

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 30 November 2016.**

(2.00 pm - 4.05 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

Cathy Bakewell (until 3.50pm)	Tony Lock
Gye Dibben	Wes Read
John Field	Gina Seaton
Andy Kendall	Peter Seib
Sarah Lindsay	Alan Smith
Mike Lock (from 3.00pm)	Rob Stickland

Officers:

Jo Boucher	Democratic Services Officer
Simon Fox	Area Lead (South)
Helen Rutter	Assistant Director (Communities)
Andrew Collins	Planning Officer
David Norris	Development Manager
Natalie Fortt	Area Development Lead, South
Angela Kerr	Chief Executive, CASS

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

91. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 2nd November 2016 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

92. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors John Clark, Nigel Gage, Kaysar Hussain, Sam McAllister, Graham Oakes and David Recardo.

93. Declarations of Interest (Agenda Item 3)

There were no Declarations of Interest.

94. Public question time (Agenda Item 4)

Mr Rowan Muryn a resident of Yeovil Marsh addressed the committee and requested information and advice regarding the poor Wi-Fi signal within the parish of Yeovil Without. He described the current lack of provision for improvement and asked whether any further help or support could be provided.

In response the Assistant Director explained the 'Connecting Devon and Somerset' programme aimed at delivering faster broadband infrastructure to areas with poor service and after a short discussion agreed to provide Mr Muryn with further support and advice outside of the committee.

95. Chairman's announcements (Agenda Item 5)

The Chairman informed members of the following:

- Final reminder of the SSDC Christmas meal to take place on Thursday 15th December at Yeovil Golf Club. Please contact Jo Boucher for more details.
 - **SCC Update on Yeovil East and West Corridors** – This has been sent out to members as a briefing note as it was not available to be included within the Agenda.
 - **Yeovil Refresh** – Consultants JLL have been appointed to deliver the Yeovil Refresh study and this is due to be completed by next June 2017.
 - **Youth club services** – Yeovil Town Council last night agreed to commission Mendip YMCA to take over the delivery of the two youth clubs in Yeovil. The two clubs take place in Westfield and Milford one night a week. Mendip YMCA will be working with current provider through December in order to provide a good handover and then will take over the clubs in the new year.
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96. Reports from representatives on outside organisations (Agenda Item 6)

There were no reports from representatives on outside organisations.

97. Citizens Advice South Somerset (CASS) (Agenda Item 7)

The Chairman welcomed Angela Kerr, Chief Executive Officer, Citizens Advice South Somerset to the meeting. With the aid of a powerpoint presentation she informed members of the work and future development of Citizens Advice South Somerset. Points mentioned during her presentation included the following:

- The aim of the service was to provide the advice people need for the problems they face and improve the policies and practices that affect people's lives and avoid them escalating into a crisis.
- Between April and September 2016 Citizens Advice South Somerset helped over 3000 clients from South Somerset.
- The main client issues were around benefits and tax credits, debt and housing.
- Various projects including: Local Assistance Scheme, Energy Best Deal to help and advise clients with energy problems including how to stay warm in winter and avoid higher water bills.
- Money Skills for Young People to develop money management skills.
- Committed to accessing Advice Services in South Somerset including:

- Adviceline – working to provide initial advice by phone
- Skype – via Skype link to local offices
- Outreaches – Ryalls Park Health Centre
South Somerset Mind
- Ambitions for the future – Closer links with Health Centres; Expanding phone provision; Continuing to invest in Skype bringing advice into rural communities and Focusing on priority groups.
- Recruitment of volunteers - currently 46 fully trained volunteers with approximately 700 hours per month donated with training undertaken on a rolling programme.

In response to questions, the Chief Executive Officer, Citizens Advice South Somerset informed members that:

- Universal credit is coming into full service in April 2017 and will have an impact on the Local Assistance Scheme, however they are working closely with the food bank to ensure that they can continue to supply necessary food parcels.
- Further work needed regarding the Money Minded service to engage younger people to use the service and to make it more accessible.

It was agreed to circulate a copy of the presentation slides to members of the Committee with the minutes of the meeting.

The Chairman thanked Angela Kerr, Chief Executive, Citizens Advice South Somerset for attending the meeting.

98. Area South Forward Plan (Agenda Item 8)

The Assistant Director, Communities informed members that the Markets Improvement Strategy report had incorrectly been included twice and should be deleted from February as it would be brought to the March committee.

She also told members that a separate briefing note from Somerset County Council regarding the Western and Eastern Corridor Improvements has been sent out to members as it was not available to be included within the Agenda.

In response members were disappointed that Somerset County Council could not attend committee to update members further on details such as the timetable for delivery of the improvements. They requested that attendance at committee was still wanted.

