 bed house to meet an identified local need and in order to do this, they proposed to provide 10 affordable units rather than the previously agreed 12. He said the key issue was viability which the District Valuer had addressed and agreed to the variation.

Mr N Bloomfield, representing Martock Parish Council, said they had no objection to the proposed 4 bed house but the reduction in affordable units was not supported. He said it would mean the difference between the developer achieving a 15% profit or a 14.5% profit at the site and he asked that they keep to the original 12 affordable housing units.

Mr M Harding, agent for the applicant, stated that they were a Housing Association as well as a charity and a developer and all profits were used to build affordable homes. He said the variation had occurred in working closely with housing officers and the site would still provide 10 affordable housing units. He hoped they had demonstrated they were not making a huge profit but were making the scheme viable.

One of the Ward Members, Councillor Graham Middleton said he appreciated that they were a charity but he did not feel the reduction in affordable units was justified.

The other Ward Member, Councillor Patrick Palmer said he agreed with the Parish Council comments.

In response to questions from Members, the Area Lead Planning officer confirmed that:-

- larger developers operated on a 20 to 25% profit per site whereas Housing Associations worked on lower profit margins.
- The District Valuer figures confirmed the site was significantly short of being viable and the developer's request was not excessive in the circumstances.

Following a brief discussion the majority of Members were content to accept the District Valuers recommendation and agree to the variation. It was proposed and seconded to accept the officers recommendation and, on being put to the vote the proposal to approve the application was carried (voting: 8 in favour, 3 against, 0 abstentions).

**RESOLVED:** That planning application 14/03171/DPO be APPROVED, as per the officer recommendation.

**Justification:**

The revisions to the affordable housing provision, for which a financial justification has been made, would not unacceptably undermine the benefits to the community of this development. As such the scheme is considered to comply with the saved policies of the local plan and the aims and objectives of the NPPF.

**SUBJECT TO THE FOLLOWING:**

That the Section 106 agreement be amended as requested.

*(Voting: 8 in favour, 3 against, 0 abstentions)*

**190. Planning application 15/00074/FUL - Land between Wheelwrights Cottage and Iberry, Marshway, Curry Mallet. (Agenda Item 16)**

***Proposal: Proposed erection of dwelling and garage.***

The Planning Officer advised that the proposal was an infill development between two cottages on the outskirts of Curry Mallet. Although the proposed dwelling was not dissimilar to those already there it was remote from the village, on a narrow unlit road and did not meet any local housing need, and was therefore contrary to policy so the recommendation was to refuse.

The Committee were then addressed by Mr L Frazer of Curry Mallet Parish Council who said the neighbours were aware of the application and had raised no objections and the Parish Council fully supported the development as a small increase in housing was good for the village.

The Committee were then addressed by Mr M Williams, agent for the applicant, who said the application would provide a home for a young local couple, in a village with a full range of services. He said the distances were well within accepted guidelines for walking or cycling to the village centre.

The Ward Member, Councillor Sue Steele, spoke of the thriving local community in Curry Mallet and she said there was no better place for a young family to live.

There was no debate and it was proposed and seconded to approve the application as it was a sustainable location and provided a much needed family unit. On being put to the vote the proposal to approve the application was carried unanimously.

**RESOLVED:** That planning application 15/00074/FUL be APPROVED, contrary to the officer recommendation.

**Justification:**

The proposed dwelling, sited between existing dwellings would provide a much needed unit of smaller family housing in this rural settlement without detriment to visual amenity, the amenities of existing residents or highways safety. As such the proposal complies with policies SS1, SD1, SS2, TA5, TA6, EQ1 and EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

**Conditions:-**

1. Time limit
2. Materials
3. Landscaping
4. Plans

*(Voting: unanimous in favour)*

---

**191. Planning application 14/04158/OUT - Land at Court Farm, Ilton. (Agenda Item 17)**

***Proposal: Demolition of existing agricultural buildings, change of use from agricultural to residential and recreational, the erection of 47 dwellings, improved access and the provision of community sports facilities and additional parking.***

The Development Control Manager advised that the application provided an extension to the existing playing field, additional facilities and car parking for the cemetery as well as up to 47 dwellings. He said although this was not an area planned for growth, certain development could come forward where there was a community benefit. The applicant had put forward measures to mitigate flooding and his recommendation was to support the principle of development.

