

## South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Meeting Room, Churchfield Offices, Wincanton** on **Wednesday 14 January 2015**.

(9.00 am - 12.45 pm)

**Present:**

**Members:** Councillor Nick Weeks (Chairman)

Mike Lewis	Anna Groskop
Mike Beech	Tim Inglefield
John Calvert	Lucy Wallace
Tony Capozzoli	William Wallace
Nick Colbert	Colin Winder

**Officers:**

Helen Rutter	Area Development Manager (East)
Alasdair Bell	Environmental Health Manager
Steve Brewer	Community Safety & Projects Co-ordinator
Dominic Heath-Coleman	Planning Officer
Adrian Noon	Area Lead (North/East)
Jennie Roberts	Planning Officer
Pam Williams	Neighbourhood Development Officer (East)

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

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### 139. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the meeting held on 10<sup>th</sup> December 2014, copies of which had been circulated, were agreed and signed by the chairman subject to a slight amendment to paragraph 5 of minute 137- Planning Application 14/04342/FUL to read 'Mr M Brownlow, although a member of **Bruton** TC gave his personal view as a supporter of the application'.

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

An apology for absence was received from Cllr Henry Hobhouse.

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

There were no declarations of interest relevant to any items on the agenda.

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### 142. Public Participation at Committees (Agenda Item 4)

4b) Cllr Tony Capozzoli asked the ADM if she could find out who was responsible for a badly overgrown hedge that was spreading on to the highway along a footpath between Ilchester and Limington which needed attention. He had been unable to find out the information himself.

Cllr Capozzoli also pointed out that the agenda index incorrectly addressed Planning Applications 14/00925/FUL and 14/00926/LBC as Hainbury Mill instead of Hainbury Farm

Cllr Colin Winder had been disappointed that an operator on the emergency telephone service on Christmas Day had given incorrect information to the caller and attributed responsibilities to the Wincanton Town Clerk regarding the lamp in the Market Place. The ADM explained that the out of hours operators from Taunton Deane staffed the telephone system and would not have had all the relevant local knowledge for all eventualities. She would follow up the error to ensure it was not repeated.

In response to questions from Cllrs Colin Winder and Nick Colbert, about the Planning Application for SSDC for a single storey extension and the possible occupation of part of Churchfield Wincanton by a children's nursery, the ADM would contact the Property Service Manager to ensure the correct procedure had been carried out. A briefing would be arranged for members of AEC regarding the costs to SSDC of the extension and the alterations to that part of the building.

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**143. Reports from Members Representing the District Council on Outside Organisations (Agenda Item 5)**

There were no reports from members representing the District Council on Outside Bodies.

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**144. Feedback on Reports referred to the Regulation Committee (Agenda Item 6)**

There had not been a meeting of the Regulation Committee recently.

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**145. Date of Next Meeting (Agenda Item 7)**

Members noted that the next scheduled meeting of the Area East Committee will be held at the Council Offices, Wincanton on Wednesday 11<sup>th</sup> February 2015 at 9.00am.

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**146. Chairman Announcements (Agenda Item 8)**

The Chairman brought members attention to the following:

After the AEC meeting there would be a briefing over sandwiches with Dave Norris and Martin Woods

Reminder that the Area East Annual meeting for Parish and Town Councils, is to be held on Tuesday 27th January 6.30 pm for 7.00pm.

With reference to a proposed planning application for a large number of houses in Mudford, including a school, he had been advised that the process for considering the application would take place over the course of day with AEC members giving their views and recommendations first, followed by Area South members giving their views and recommendations then the final decision would be made by members of the Regulation Committee. Once a date had been arranged all relevant bodies would be informed.

Several members of AEC were unhappy that the decision would be taken out of their hands. Members wanted to ensure that the whole process would be clear and open, allowing residents of affected communities to express their views.

The ADM explained that several other similar planning applications had been dealt with in this way. The process only had been decided. The issue would be raised further at the briefing after the committee meeting.

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#### **147. Environmental Health Service update report (Agenda Item 9)**

The Environmental Health Manager presented the report as detailed in full in the agenda, he made particular reference to:

- The Food and Safety Team and the change to the Consumer's Rights Bill that now allowed EHO's to visit food premises **unannounced**;
- The EP (Environmental Protection) Team and the new anti-social behaviour legislation that had been introduced;
- The Housing Standards Team who help bring back empty homes into use, two Landlord Forum events that had been held and the fact that the 'flood grants and loans' claim deadline had been extended to June 2015.

