

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held on **Wednesday 20 April 2016** at the Guildhall, Chard.

(5.30 - 9.10 pm)

Present:

Members: Councillor Carol Goodall (Chairman)

Jason Baker	Ric Pallister
Marcus Barrett (until 6.45pm)	Garry Shortland
Mike Best	Angie Singleton
Amanda Broom	Andrew Turpin
Val Keitch	Linda Vijeh (until 6.00pm)
Jenny Kenton	Martin Wale (from 6.10pm until 8.25pm)
Paul Maxwell (until 8.25pm)	

Officers:

Andrew Gillespie	Area Development Manager (West)
Jo Morris	Democratic Services Officer
Andrew Gunn	Area Lead (West)
Angela Watson	Legal Services Manager
Zoe Harris	Neighbourhood Development Officer
Chris Cooper	Streetscene Manager
Lynda Pincombe	Community Health & Leisure Manager
David Julian	Economic Development Manager
Adrian Noon	Area Lead (North/East)
Paul Sanders	Senior Environmental Protection Officer

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

131. To approve as a correct record the Minutes of the Previous Meeting held on 16th March 2016 (Agenda Item 1)

The minutes of the meeting held on 16th March 2016, copies of which had been circulated, were taken as read, and having been approved were signed by the Chairman as a correct record of the proceedings.

132. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Dave Bulmer and Sue Osborne.

133. Declarations of Interest (Agenda Item 3)

Councillor Jenny Kenton declared a personal interest in Planning Application No. 15/04772/OUT, as her sister lived opposite the application site.

134. Public Question Time (Agenda Item 4)

No questions or comments were raised by members of the public.

135. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

136. Area West Committee - Forward Plan (Agenda Item 6)

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan.

The Area Development Manager (West) reported the following amendments to the Forward Plan:

- The report on the Chard Business Hub Project expected at the April meeting would now be considered at the May meeting;
- The Ilminster Forum report would come forward in June;
- It was not possible to provide an update on the Chard Regeneration Scheme in June and was more likely to be in July possibly August.

Members were content to note the amended Forward Plan.

RESOLVED: That the Area West Committee Forward Plan be noted subject to the following amendments:

- Chard Business Hub Project to be added to the Forward Plan for May
 - Ilminster Forum to be moved from May to June
 - Chard Regeneration Scheme update to be considered in July possibly August
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137. Outdoor Gym for Ashill (Executive Decision) (Agenda Item 7)

The Neighbourhood Development Officer summarised the agenda report and with the aid of powerpoint slides showed an example of the type of outdoor gym equipment that would be installed. She explained that one of the conditions of the grant would include monitoring and evaluation of the project and that the Parish Council would be asked to write a short report which could be used to form best practice for other parishes wishing to purchase similar equipment.

The Committee was addressed by Brenda Pyle, representing Ashill Parish Council. She commented that the older residents of the village would benefit from the equipment as well as parents with younger age children. In response to a member comment, she

advised that the amount requested was the remaining balance and that an application for funding had also been made to Awards for All.

In response to questions and comments raised by members, the Neighbourhood Development Officer advised that:

- The Community Health and Leisure Service were supportive of the project;
- The equipment was very robust and Taunton Deane Borough Council had very few issues with vandalism.

Ward Member, Cllr. Linda Vjeh expressed her support for the project and noted that the Parish Council had received funding from Somerset County Council's Health and Wellbeing Budget.

During the discussion, the majority of members expressed support for the project and were content to approve the recommendations of the report.

RESOLVED: That a grant of £5,167.50 be awarded subject to conditions from the Area West Capital budget to Ashill Parish Council towards an outdoor gym.

Reason: To consider a grant request towards the installation of a small outdoor gym on Ashill Playing Field.