- RESOLVED:**
- (1) that the Area South Forward Plan and the comments of Members be noted.
 - (2) that the reports identified by Members be added to the Area South Forward Plan.

(Voting: Without dissent)

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

Members noted the Schedule of Planning Applications.

100. Planning Application 16/04549/FUL - Westlands Leisure Complex, Westbourne Close, Yeovil (Agenda Item 10)

The Planning Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He updated members that further comments had been received from the Ecologist and Sport England.

He further explained that Sport England had referred to the Assessment required under Paragraph 74 of the National Planning Policy Framework (NPPF) and the re-consultation in relation to the additional parking proposal on the tennis court area. He explained that the consultation period runs until 9th December 2016 and confirmed that on this basis his recommendation should be amended to read as follows:

‘Grant planning permission subject to no new material and relevant objections (in the opinion of the Chair and Vice Chair of the Area South Committee as advised by officers) being made by 9th December 2016 and the decision notices being issued on 12th December 2016’.

The Planning Officer also informed members that:

- No objections had been received from members of the public; however as SSDC are the applicants the application is required to be brought to committee for determination as any comments automatically result in a referral to committee and was brought to minimise any delays.
- Should members feel it necessary, a condition could be imposed to include details of a landscaping scheme to help enhance the landscaping arrangement of the site.
- Referred to the Paragraph 74 Assessment under the NPPF and that the tennis courts are considered to be surplus to requirements when considering the wider Yeovil area and their use as a car park can be justified.

The Planning Officer then referred to the key considerations including:

- Loss of tennis courts
- Visual impacts of proposal
- Residential amenity
- Amount of parking on site and impact upon neighbouring residential streets.

He concluded that the recommendation was to approve the application for reasons as set out in his report.

In response to members’ questions, the Development Manager explained that evidence had been provided and the loss of the tennis courts had been justified by the Sports and Leisure Team and therefore this was not a planning consideration.

Following a short discussion member’s voiced their support for a landscape condition to be included to ensure additional landscaping of the site. It was then proposed and subsequently seconded to approve the application as per the officers recommendation as previously read out by the Planning Officer and subject to the addition of a landscaping condition. On being put to the vote this was carried unanimously.

RESOLVED:

Grant planning permission subject to no new material and relevant objections (in the opinion of the Chair and Vice Chair of the Area South Committee as advised by officers) being made by 9th December 2016 and the decision notices being issued on 12th December 2016, for the following reason:

01. The site is an existing sports and social club which the Council has acquired on a 30 year lease to avoid the facility from closing. The upgrading of the facilities for community use is supported and subject to conditions the proposals do not have an adverse impact upon visual or residential amenity. The proposals are therefore considered to comply with Policies SD1, SS1, TA1, TA3, TA5, TA6, EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of 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: Roberts Limbrick drawings 8213/L(0)EX01B, 8213/L(0)001L, 8213/L(0)002D, 8213/L(0)003E, 8213/A(0)005E and 8213/A(3)013C received 19 October 2016 and amended drawing 1350-01 received 17 November 2016.

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

03. The materials to be used in the development hereby permitted shall be those as identified within the planning application and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

04. Prior to the buildings uses on the site a Parking Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The parking on site shall be managed in accordance with the approved plan.

Reason: In the interests of managing parking on site in the interests of highway safety and residential amenity in accordance with policies EQ2 and TA5 of the adopted South Somerset Local Plan (2006 - 2028).

05. Prior to the buildings uses on the site details of any proposed external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and thereafter retained.

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

06. Prior to any works to the hardstanding on the Southern side of the brook, details of a scheme of tree protection measures, including tree protection fencing and signage; shall be prepared, installed and made ready for inspection. The locations and suitability of the tree protection measures 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) in accordance with Policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan 2006 - 2028.

07. (i) Prior to the buildings use on the site a landscaping scheme which shall include details of the location, species, size and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

(iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained 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: To enhance the biodiversity and green infrastructure on the site and enhancement of the local character and distinctiveness of the area in accordance with Policies EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

Informatives:

01. In relation to condition 06 you are advised to contact the Council's Tree Officer (Phillip Poulton 01935 462670) to arrange a pre-commencement site meeting between the appointed building/groundwork contractors and the Council's Tree Officer, in order to ensure compliance with the submitted scheme of tree protection fencing and other tree protection measures.
02. You are reminded of the comments of the Avon and Somerset Constabulary in their letter of 8 November 2016 whereby they advise that to consider the security value of the door sets in order to maintain burglary resistance. Details of suitable security doors may be sourced from the 'Secure by Design' website
03. You are reminded of the comments of Wessex Water in their email of 1 November 2016 regarding the safeguarding of their equipment. A copy of their letter is available on the Council's website.