In response to questions the Environmental Health Manager replied that:

- There were no controls within SSDC legislation to cover noise issues such as those at Henstridge Airfield. The EP Team were consultees and could only give their views to Development Control'
- With reference to the latest allergen advice, the EH Service were obliged to inform the public of any new legislation;
- Dog fouling was an ongoing issue although dog wardens were regularly out and about. He would take on board the comment that some countries had now introduced obligatory DNA registers for dogs;
- He noted the suggestion that offenders of littering and dog fouling etc should be named and shamed where possible;
- He noted the suggestion that gullies should be numbered in order to identify particular problems;
- Unoccupied flats above shops in Wincanton had been surveyed recently but he would investigate the suggestion that there were several still not in use;
- The Service do not charge event organisers for advice given when large events are planned.

The officer was thanked for the in depth report which members were content to note.

#### **RESOLVED:**

That Members noted the report.

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#### 148. Anti-social Behaviour, Crime and Policing Act 2014 (Agenda Item 10)

The Community Safety Co-ordinator gave an overview of the specific legislation changes and new tools (that officers are now working with), to protect individuals and communities from Anti-social behaviour and crime

During the ensuing discussion, the Community Safety Co-ordinator, responded to comments and questions raised by members. Points mentioned included the following:

- He would produce a simplified explanation of the Community Trigger for Parishes and community groups;
- All relevant complaints and issues should be reported either via the SSDC web site or by ringing 01935 462462, events not reported could not be logged or remedied;
- With reference to fly posting he confirmed that once the culprits were identified they were requested to remove the flyers;
- He would take up the issue of Development Control not removing planning application notices once the date had passed;
- Social landlords were the most likely to be the users of Absolute Ground for Possession but it would also be available to private landlords;
- A relevant SSDC committee would have to consider a Public Spaces Protection Order before any order could be issued;
- Before an abandoned car could be removed the car tax and insurance would be checked and depending on the result of that search and the condition of the car it could be removed almost immediately;
- The list of key SSDC Officer contacts would be recirculated to members by the Area Development Team with up to date contact details.

In conclusion the Community Safety Co-ordinator reiterated the importance of reporting issues/crimes and he suggested that members should look at the public website [WWW.Police.uk](http://WWW.Police.uk) for information on the type of crimes in particular areas. The current trend does show a reduction of crime in every police authority area. The ADM reminded Councillors that an up to date list of Beat Managers & PCSOs, with email contact details, had been circulated to them electronically and in hard copy format.

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

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#### 149. Area East Committee Forward Plan (Agenda Item 11)

A report was requested regarding the response from the Clinical Commissioning Group about the provision of minor injury services in the Wincanton area. The ADM suggested that a report could be brought back to AEC members after the multi-agency meeting due to be held in late January concerning Deansely Way.

A request was made to include additional information about the future funding of village halls (due to the withdrawal of DEFRA funding) in the annual update on Village Halls in Area East

A request was also made for a briefing on the costs to SSDC of the extension and the alterations to the lower ground floor at Churchfield Wincanton.

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**150. Items for information (Agenda Item 12)**

**NOTED**

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**151. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)**

**NOTED**

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**152. Planning Application 14/05104/FUL Dunster House (Agenda Item 14)**

The Planning Officer presented the application as per the agenda report he also stated that since writing his report he had received 3 additional letters of support and a letter from the tenant of the existing retail unit regarding the comment, within the report, made by the SSDC Economic Development Officer. With the aid of a power point presentation the officer showed the site and photographs of the vicinity, he confirmed that his recommendation was to approve the application.

Mr P Peppin of Castle Cary Town Council spoke in objection to the application as it stood; he wanted to ensure that Castle Cary remained a vibrant town and was concerned at the potential loss of a retail unit.

Mr G Stockman spoke in support of the application as he considered that the existing retail unit was an eyesore.

The agent Mrs V Russell considered the current retail unit to be no longer fit for purpose there were also no other shops along Woodcock Street. The current tenancy was due to end in March/April 2015 however the current tenant had apparently now agreed to another tenancy locally. She urged members to approve this application.