(Voting: 11 in favour, 1 abstention)

138. Community Health and Leisure Service Update (Agenda Item 8)

The Community Health and Leisure Manager summarised the agenda report, which provided members with an update on the work of the Community Health and Leisure Service in Area West. With the aid of a powerpoint presentation she highlighted the following:

- The services provided by the Community Health and Leisure Team including healthy lifestyles, sports development, play and youth facilities, support for young people, leisure facility development and management;
- Healthy Lifestyles development including the success of the district weight loss programme, CLICK into Activity and Health Walks in South Somerset;
- £163,294 had been secured from Sport England for 'In It Together', a 3 year district female sports participation project;
- 10,000+ people had enjoyed Play Days in 20 communities across the district;
- Youth Days had been rolled out across the district for the first time;
- The pump track installed at Wyndham Park, Yeovil has proved to be very successful;
- Success of the Gold Star event where 600+ people attended to celebrate the contribution of volunteers and young people in South Somerset;

- The increase in users of facilities at Yeovil Recreation Ground including the AGP Athletics Arena, pitch and putt and the increase in the refreshment sales;
- Play area transformations/improvements including Packers Way, Misterton and Henhayes, Crewkerne;
- £690,334 of S106 received for sport and play and youth facilities across the district;
- S106 projects in the pipeline included Chard AGP, Winterhay Lane Play Area, Ilminster, Merriott hall improvements and Ilminster Cricket Club improvements;
- Area West highlights included CLICK into Activity, new Sport 50 sessions for Ilminster and Crewkerne, 15 new trained leaders from Area West Flexercise sessions, launch of 'In It Together' at Crewkerne and Ilminster, Packers Way, Misterton play area refurbishment and new pavilion/community facility underway in Ilminster.

During discussion on the report, a member commented that it would be useful if the next report could include targets for priority areas. In response to a member question about working with small businesses, the Community Health and Leisure Manager explained that the team did work with small providers on a small scale but the team was limited by their capacity.

The Chairman thanked the Community Health and Leisure Manager for her informative report.

- RESOLVED:**
1. That the report be noted; and
 2. That members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.

139. Report for Area West Committee on the Performance of the Streetscene Service (Agenda Item 9)

The Streetscene Manager presented his report to the Committee. He summarised the works which had been carried out by the team including a highway weed killing operation, removal of debris from main roads throughout the district, road sweeping on behalf of Chard Town Council, accommodated requests for additional litter and dog bins, managing the number of flytips found in the district and the removal of leaves from across the area in the Autumn time. He explained that the team was looking to develop the Parish Warden Scheme and had invested in long term maintenance works on a number of ponds across the area and would continue to develop sites over the coming season. He advised that the team had been working closely with the Yeovil Cemetery Team and were making notable improvements to the delivery of the service.

During the ensuing discussion, the Streetscene Manager noted the comments of members and responded to questions on points of detail as follows:

- A member thanked the Streetscene Manager and his team for their work and support at Furzehill, Chard and commented that the work had made a huge difference;

- He had taken the best environmental approach as possible on the use of Glyphosate and was consistently monitoring government guidance on the matter;
- A member thanked the Streetscene Team for their help in dealing with a flytipping issue in Ilminster. It was suggested that a meeting could be held with the landlord of the site;
- A member commented that he was pleased with the works at Snowden Park and queried whether works would be undertaken to the path linking the road at the Redrow site;
- A member referred to the problems of block gullies in Area West and queried whether there was enough demand for the purchase of a jetty. In response, the Streetscene Manager agreed to look into the possibility;
- A member raised the issue of neglected planting at the Taylor Wimpey site in Crewkerne. The Streetcene Manager agreed to visit the site.

The Chairman thanked the Streetscene Manager for attending the meeting.

RESOLVED: That the report be noted.

140. Schedule of Planning Applications to be Determined by Committee (Agenda Item 10)

Members noted the Schedule of Planning Applications to be determined by the Committee.