The Committee were then addressed by representatives of the Ilton Football Club, Ilton Youth Club and Mr Lee Hart, in support of the application. Their comments included:-

- The current recreation ground was less than ideal as was the temporary football pitch and there would be positive effects for the village to have a permanent, properly graded and FA licensed facility.
- There were enough children and adults in the village to make competitive football teams.
- A new recreation field behind the current village hall would enable a variety of sports including football, rounders and volleyball to be played by the youth club members.
- The village plan of 2006 supported the need for a recreation pitch.
- The Football Association and the Sports Field Association were both supportive of the proposals.
- The proposed housing would help to support the village school.

The Ward Member, Councillor Sue Steele, paid tribute to the Warren Trust for bringing forward the application which would provide much needed sports facilities in the village. She said the Parish Council had the funds to carry out the necessary works and she asked that Members support the application.

Following a brief discussion, the officer's recommendation to approve the application was proposed and seconded and on being put to the vote was carried unanimously.

**RESOLVED:** That planning application 14/04158/OUT be APPROVED, subject to the submission of an acceptable Newt Survey (inc. mitigation measures if appropriate) the application be granted conditional approval subject to the successful completion of an appropriate Section 106 agreement, as per the officer recommendation.

**Justification:**

It is considered that the development of up to 47 dwellings is of an appropriate scale for Ilton, a settlement that benefits from a wide range of facilities. Furthermore, the provision of affordable housing together with additional leisure and sports provision will enhance the community facilities to meet the needs of the new residents whilst addressing existing deficiencies that have been identified by the parish. The proposed site is considered to be acceptable in

terms of access/highways, landscape impact, amenity, flooding, etc and it is therefore considered that the benefits of the development significantly outweighs any harm that may arise.

**SUBJECT TO THE FOLLOWING:**

01. Approval of the details of the layout, scale and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

02. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission and the development shall begin no later than three years from the date of this permission or not later than two years from the approval of the last "reserved matters" to be approved.

Reason: To ensure that the detail of the development can be properly considered.

03. The site hereby approved for development shall be as shown on the site plan AHWTSVISIP1 Site Plan and access detail 14713/T03 contained within the Transport Assessment (received on 11th Sept 2014).

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

04. No development shall commence until a surface water drainage scheme for the site, based on the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with EQ1 and EQ2 of the South Somerset Local Plan.

05. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable

agreed.

Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

06. No works shall commence on the construction of any dwelling unless the access has been formed in accordance with drawing 14713/T03 contained within the Transport Assessment (received on 11th Sept 2014). There shall be no obstruction to visibility greater than 600mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with EQ1 and TA5 of the South Somerset Local Plan.

07. No works shall commence unless an appropriate right of discharge of surface water has been obtained before being submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved drawings.

Reason: To ensure that surface water is adequately dealt with and to prevent discharge onto the public highway

08. The reserved matters application shall include full details of parking and turning within the development. The areas approved for such purposes shall be properly formed and consolidated in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The identified areas shall thereafter be used for the identified purpose and kept clear of all other obstruction.

Reason: To ensure that there is adequate parking and turning within the development and to accord with TA6 of the South Somerset Local Plan.

09. No construction of the dwellings hereby approved shall commence unless a scheme of sound insulation has been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved specification.

Reason: In the interests of residential amenity and to accord with EQ2 of the South Somerset Local Plan.

10. The development hereby permitted shall not be commenced until a programme showing the phasing of the development

has been submitted to and approved by the Local Planning Authority. Following such approval and commencement of the development hereby permitted the works comprised in the development shall not be carried out otherwise than in complete accordance with such approved programme or such other phasing programme as the Local Planning Authority may in writing subsequently approve.

Reason: To ensure that the development and associated infrastructure is delivered at the appropriate time and to accord with EQ2 and HW1 of the South Somerset Local Plan.

11. The development hereby permitted shall not be commenced until such time as the public right of way has either been stopped up or diverted in accordance with any of the following:
  - a) An Order made by the Secretary of State for the Environment Transport and Regions under Section 247 of the Town and Country Planning Act 1990.
  - b) An Order made by the Local Planning Authority under Section 257 of the said Act 1990, or
  - c) An Order made by a Magistrates' Court under Part VIIA of the Highways Act 1980.

Reason: To ensure that an appropriate quality of public access is maintained.

12. Archaeological Conditions as required.
13. Ecology conditions as required.
14. The Reserved Matters application shall be accompanied by a waste and recycling strategy that includes provision for waste collection points, recycling facilities etc. The approved scheme/measures shall be carried out prior to the occupation of any dwelling and shall thereafter be permanently maintained.

Reason: In the interests of good planning and to accord with EQ2 of the South Somerset Local Plan and provisions with the Somerset Waste Plan.

*(Voting: unanimous in favour)*

---

.....  
Chairman