Ward Member Cllr Nick Weeks was unhappy with the comments made by the SSDC Economic Development Officer within the report and felt they were irrelevant to this application. An application for a shop with accommodation above would have been preferable to this application. He wished to show his support for local town centres.

During discussion, varying views were expressed. Some members felt the application was acceptable whilst others expressed concern about the loss of a retail unit, lack of parking; the proposed roof height and two dwellings would have been preferable to the proposed three.

In response to questions from Members, the Area Lead East replied that:

- County Council had a parking standard generally of 2.5 spaces per dwelling but departure from this could be justified as this site was located within a town centre location or if it was felt that the redevelopment brought such benefits as to justify relaxing the standards;
- It was thought the unit had been used as retail for the past 15 years or so;
- The application site was not in the core of the town centre, evidence would have to be provided to show that the loss of a retail unit in this location would damage the vitality and viability of the town centre;

- The roof height would be higher than Dunster House but would be lower than the building on the other side of the site;
- This application was for three dwellings and should be determined as such at this meeting.

The Regeneration Officer confirmed that having carried out an audit of the town centre car parks at different times of the day, there was adequate parking within the town centre, an extension to one had recently been approved and part funded by AEC. She would prefer to see the retail unit preserved if at all possible as any unoccupied retail units within Castle Cary town centre were occupied again fairly quickly.

Further discussion took place and a proposal was made and seconded to approve the application as per the officer's recommendation. On being put to the vote this was held by 5 votes in favour and 5 votes against. The chairman used his casting vote against the proposal.

A proposal was then made and seconded to refuse the application due to the unjustified loss of a retail unit within a defined area of the town centre which would be unacceptably harmful to the town centre. On being put to the vote the motion was held by 5 votes in favour and 5 votes against. The chairman used his casting vote in favour of the proposal.

**RESOLVED:** That Planning Application 14/05104/FUL be refused contrary to the officers recommendation for the following reasons:

1. The proposed development by reason of the unjustified loss of a retail unit in the defined Primary shopping area of Castle Cary town centre would be unacceptably harmful to the vitality and viability of the town centre. As such the proposal is contrary to saved policy MC4, policy EP15 of the emerging local plan and the policies contained within the national planning policy framework, specifically Chapter 2.
2. The proposed redevelopment of this site to provide 3 additional dwellings would only provide 4 parking spaces to serve the retained and additional new dwellings. No reasonable case has been provided to demonstrate that this failure to meet the standards of the Somerset County Council Parking Strategy would not give rise to unacceptable increases in demand for parking elsewhere that might impact on the provision of parking for users of the town centre. As such the proposal is contrary to the Somerset County Council Parking strategy, policy TA6 of the emerging local plan and the policies contained within the National Planning Policy Framework.

(Voting: 6 in favour 5 against)

### **153. Planning Application 14/04466/FUL Church House Cucklington (Agenda Item 15)**

The Planning Officer presented the application as detailed in full in the agenda report. He updated members regarding an E mail that had been received since the report had been written, supporting the proposal, as it was felt that the proposal would enhance the lane to the church. With the aid of a power point presentation the officer showed details of the site and the proposed plans. He confirmed that his recommendation was to approve the application.

Mr P Warren, Mrs A Hopkins and Mrs J Mitchell all spoke in objection to the application on behalf of themselves and others unable to attend the meeting. They asked members to refuse the application for a variety of reasons but mainly due to overdevelopment of the site; the size and height of the proposal, the proposed use of block and render, the close proximity and impact on the nearby Listed Building; the possibility of the future use as a guest annexe and the nearness to the neighbouring dwelling.

Mr H Davies spoke in support of the application which he considered would be an improvement on the existing garage.

Mr J Heaton, the agent, addressed the committee and explained that a lime render and timber would be the materials used in the build, he also confirmed that there was no intention to use the proposal as a guest annexe.

Ward Member Cllr Mike Beech was undecided about the application, he understood that the existing garage needed replacing but he felt the proposal was too high, if members of AEC voted to approve the application he suggested that conditions should be imposed to tie the garage to the house, permitted development rights should be removed and it should only be for the use of the occupants of the house.