141. Planning Application 14/04399/FUL - Land At Crewkerne Road Chard (Agenda Item 11)

Application proposal: Erection of 72 dwellings with vehicular access and supporting infrastructure

The Area Lead West introduced the report and with the aid of slides and photographs summarised the details of the application as set out in the agenda. He advised that the site was located on land within phase 2 of the Chard Plan and that the principle of the development was considered to be acceptable. The application was a full application and therefore all details were up for consideration. With regard to Highways and Parking he confirmed that the scheme proposed a new access onto the A30 and provided 174 parking spaces slightly above the standard required. He confirmed that the Highway Authority was satisfied with the scheme. In referring to the design and layout of the scheme he commented that 36 dwellings per hectare was an appropriate level for the site. In terms of the relationship with Numatic International Ltd, he advised that the nearest house would be located 50 metres from one of the Numatic buildings. The bedrooms and living space of the nearest dwellings would be located to the north away from the noise source with appropriate glazing and fencing. He further advised that a noise assessment had been undertaken at the request of the Council's Environmental Health Officer.

The Committee was addressed by the Council's Economic Development Manager. He commented that throughout Numatic International Ltd's 47 year history, the company had followed a continuous programme of expansion of its facilities to meet the increasing demand for products. Their current plans for expansion would result in a 25% sales

increase and increased workforce with extended shift patterns to meet demand. He explained that Numatic already had permission to manufacture in plot 8 which would introduce a new noise level on site. He referred to the development constraining expansion of the company and the likelihood of noise complaints which could force Numatic into considerable expenses. It could prevent the creation of new jobs and hinder economic growth in Chard.

In response to questions from Members, the Area Lead Planning Officer advised that:

- There would be two blocks of affordable housing within the site. There was no specific policy on splitting up affordable housing;
- There was a drop of 13 metres from the A30 down to the bottom of the site;
- The proposed housing would be built in the best way to prevent noise travelling;
- The Senior Environmental Health Officer explained that the houses at the lower end of the site would form a buffer and confirmed that noise levels within the site were acceptable;
- The Community Health & Leisure Service had not requested on site play provision and considered the distance to other play facilities to be reasonable;
- The Legal Services Manager advised that the Council had a duty under the Environmental Protection legislation to investigate noise issue complaints;
- The row of houses nearest to the bottom end of the site would be affordable homes;
- The Senior Environmental Health Officer confirmed that there would be no habitable rooms facing the Numatic site;
- The noise assessment was based on what the site maybe like in the future including the worst case scenarios for noise impact;
- The properties closest to the Numatic site would still get some sunlight although would depend on their orientation.

The Committee was addressed by Andrew Smith representing Numatic International Ltd. He referred to the growth of the company which at the present time he couldn't see stopping. He advised that there was a need for the company to operate 24 hours, 7 days a week. He referred to the need to make the land next to the factory employment land. He advised that the factory received some noise complaints even at the quiet end of the site. They considered themselves to be good neighbours with the most noise generated operations being situated away from residential properties. He commented that there was a need for new production areas as they were running out of space. He advised that the company would need to make more noise and introduce 24 hours working, 7 days a week in buildings closer to the development. He raised concerns about the development limiting what the company could do in the future.

In response to a member question, the applicant advised that representations had been made during the Local Plan process for the land to be designated as employment land.

In his absence, the Chairman read the comments of the Ward Member, Cllr Dave Bulmer. He commented that whilst the principle of development may appear to be acceptable in the context of the approved local plan and as part of the CEDA development area, it was vitally important that the relationship to the proximity of the adjacent Numatic Factory be considered. Given the serious risk to the current and future operational and development of Numatic he was unable to support the officer's recommendation. He stressed that the jobs were vital to Chard's overall economy.

During discussion, members made a number of comments which included the following:

- Concerns were raised over the lack of on-site play facilities particularly for younger children;
- The nearest play area was across a main road which had no controlled crossing;
- Concerns raised that the nearest play facilities were a considerable way away from the application site;
- Numatic should not be made to change their way of working. The company was important to Chard and the economy;
- There would be an unknown risk of noise complaints;
- Disappointed with housing across the bottom of the site. It was felt that it would be better suited to an office block;
- Concerns over the potential for a statutory noise nuisance and there would be no option but to take action.

