

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at **the Norton Sub Hamdon Village Hall on Wednesday 27 July 2016.**

(2.00 pm - 5.05 pm)

Present:

Members: Councillor Clare Aparicio Paul (Chairman)

Neil Bloomfield	Jo Roundell Greene
Adam Dance	Dean Ruddle
Graham Middleton	Sue Steele
Stephen Page	Derek Yeomans
Crispin Raikes	

Officers:

Nick Head	Planning Officer
Sara Kelly	Area Development Lead North
John Millar	Planning Officer
Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Becky Sanders	Democratic Services Officer
Alex Skidmore	Planning Officer
Neil Waddleton	Section 106 Monitoring Officer
Angela Watson	Legal Services Manager

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

39. Minutes (Agenda Item 1)

The minutes of the meeting held on 29 June 2016 were approved as a correct record and signed by the Chairman.

40. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Tiffany Osborne, Shane Pledger and Sylvia Seal.

41. Declarations of Interest (Agenda Item 3)

Councillor Dean Ruddle declared a personal interest regarding planning application 16/01819/FUL as he is also a member of Somerton Town Council.

42. Date of next meeting (Agenda Item 4)

Members noted the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 24 August, at a venue to be confirmed.

43. Public question time (Agenda Item 5)

There were no questions from members of the public.

44. Chairman's announcements (Agenda Item 6)

The Chairman informed members that she:

- had attended a very positive Area North Regeneration Board meeting prior to the committee meeting.
 - Hoped to arrange an annual meeting for Clerks and Chairs of Town and parish councils in Area North.
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45. Reports from members (Agenda Item 7)

Councillor Sue Steele noted she and the Area Development Lead North had attended a meeting with the Police Beat Manager, and they had suggested that the Sergeant, or a representative, attended Area North Committee around November.

46. Section 106 Obligations (Agenda Item 8)

The Section 106 Monitoring Officer presented the report as shown in the agenda which detailed signed Section 106 agreements relating to development within Area North. He highlighted key changes in legislation since the last report with regard to contributions from schemes of 10 dwellings or less, and reminded members of the Community Infrastructure Levy (CIL) Regulations.

During discussion the Section 106 Monitoring Officer and Assistant Director (communities) responded to points of detail. A specific query was raised about improvements to the Bracey Road Ground in Martock in relation to contributions for planning application 13/02474/OUT, and it was agreed that the Area Development Lead North would update ward members with recent developments.

At the conclusion of the debate, the chairman thanked the Section 106 Monitoring Officer for providing a comprehensive report.

RESOLVED: That the report and verbal update be noted and the actions taken in respect of the monitoring and managing of Section 106 Planning Obligations be endorsed.

47. Area North Development Plan (Agenda Item 9)

The Area Development Lead North presented the report as shown in the agenda which set out the work being planned and undertaken locally by the Council across Area North

based on needs analysis, councillor and community concerns and priorities. She encouraged members to make contact with the Area Development Team to discuss any specific projects.

During discussion, the officer responded to points of detail and it was noted that updates on specific projects would be provided on request. The Assistant Director (Communities) noted that if a project was requesting a grant it would be expected that the use of 106 monies had been explored.

At the conclusion of debate, members were content to approve the Area North Development Plan 2016/17.

RESOLVED: That the Area North Development Plan 2016/17 be approved.

48. Area North Committee Forward Plan (Agenda Item 10)

The Assistant Director noted several updates to the Forward Plan:

- Highways Update – confirmed for August
- Rural Housing Needs – confirmed for September
- Rural Transport – confirmed for November
- Review of Area North Committee Arrangements – to be added for December

She also made reference to the Annual Parish Meeting, as mentioned in Chairman's Announcements, for which a date had yet to be confirmed.

One member noted that earlier in the year he had requested a workshop or similar regarding the role of the District Valuer and the process for assessing viability of DPO applications. In response the Assistant Director noted she would look into matter.

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

49. Planning Appeals (Agenda Item 11)

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

RESOLVED: That the planning appeals be noted.