No-one wished to respond to the opportunity to correct any mis-statements.

During discussion varying views were expressed, including:

- Concern about the proposed materials;
- The application needed to be dealt with sympathetically, SSDC had been punished once for lack of sensitivity in a listed area;
- The proposal would be an improvement on the existing garage and would fit into the landscape;
- The proposal was too big.

In response to queries the Area Lead East confirmed the size of the proposal which would be smaller than an average double garage and 4.8 metres longer than the current garage, the lime render would not be out of keeping with the area and he asked members to consider whether the proposal would have a severe or significant impact. The officer confirmed that the conditions suggested by the ward member had been included in the proposed conditions and further planning permission would have to be sought to give the garage another use.

A proposal was made to refuse the application as overdevelopment of the site but the motion was not seconded.

A proposal was then made and seconded to approve the application as per the officer's recommendation. On being put to the vote, the motion was carried by 6 votes in favour; 2 against and 2 abstentions.

**RESOLVED:** That Planning Application 14/04466/FUL be approved as per the officers recommendation for the following reason:

The proposal by reason of its size, scale, location and use of materials would cause no demonstrable harm to character, to setting of listed buildings, to highway safety or residential amenity. As such the proposals comply with Policies EH5, ST5 and ST6 of the South Somerset Local Plan 2006, and the NPPF.

**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, received 3 October 2014; 6, received 6 November 2014; 1, 2 and 3 received 18 November 2014.

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

03. No work shall be carried out on site 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. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of character and setting of the listed building further to policy EH5 of the South Somerset Local Plan, and the NPPF.

04. No work shall be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render, and shall be supported by a sample panel, which shall remain available on site for the duration of the works.

Reason: In the interests of character and setting of the listed building further to policy EH5 of the South Somerset Local Plan, and the NPPF.

05. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of character and setting of the listed building further to policy EH5 of the South Somerset Local Plan, and the NPPF.

06. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of character and setting of the listed building further to policy EH5 of the South Somerset Local Plan, and the NPPF.

07. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of



archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interests of the archaeology further to policy EH12 of the South Somerset Local Plan, and the NPPF.

08. Notwithstanding the Town and Country Planning Act 1990 (as amended) and the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order, 1995 (or any order revoking and re-enacting that Order) the garage floor space shall be kept unobstructed and not physically altered, and while this shall include ancillary storage space there shall be no other use made, incidental or otherwise including its conversion to habitable floor space, except for what is shown approved in drawing no. 2 received 18 November 2014.

Reason: To enable the LPA to retain adequate control over the development in the interests of visual and neighbour amenity, further to policy ST5 and ST6 of the South Somerset Local Plan, and the NPPF.

09. Before any work is undertaken in pursuance of the development hereby permitted to prepare the site for excavation and the formation of foundations a written description of the steps and works to be taken to secure the immediate and continuing safety and stability at the boundary with the adjacent outbuilding (Church Close) shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the boundary in the interests of visual amenity and in accordance with policy ST5 and ST6 of the South Somerset Local Plan 2006, and the NPPF.

10. 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 extension, balcony, additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of character and appearance and the setting of listed buildings, further to policy ST5, ST6, and EH5 of the South Somerset Local Plan, and the NPPF.

(Voting: 6 in favour: 2 against; 2 abstentions)

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#### **154. Planning Application 14/00925/FUL Hainbury Farm (Agenda Item 16)**

The Planning Officer presented this application and Planning Application 14/00926/LBC in conjunction; she explained that a previous application had been approved with a S106 obligation but since this approval, the Government had decided to remove S106 obligations for small developments of 10 homes or less. The principal of this agreement had been agreed but this application was now minus a S106 obligation.

Mr P Horsington from Limington PC confirmed that the Parish Council supported the application but regretted the change of rules.

In response to a query the Area Lead East explained that the legal agreement had never been signed, but even if it had been signed an application could have been submitted to lift the obligation given the change regarding planning obligations.

After a short discussion, a proposal was made and seconded to approve application 14/00925/FUL as per the officer's recommendation. On being put to the vote, the motion was carried by 8 votes in favour and 2 abstentions.