The Area Lead North/East advised that the introduction of an office block would affect the viability of the site. The developer was aware of the noise issues and had taken adequate steps. He advised the Committee were asked to consider the application before them and it seemed unlikely that at this stage the applicant would be willing to pursue alternative layouts. It was confirmed that an on-site play area would probably affect the viability of the site and that the contribution for off site play provision had been agreed with viability in mind.

It was proposed and seconded to refuse the application contrary to the Planning Officer's recommendation. The reasons for refusal were suggested by the Area Lead North/East and agreed by members as follows:

- The development would create an unacceptable low standard of amenity for future residents due to noise and disturbance due to the topography of the site and the proximity of the proposed dwellings to the existing industrial activities at the Numatic site;
- The proposal was contrary to policies EQ2 and EQ7 of the South Somerset Local Plan and policies within the National Planning Policy Framework;
- The proposed development by reason of the proximity of the houses to the Numatic site was likely to give rise to noise complaints;
- The proposal would place unreasonable restrictions on the way this important employment site can operate;
- Distance and route to the nearest off-site play area and failure to provide on-site play facilities for the youngest children (under 5s).

On being put to the vote the proposal to refuse the application for the reasons stated by the Area Lead North/East was unanimously carried.

RESOLVED: That Planning Application No. 14/04399/FUL be **REFUSED** contrary to the Planning Officer's recommendation for the following reason:

1. The development, by reason of the topography of the site and the proximity of the proposed dwellings to the existing industrial activities at the Numatic site, would create an unacceptably low standard of amenity for future residents due to noise and disturbance. As such the proposal is contrary to policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 and the policies contained within the Nation Planning Policy Framework.
2. The proposed development by reason of the proximity of the

houses to the Numatic site is likely to give rise to noise complaints, the only remedy to which could be action to ensure that remedial steps are taken by the operators of that site. As such the proposal would place unreasonable restrictions on the way this important employment site can operate contrary to paragraph 123 of the National Planning Policy Framework.

3. Given the distance and route to the nearest off-site play area, the failure to provide on-site play facilities for the youngest children (under 5s) would not create a quality space that meets the needs of future residents as such the proposal is contrary to policies EQ2 and HW1 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

(Voting: unanimous in favour)

142. Planning Application 15/04772/OUT - Land North of Tatworth Road and Adjacent To Forton Road Chard (Agenda Item 12)

Application Proposal: Development of up to 200 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, access points from Forton Road and Tatworth Road and associated works (outline)

The Area Lead West introduced the report and with the aid of slides and photographs summarised the details of the application as set out in the agenda. He advised that this was an outline application and was subject to reserved matters with the exception of the access. He commented that the principle of the development was acceptable and the site was part of the Chard Plan and would provide a key element of the new strategic road from the A30 to the A358. He updated that Wessex Water had undertaken an assessment and that further modelling was required. The Highway Authority had raised a capacity issue but was not severe to warrant refusal. He advised that the development would also make significant contributions towards the provision of affordable housing, education, sport, play and community facilities. His recommendation was for approval.

In response to members' questions, the Area Lead West informed members of the following:

- The possible use of photovoltaic panels would be considered at the detailed design stage;
- Sustainable development conditions could be imposed but not included as part of the Section106 agreement;
- The scheme did not trigger the development of a new school and the Education Authority had confirmed that additional capacity could be facilitated in the local schools;
- £1.25m would be set aside to address the school capacity issue;
- The S106 contribution for education provision would go straight to Somerset County Council. A condition could be included to ensure that the funding was protected for the Chard schools.

The Committee was addressed by Sue Wyatt, Paul Ackroyd and Andrew Stoodley in objection to the application. Comments expressed included the following:

- Concerns in relation to the private water supply that crosses the site and the need for the supply to be rerouted. The pipe was less than a metre deep and would be destroyed by heavy machines;
- The junction at Chardstock Lane was a 'blackspot';
- Concerns over flooding at Wessex Close;
- The junction at Forton Lane had no capacity;
- The need for a sufficient landscaping area between existing houses at Wessex Close and the new houses.