(voting: unanimous)

101. Planning Application 16/03944/FUL - Tyndale Nursing Home, 36 Preston Road, Yeovil (Agenda Item 11)

The Area Lead South presented the application as detailed in the agenda and with the aid of a power point gave a detailed presentation showing the site and proposed plans.

He informed members that an additional letter had been received from the owner of No. 5 Willow Road regarding concerns on the proposed parking and the impact it would have on the surrounding roads and the overshadowing of the nearby properties. He also clarified that condition 5 as set out in the agenda report be amended to include obscure glazing to additional windows on the east elevation.

He also referred to the key considerations including:

- Parking and Access
- Overlooking
- Shadowing

The Area Lead South considered that the proposed parking on site exceeded the policy requirement and believed the visibility splay acceptable on the basis that the removal of the trees or retaining wall would be far more harmful to the setting of the conservation area than the current situation.

He also showed slides of a shadow study undertaken on the site and believed that although the proposal would bring some further shadowing of the gardens to neighbouring properties at certain times of the day on balance this did not warrant refusal of the application. .

He concluded that on the basis of all the information provided and with the amendment to condition 5 his recommendation was for approval for reasons as set out in the agenda report.

Following member's questions, Councillor Wes Read Ward member welcomed the alterations made to the application however proposed that a site visit be arranged as he believed this would be beneficial for members prior to determination of the application. This was subsequently seconded and on being put to the vote was taken as 5 votes in favour, 5 against and 1 abstention. The Chairman then provided his casting vote in favour of a site visit being arranged prior to determination of the application.

RESOLVED:

That application **16/03944/FUL** be deferred for a committee site visit.

(voting 6 in favour, 5 against and 1 abstention)

102. Planning Application 16/03628/FUL - Land North of Bunford Lane, Yeovil (Agenda Item 12)

The Area Lead South presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans.

He updated members that:

- Informative No 1 should refer to Condition 16 and not 15 as stated in the agenda report.
- The Highways Authority find the proposal acceptable following discussions regarding travel plans and resolved there are no requirements for a Section 106 agreement.
- Yeovil Town Council are fully supportive of the proposal.
- Still awaiting response from the Civil Aviation Authority and although envisage there will be no adverse comments it does mean that his recommendation as set out in the agenda report be amended slightly to read 'grant permission subject to there being no adverse comments from the Civil Aviation Authority'.

He referred to the key considerations including:

- Principle of Development
- Parking and Access
- Airfield Safety

He concluded that on the basis of all the information provided his recommendation was for approval subject to no adverse comments from the Civil Aviation Authority and reasons as set out in the agenda report.

In response to members questions the Area Lead South confirmed that:

- Condition 14 as set out in the agenda report would safeguard any concerns regarding surface water drainage.
- A condition has been included to ensure any PV panels installed on the roof be fitted with anti –reflection coating in the interests of airfield safety.

Paul Hickson the agent for Somerset County Council addressed the committee. He said the proposal is supported by the Local Enterprise Agency and believed this facility would help bring further economic development into the area and create a safe working environment for new enterprises and was a great opportunity for Yeovil. He thanked the Planning Officer for their help and concluded that Leonardo Helicopters were also in full support of the proposal.

Councillor John Field, Ward member voiced his support of the application and believed this was an excellent facility that would bring economic benefit to the town and provide a place for the cutting edge of aerospace innovation.

Following a short debate, the Area South Lead clarified the car parking arrangements of the site and members voiced their full support of the application considering it an excellent facility that would benefit and encourage the economic growth of the town. It was therefore proposed and seconded to approve the application as per the officers recommendation as set out in the agenda report with the amendment to Informative No. 1. On being put to the vote this was carried unanimously.

RESOLVED:

That planning application **16/03628/FUL** be approved subject to there being no adverse comments from the Civil Aviation Authority for the following reason:

01. The proposal represents sustainable development that aims to improve the economic condition of the area, is of a design that is distinctive and inventive and

development which respects the character of the area and causes no operational issues to the adjacent airfield or the local highway network in accordance with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, SS3, SS6, YV4, EP2, EP3, EQ1, EQ2, EQ3, EQ4, EQ7, TA1, TA4, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