**RESOLVED:** That Planning Application 14/00925/FUL be approved as per the officers recommendation for the following reason:

01. It is considered that the proposed development is acceptable in principle and in relation to: the character and setting of the listed buildings; the landscape character; bats and birds; highway safety and parking; residential amenity; flood risk and noise pollution. As such, it is in accordance with saved policies ST3, ST5, ST6, EC3, EC8, EH3, EH5, EH7, ME7, CR3 of the South Somerset Local Plan (adopted 2006) and the National Planning Policy Framework 2012.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):

3312/SP06, date-stamped 03/03/2014;  
3312/ABE01, date-stamped 03/03/2014;  
3312/BAE01, date-stamped 03/03/2014;  
3312/BBE01, date-stamped 03/03/2014;  
3312/BCE01, date-stamped 03/03/2014;  
3312/BDE01, date-stamped 03/03/2014;  
3312/BEE01 A, date-stamped 13/05/2014;  
3312/BFE01, date-stamped 03/03/2014;  
3312/PO1 A, date-stamped 13/05/2014;  
3312/PO2 A, date-stamped 13/05/2014;  
3312/PO3, date-stamped 03/03/2014;  
3312/PO4 A, date-stamped 13/05/2014;  
3312/PO5 A, date-stamped 13/05/2014;  
3312/PO6, date-stamped 03/03/2014.

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

02. 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.

03. 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 hard and soft 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. It shall also include details of surfacing and boundary treatments.

Reason: In the interests of the setting of the listed buildings, in accordance with saved policy EH5 of the South Somerset Local Plan (adopted 2006).

04. Before first occupation of any of the dwellings hereby approved, the proposed development shall be served by a new access constructed in accordance with the submitted plans.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

05. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be made before commencement and maintained thereafter at all times.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

06. The areas allocated for parking and turning on the submitted plans shall be kept clear of obstruction at all times and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

07. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

08. No development shall take place until detailed plans have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the local highway authority) relating to line, level and layout of the improved access road junction onto Old Fosse Way and its means of construction and surface water drainage. The approved access road junction shall be laid out constructed in accordance with the requirements of a Section 278 Agreement under the provisions of the Highway Act 1980 and no part of the site be occupied until the works have been fully completed to the satisfaction of the LPA.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

09. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). 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, measures to ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

10. No works shall commence on site unless a scheme of works for acoustic insulation is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall refer to the measures recommended within the submitted O'Neill report. The scheme shall be implemented in strict accordance with the approved details, prior to the occupation of the dwellings hereby approved, and shall remain as such in perpetuity.

Reason: In the interests of residential amenity, in accordance with saved policies EP1 and ST5 of the South Somerset Local Plan (adopted 2006).

11. The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) dated 30 October 2013 by Awcock Ward Partnership and the following mitigation measures detailed within the FRA:

Finished floor levels should be set above the 1 in 100 year flood level or 300 mm above surrounding ground levels as indicated within the FRA.

Flood resilient measures should be incorporated as detailed within the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the LPA.

Reason: To prevent the increased risk of flooding, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

12. No works shall commence on site unless there has been submitted to and approved in writing by the Local Planning Authority, full details of a bat mitigation plan and method statement, prepared by a suitably qualified and Natural England licenced bat consultant, and full details of mitigation and compensation roosting/nesting provision for barn owls and swallows. The works shall be implemented in accordance with the approved details, as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

**Informatives:**

01. The applicant is advised of the following recommendations/informatives of the Environment Agency:

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provides multiple benefits, reducing costs and maintenance needs.

The Council's Emergency Planners should be consulted in relation to flood emergency response and evacuation arrangements for the site. We recommend the applicant contacts the Environment Agency on 0845 988 1188 to sign up for our free Floodline Warnings Direct service.

We do not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users.

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

02. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged. However, the information required for the Natural England licence application may also be suitable for submission to the Council when applying for discharge of the relevant condition.

(Voting: 8 in favour; 2 abstentions)

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## 155. Planning Application 14/00926/LBC Hainbury Farm (Agenda Item 17)

The Planning Officer presented this application in conjunction with Planning Application 14/00925/FUL.

A proposal was made and seconded to approve the application as per the officer's recommendation. On being put to the vote the motion was carried by 8 votes in favour; 1 against and 1 abstention.