The Area Lead West explained that the detailed layout of the scheme would be considered as part of a future planning application. He advised that the developer would have to address the issue of the private water supply crossing the site and make sure that existing systems would not be affected. Members were informed that NHS Somerset had been informed about the application but no response had been received. The response to the Policy Officers on the Chard Plan indicated that the existing medical facilities could cope at the present time.

Ward Member Cllr. Jason Baker commented that he was mindful that all three schools were under considerable strain and it was good to hear that money had been set aside to address capacity issues. He was concerned about the number of houses being built before the addition of a new school. He also felt that medical facilities needed to be reviewed. He further commented that the junction at Tatworth Lane had limited visibility was concerned that there could be an increase in accidents. He questioned whether the drainage/flooding system would be able to cope and referred to the lack of space for playing facilities on the site. He referred to the Chard Regeneration Plan and although supported the development he felt that it should be deferred until other phases have come forward.

During the discussion, a number of comments were made by members including the following:

- There were no objections from statutory consultees in relation to education and health;
- There were no grounds to refuse the application in relation to highway issues;
- Concern expressed with regard to sustainability as the two routes into Tatworth were unsafe and you could only get there by car;
- A request was made for the issue of the private water supply to be included as part of the informatives. The Area Lead West confirmed that this was acceptable;
- It was suggested that a representative from Somerset County Council's Education Department be invited to update Area West members on education provision;
- The need to include a safe cycleway on the site and links to the Stop Line Way. The Area Lead West confirmed that this would be considered at the detailed design stage.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation subject to additional information to remind the developer of the private water supply that crosses the site. On being put to the vote, the proposal was carried by 7 in favour and 2 abstentions.

RESOLVED: That Planning Application No.15/04772/OUT be **APPROVED** as per

the Planning Officers recommendation outlined in the agenda report subject to additional information to remind the developer of the private water supply that crosses the site

And subject to:

- a) The prior completion of a section 106 planning obligation (in a form acceptable to the Council's Solicitor(s) before the decision notice granting planning permission is issued, the said planning permission to cover the following terms/issues:
- 1) The provision of 35% affordable housing;
 - 2) Contribution towards the provision of sport, play and strategic facilities, including land acquisition costs towards pitches and changing rooms; the scheme shall include 892 square metres of equipped play space and 223 square metres of youth facilities and shall be provided on a single site with 40 metre buffer zones to the facade of the nearest dwelling;
 - 3) Contribution towards education provision;
 - 4) Submission of a Travel Plan; and
 - 5) Provision and maintenance of 0.78 hectares of informal open space.

for the following reason:

01. This proposed sustainable development is located within part of the Council's designated area for growth in the Chard Plan and will provide much needed market and affordable housing. The development will also make contributions towards education provision, sport, play and community facilities and travel planning. The development will also provide the southern section of the crucial new strategic road link between the A30 and the A358. The site is in a sustainable location within reasonable distance of the town centre accessible by foot, cycle or bus. The proposal is therefore in accord with Policies SD1, SS1, SS4, SS5, SS6, PMT1, PMT2, HG3, TA4, TA5, TA6, HW1, EQ2, and EQ4 of the South Somerset Local Plan (adopted 2015), the Core Planning principles, Chapter 6 and Chapter 7 of the NPPF and the Chard Regeneration Plan.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. All reserved matters shall be submitted in the form of one application to show a comprehensive and coherent scheme with respect to design and scale of the dwellings, site layout, plot boundaries, materials, and landscaping.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

04. The development hereby permitted shall not be commenced until 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: To safeguard the character and appearance of the area to accord with Policy EQ2 of the South Somerset Local Plan.