50. Schedule of Planning Applications to be Determined By Committee (Agenda Item 12)

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

51. Planning Application 16/01761/S73A - Hedgerow Meadow, Street Road, Compton Dundon. (Agenda Item 13)

Proposal: Application to vary Conditions 2,3,4,6,7,8,9 and 10 of approval 13/04943/FUL to regularise the existing development ; 2 additional touring vans;

external lighting; turning and parking area and hardstanding; landscaping schedule; 1 additional storage container materials and the substitution of plans.

The Planning Officer presented the application as detailed in the agenda and highlighted the changes to conditions being sought. He noted there was a change in caravan style but this was acceptable. He also noted there were some issues with the landscaping scheme proposed as part of the existing scheme had been differently planted, and so a revised scheme was being asked to be approved. With reference to government guidance regarding traveller sites, he was of the opinion the landscaping proposed was acceptable.

Mr S Berkieta, addressed members on behalf of Compton Dundon Parish Council. He noted they had unanimously resolved to recommend refusal of the application for the reasons as detailed in the officer report. They did not feel the changes proposed were minor nor did they feel the mobile home met the criteria under the Caravan Act. He also noted that noxious burning had taken place on the site.

Ms A Roberton and Mr K Thomson spoke in objection to the application and comments raised by them included:

- Local residents strongly objected to flouting of planning approval.
- Containers on site appear now to be used for storing scrap metal and lorries are frequently on site.
- Breaking of cars is likely to contaminate the site and smoke causes a nuisance.
- Question how waste water is managed on site, and fear pollution by seepage.
- If site tidy with no mess and no burning then will be more acceptable.

Mrs M Smith-Bendell, spoke on behalf of the agent, noting she had visited the site and family, and was so impressed that she felt there was a need to support the application. She noted the site was well fenced and screened and was only visible from the upper windows of a few properties. She also noted that when she had walked the site she could not see any evidence of burning.

Ward member, Councillor Dean Ruddle, commented he had no issue with the domestic use, but the business use proposed was not a minor change. He supported the parish council comments to refuse the application.

Ward member, Councillor Stephen Page, concurred with comments raised about the business use aspect, and he expressed concern regarding the officer recommendation for approval of the application.

The Planning Officer and Area Lead responded to comments made and explained in more detail the changes in business use now proposed.

During discussion several comments were raised including:

- How is waste water dealt with?
- Landscaping will be important
- Unlikely more waste water will be generated by this proposal
- If this was any other business not related to Gypsy and Travellers then it would be unlikely to be allowed.
- This will be creep and intensification of use of the site

In response to comments made the Area Lead clarified the existing and proposed business use on the site. He noted the family use was not for an additional pitch and so

there were no concerns regarding drainage. He reminded members that they needed to consider if the impact of an additional container and two caravans was so great that support for the application fell away.

The Legal Services Manager acknowledged the general concerns members had about retrospective applications, but stated any applicant was entitled to submit a retrospective application. She advised members that the retrospective nature of the application should not influence a decision. In response to a comment raised during discussion, she drew members' attention to the previous grant of planning permission on the site, and the need for the committee to make consistent decision unless circumstances were notably different.

At the conclusion of discussion, during which mixed views were raised, it was proposed to refuse the application, contrary to the officer recommendation, on the grounds of it being over intensification of the use of the site, unneighbourly and detrimental to the countryside and local area. On being put to the vote, the proposal to refuse the application was carried 7 in favour, 0 against with 2 abstentions.

RESOLVED: That planning application 16/01761/S73 be REFUSED, contrary to the officer recommendation, for the following reason:

The proposal constitutes the inappropriate and unneighbourly intensification of the use of this site in the open countryside to the detriment of the amenities and character of locality. As such the proposal is contrary to policies EQ2 and HG7 of the South Somerset Local Plan 2006 – 2028.

(Voting: 7 in favour, 0 against, 2 abstentions)

52. Planning Application 16/01875/FUL - Land Opposite Hamlyns Farm, Long Load. (Agenda Item 14)

Proposal: Proposed demolition of two existing agricultural buildings and the erection of two replacement agricultural buildings.