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

- a) Context Plan (drawing number - iAero_STL_XX_XX_DR_A_XXXX_01000_PL03)
- b) Location Plan (drawing number - iAero_STL_XX_XX_DR_A_XXXX_01001_PL03)
- c) Proposed Ground Floor Plan (drawing number - iAero_STL_XX_00_DR_A_XXXX_01003_PL04)
- d) Proposed First Floor Plan (drawing number - iAero_STL_XX_01_DR_A_XXXX_01004_PL04)
- e) Proposed Roof Level Plan (drawing number - iAero_STL_XX_02_DR_A_XXXX_01005_PL04)
- f) Proposed Roof Plan (drawing number - iAero_STL_XX_XX_DR_A_XXXX_01006_PL04)
- g) Proposed Public Elevations (drawing number - iAero_STL_XX_XX_DR_A_XXXX_02001_PL01)
- h) Proposed Airfield Elevations (drawing number - iAero_STL_XX_XX_DR_A_XXXX_02002_02002_PL01)
- i) Proposed Sections (drawing number - iAero_STL_XX_XX_DR_A_XXXX_03001_03001_PL02)
- j) Proposed Exterior Views (drawing number - iAero_STL_XX_00_DR_A_XXXX_06001_PL01)
- k) Landscape Masterplan (drawing number - iAero-STL-XX-00-DR-L-XXXX-01001-PL05)
- l) Access and Security Plan (drawing number - iAero-STL-XX-00-DR-L-XXXX-01002-PL04)
- m) Planting Plan (drawing number - iAero-STL-XX-00-DR-L-XXXX-01040-PL04)
- n) Site Sections (drawing number - iAero-STL-XX-00-DR-L-XXXX-03001-PL03)
- o) Landscape Specification (Reference PL01)

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

03. The development hereby approved shall not be used other than for those activities which fall within the definition of Use Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. During occupation of the development, floor area will be devoted to, and available for activities which fall within, Use Class B1c.

Reason: To ensure the development does not solely comprise B1A (office) use to accord with policy EP2 of the South Somerset Local Plan.

04. No works shall be carried out unless the Finish Floor Level of the building hereby approved has been submitted to and approved in writing by the Local Planning Authority.
Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.
05. Prior to their first use in the development hereby approved particulars of the following shall have been submitted to and approved in writing by the Local Planning Authority;
- a) specific materials (including the provision of samples) to be used for all external walls and roofs;
 - b) surface treatments (including the provision of samples where appropriate); and
 - c) boundary treatments (style, height and colour).
- Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.
06. 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: The site lies in an area where archaeological remains are likely and further assessment is required to comply with the objectives of the National Planning Policy Framework in order to safeguard heritage assets.
07. Any PV panels installed on the roof shall be first fitted with an anti-reflection coating.
Reason: In the interests of airfield safety.
08. No works shall be carried out unless revised access arrangements have been submitted to and approved in writing by the Local Planning Authority that shows priority for the cycle link and the vehicular access points altered to crossover designs. The development shall thereafter be completed in accordance with the agreed scheme.
Reason: To promote cycling and sustainable modes of transport to accord with policies TA1, TA3, TA4 and TA5 of the South Somerset Local Plan.
09. Prior to the first occupation of the building a scheme of signage to promote and navigate the existing cycle links in the area and a scheme for secure sheltered cycle parking/storage on the site shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall thereafter also be fully implemented prior to the first use of the development.
Reason: To promote cycling and sustainable modes of transport to accord with policies TA1, TA3, TA4 and TA5 of the South Somerset Local Plan.
10. Before the development hereby permitted is first occupied a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design under Condition 07 and shall be maintained in the agreed form thereafter at all times.
Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.
11. 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 installed before the development is brought into use.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

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

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

13. 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 120m either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

14. No works shall be carried out until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

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

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and

maintained in accordance with the approved details throughout the lifetime of the development, in accordance with the National Planning Policy Framework the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

15. 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 the past industrial use, are found in the soil at any time during the construction phase of the 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 the aims and objectives of the National Planning Policy Framework and policy EQ7 of the South Somerset Local Plan.

16. Prior to the occupation of the development a noise mitigation scheme shall be submitted in writing and approved in writing by the Local Planning Authority detailing the external plant and machinery to be used, the sound power levels of the equipment and if required what measures to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

17. Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Reason: To promote and encourage sustainable modes of travel to accord with policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan.

Informatives:

01. With regard to Condition 16 it is applicable where the applicant has already submitted some information and details as to how noise will be controlled, but a condition is required in order to ensure the measures are implemented. In such cases the Environmental Health Practitioner will have liaised with the applicant and agreed the relevant noise levels and guidance such as BS 4142 that will be followed. The details submitted would then form the basis of this condition and could be referred to at a later date should a need to investigate a potential breach of condition arise.

- 02. The applicant is advised to consider the comments made by the Crime Prevention Design Advisor (dated 22/09/2016) and seek the Secure by Design accreditation.
- 03. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 licence. This must be obtained from the Highway Service Manager for the South Somerset Area at the Highways Depot, Mead Avenue, Houndstone Business Park, Yeovil, Tel No. 0300 123 2224. Application for such a permit should be made at least four weeks before access works are intended to commence.

(voting: unanimous)

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Chairman

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Date