**RESOLVED:** That Planning Application 14/00926/LBC be approved as per the officers recommendation for the following reason:

01. The proposal by reason of its size, scale, design, materials and position, and its limited/informed intervention into the historic fabric of these listed buildings, is considered to respect the historic and architectural interests of the buildings and is in accordance with the saved policies EH3 and EH5 of the South Somerset Local Plan (adopted 2006).

### **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):

3312/SP06, date-stamped 03/03/2014;  
3312/ABE01, date-stamped 03/03/2014;  
3312/BAE01, date-stamped 03/03/2014;  
3312/BBE01, date-stamped 03/03/2014;  
3312/BCE01, date-stamped 03/03/2014;  
3312/BDE01, date-stamped 03/03/2014;  
3312/BEE01 A, date-stamped 13/05/2014;  
3312/BFE01, date-stamped 03/03/2014;  
3312/PO1 A, date-stamped 13/05/2014;  
3312/PO2 A, date-stamped 13/05/2014;  
3312/PO3, date-stamped 03/03/2014;  
3312/PO4 A, date-stamped 13/05/2014;  
3312/PO5 A, date-stamped 13/05/2014;  
3312/PO6, date-stamped 03/03/2014.

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

02. 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.

03. 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 hard and soft 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. It shall also include details of surfacing and boundary treatments, including work to the gate piers.

Reason: In the interests of the setting of the listed buildings, in accordance with saved policy EH5 of the South Somerset Local Plan (adopted 2006).

04. No work shall be carried out unless a full building by building schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include all building repairs including repointing, details of new floors, treatment and finishes to walls and ceilings, repairs and alterations to roof structure and the manner in which historic fabric and fittings will be retained (such as the stable partitions in Unit 5). Once agreed the work shall be carried out in strict accordance with this document, unless written consent is given by the LPA for any variation.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006)

05. No work shall be carried out unless a full window and door schedule has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the repair of historic joinery, details of like for like replacements where appropriate, and full details of all new windows and doors, including rooflights. Details of finishes shall also be included. Once agreed the work shall be carried out in strict accordance with this schedule, unless written consent is given by the LPA for any variation.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

06. No work shall be carried out on site 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. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

07. No work shall be carried out on site unless full details the new natural stonework and brickwork walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

08. No work shall be carried out on site unless details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

09. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

10. No work shall be carried out on site unless details of all metre boxes, TV / satellite antennae, signage, lighting and other external fixtures have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

11. The wood burner flues hereby consented shall have a matt black finish, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

(Voting: 8 votes in favour: 1 against: 1 abstention)

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**156. Planning Application 14/05009/REM Longhazel, High Street, Sparkford (Agenda Item 18)**

The Planning Officer presented the application as detailed in full in the agenda report. He explained that the report was before AEC members as his recommendation to approve the application did not accord with the Highway Authority Standing Advice. With the aid of a power point presentation the officer showed details of plans and photos of the site, he confirmed his recommendation was to approve the application.



In response to a query from Ward Member Cllr Mike Lewis, the officer confirmed that the Parish Council had not commented on the application, he confirmed that the proposed condition 05 referred to visibility splays.

It was proposed and seconded to approve the application as per the officer's recommendation. On being put to the vote the motion was carried unanimously in favour.

**RESOLVED:** That Planning Application 14/05009/REM be approved as per the officers recommendation for the following reason:

The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity or highway in accordance with the aims and objectives of Policies ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and the aims and provisions of the NPPF.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 14110-5C received 07 November 2014 and 14110-1C received 24 November 2014.

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

02. The landscape planting shown on the drawing 14110-5C hereby approved, shall be carried out in the first planting season following the commencement of the development hereby approved. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

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

03. No work shall be carried out on site until particulars of the 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. Before the dwelling hereby permitted is first occupied, the proposed access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority, before works are carried out on the access.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

05. There shall be no obstruction to visibility greater than 900mm above adjoining road level in the areas marked as visibility splays on drawing 14110-5C received 07 November 2014. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

06. The area allocated for parking and turning on the submitted plan, drawing no. 14110-1C received 24 November 2014, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles used in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

07. 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 in accordance with policy ST5 of the South Somerset Local Plan.

(Voting: Unanimous in favour)

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Chairman