The Planning Officer presented the application as detailed in the agenda report. He updated members that since the agenda had been published, a letter of support had been received detailing that farms should be supported and not too much weight should be given to protecting the setting of the listed building.

During the presentation, the Planning Officer drew members' attention to the proximity of the proposed barns to existing residential dwellings including a nearby listed building. He referred to the comments from Environmental Health which formed one of the reasons for the officer recommendation of refusal of the application.

Mr M English, supporter, commented he was a parish councillor for Long Load but was addressing members in a personal capacity. He noted the parish council had unanimously supported the application. Long Load needed to be seen as a sustainable community and over the years it had lost several services including the pub, shop and Post office. The farm was a viable business and the community would benefit from a working farm. He did not wish to see the viability of the farm affected in any way.

Mr J Walters, applicant, commented use of the site was an ongoing operation and cattle already used the location. He noted that previously there had been some indication that part of the land could be residential, but as this had not been the case, he wished to revert back to cattle using the site. No objections had been received from the village, parish council or neighbours.

Ward member, Councillor Neil Bloomfield, noted the site was well screened by mature vegetation. Referring to changes in legislation regarding smells and flies, he did not believe there would be any significant impact and that farming should be supported. He did not agree with the officer recommendation for refusal.

Ward member, Councillor Graham Middleton, commented the proposal was for the benefit of the farm, and that the family were well respected in the community. He supported the application.

During discussion most members expressed support for the application, comments raised included:

- A similar scheme had previously been approved and feel it should be again
- Farmers need support and there is a genuine need here
- If living in the countryside need to expect some smells and flies
- Screening is mature
- Similar use buildings have been on the site previously

At the conclusion of debate, it was proposed to approve the application, contrary to the officer recommendation, on the grounds that the proximity would not be detrimental to the nearby listed building and cattle were already using the site.

As members were minded to approve the application, the Planning Officer advised that conditions would be required for time limit, plans and landscaping.

On being put to the vote, the proposal was carried unanimously, and the suggested conditions were agreed by members.

RESOLVED: That planning application 16/01875/FUL be APPROVED, contrary to the officer recommendation, subject to the following conditions:

Justification:

The proposal by reason of the siting of the buildings would not cause harm to the setting of nearby listed buildings, residential amenity or the character of the locality. As such the proposal complies with policies EQ2 and EQ3 of the South Somerset Local Plan 2006 – 2028.

Subject to the following conditions:

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

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

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

F1329 numbers 001, 100, 101 and 102.

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

03. No development hereby permitted shall be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Once implemented, the scheme shall be permanently retained and maintained.

Reason: To safeguard the character and appearance of the area, and the setting of the listed buildings, and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

(Voting: unanimous in favour)

53. Planning Application 16/00621/FUL - Long Orchard Farm, Pibsbury, Langport. (Agenda Item 15)

Proposal: Conversion of a double garage into a one bedroom dwelling (retrospective).

The Planning Officer presented the application, and reminded members why the application had been deferred at a previous meeting. He updated members that since the application was previously considered, the applicant had supplied an Epitome of Title which provided enough detail for the Local Planning Authority to be satisfied that the applicant could enter into a Section 106 agreement, to tie the building, if members were minded that way.

Mrs D Patton addressed members in objection to the application, and commented the applicant had built a dwelling without permission and the building had never been a garage. She referred to some legal documents and also raised concern that the applicant used the site to breed dogs.

Mr S Wills spoke in support of the application and wished to provide a character reference for the applicant who he had known for about 12 years. The applicant was not fully retired and still supported his son with farming, and he had a genuine need to be near the farm.

Mr D Trent, agent, highlighted there were two letters of support and no objections from the parish council. He noted the applicant was willing to enter into a Section 106 agreement so that he could continue to live in the building. He confirmed the applicant had been a bus driver for some years in the past, but he remained an enthusiastic worker on the farm. He noted the building had a small footprint, and this application would regularise the site.

The Chairman, as ward member, acknowledged it was a complicated situation and there were unique circumstances. She noted when the application had been discussed previously there was concern about ownership and tying issues, however enough information had now be submitted to enable tying of the building to the main house if necessary.