05. Before the development hereby permitted shall be commenced details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods 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: To safeguard the character and appearance of the area to accord with Policy EQ2 of the South Somerset Local Plan.

06. Before any of the development hereby permitted is commenced details of the internal ground floor levels of the buildings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area to accord with Policy EQ2 of the South Somerset Local Plan.

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local

Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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

08. 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 to accord with Policy TA5 of the South Somerset Local Plan.

09. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

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

10. In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting alternative modes of travel to the car in accord with Policy TA3 of the South Somerset Local Plan.

11. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to and approved in writing by the Local Planning Authority. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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

12. There shall be no obstruction to visibility greater than 600mm above adjoining road levels 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 commenced and shall thereafter be maintained at all times.

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

13. No work shall commence on the development hereby permitted until details of the proposed junction arrangements onto Forton Road have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be fully constructed in accordance with the approved plans to an agreed specification before the development is first brought into use.

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

14. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from any past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, to accord with Policy EQ2 and the NPPF.

15. No removal of any hedge (or part thereof) shall be undertaken until a Method Statement detailing precautionary measures for the avoidance of harm to dormice has been submitted to and approved in writing by the local planning authority. All hedge removal shall be undertaken in full accordance with the approved Method Statement unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance (dormouse) in accordance with NPPF, and of legally protected species in accordance with Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and

The Habitats Regulations 2010.

16. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is satisfactorily drained to accord with the NPPF.

17. Prior to commencement of this planning permission, site vegetation clearance, demolition of existing structures, ground-works, heavy-machinery entering site or the on-site storage of materials, an Arboricultural Method Statement and a Tree and Hedgerow Protection Plan shall be prepared in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and these details shall be submitted to the Council. On approval of the tree and hedgerow protection details by the Council in-writing, a site-meeting between the appointed building/groundwork contractors, the Site Manager and the Council's Tree Officer (Phil Poulton: 01935 462670 or 07968 428026) shall be arranged at a mutually convenient time. The locations and suitability of the tree protection measures (specifically the fencing & signage) shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall be implemented in their entirety for the duration of the construction of the development and the protective fencing may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees and hedgerows) in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

18. No development shall commence on site until an Environmental Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. Such a plan shall include details of construction work hours, construction delivery hours, the routing of construction vehicles to and from the site, estimated number of construction vehicles per day, the location of the constructor's compound both for the parking of construction

and contractor's vehicles and storage of materials, the methods/practices for minimising the level of dirt and mud being brought onto the public highway, a scheme to minimise dust and a scheme to ensure the local roads are cleaned on a regular basis.

Reason: To protect the amenity of local residents during construction and to ensure the local highway network is maintained in safe and clean condition to accord with Policy EQ2 and TA5 of the South Somerset Local Plan.

19. The development hereby approved shall be carried out in accordance with the following approved plan:

Drawing number: 6666-L-01 rev A.

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

20. 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: To protect the amenity of the area to accord with Policy EQ2 of the South Somerset Local Plan.

Informatives:

01. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to the Traffic and Transport Development Group, County Hall, Taunton, or by phoning 0300 123 2224. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence Team will be signed off upon satisfactory completion.

02. Noise and dust control

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health service.

Construction site noise

To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. The applicant is also advised to seek approval for any proposed piling operations.

03. The applicant is advised of the following in the submitted Badger Survey Report (fpcr, 1st October 2015):

4.8 It is recommended that further biodiversity enhancements are actioned through the landscape plan and post development management plan to increase the biodiversity value of the site'.

5.3 Badger populations are dynamic and whilst the information included within this report is considered sufficient to assess the potential effects of development proposals, it is recommended that the status of setts is re-assessed prior to detailed design stage and / or the commencement of construction.

(Voting: 7 in favour, 2 abstentions)

143. Date and Venue for Next Meeting (Agenda Item 13)

Members noted that the next meeting of the Area West Committee would be held on Wednesday 18th May 2016 at 5.30pm at Swanmead Community School.

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Chairman