During discussion, the Area Lead and Legal Services Manager responded to points of detail regarding the Epitome of Title, explanation and implications of unregistered land, detail of why the building in its current use was not considered in planning terms to be an annexe, and clarity that a Section 106 agreement would be sound based on the evidence supplied to date unless any contrary evidence came to light.

Members continued to debate the application, during which mixed views were raised including:

- If this wasn't a farm how would it be viewed?
- If approved it will set a precedent
- Applicant has asked several times to build and been refused, but has gone ahead anyway.
- No evidence submitted that the site is being used for breeding dogs.
- Feel this is an agricultural holding and effectively the building is a dwelling of an agricultural worker.
- Don't feel should make applicant homeless from his own land.
- It's a huge muddle but a Section 106 agreement would sort.

In response to comments made, the Area Lead acknowledged the difficult family circumstances, and advised members that if they felt these to be exceptional they could be considered, but they would not normally be a planning issue. However if the family circumstances were to be considered then members would have to clearly state why. The Legal Services Manager advised that unless this application was considered to be an agricultural exception or justified on compassionate grounds for example, then members would effectively be granting a new dwelling in the countryside.

At the conclusion of debate, it was proposed to refuse the application as per the officer recommendation, and on being put to the vote this was carried 6 in favour, 2 against. *(One member was unable to vote as they left the room for part of the debate and officer responses).*

Following the formal vote, the Area Lead explained that in such circumstances members indicate if they wish officers to commence with enforcement action.

One member noted that it must be borne in mind that the applicant could be made homeless. In response, the Area Lead suggested that members could note to only commence enforcement action once the appeal period has lapsed should an appeal not be lodged, and this was agreed by members.

RESOLVED: That planning application 16/00621/FUL be REFUSED, as per the officer recommendation, for the following reason:

Reason:

01. The proposal would represent new residential development in a rural location outside of established settlement boundaries, for which an overriding essential need has not been justified. By virtue of distance and lack of safe means of pedestrian access, the application site is poorly related to local services and as such will increase the need for journeys to be made by private vehicles. The proposed development therefore constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.

(Voting: 6 in favour of refusing the application, 2 against, 0 abstentions)

54. Planning Application 16/01819/FUL - Land OS 3769, Badgers Cross Lane, Somerton. (Agenda Item 16)

Proposal: Erection of Commercial Building under Use Class B2 of the Town and Country Planning (Use Classes Order) 1987.

The Planning Officer presented the application as detailed in the agenda report, and explained the complicated outline of the application due to the other industrial unit permissions already granted. She highlighted the layout of the wider site, including units already built and occupied, plus those with permission but yet to be built. It was noted the internal layout for this proposal was specifically for the applicant's needs.

She provided members with three updates:

- Condition 18 – plan references needed to be inserted into the condition, and the reference number was stated.
- Condition 19 - plan and schedule references needed to be inserted into the condition, and the numbers were stated.
- The applicant had since stated that paint spraying was an important part of the business and had requested reference to it was removed from condition 12. Environmental Health had no issues subject to paint spraying only taking place inside the building. Condition 12 therefore needed to be amended to delete reference to paint spraying.

Mr S Harrison of Somerton Town Council noted they had unanimously recommended approval of the application. He commented the site was an old quarry and not farmland, and the proposal had been designed to fit in as much as possible. He hoped the proposal would be supported so the business could stay in Somerton.

Mr S Travers, agent, commented that the site was in effect brownfield and had existing access. He noted the business was currently on the Bancombe Road Trading Estate and the relocation was supported by a government grant, and when completed would employ 65 people. The applicant had been unable to find a suitable alternative unit elsewhere in the area. He noted the design was as sympathetic as possible and much landscaping was proposed.

Ward member, Councillor Stephen Page, noted he had read the report carefully and listened to speakers. On balance, he felt the proposal was to be commended as it would create local employment and keep a business in the area. He was encouraged by the proposed landscaping and fully supported the application.

Ward member, Councillor Dean Ruddle also noted his full support for the proposal.

During a short discussion some members expressed disappointment that photovoltaic panels were not proposed for the roof and also noted that lighting would need to be thoughtfully done. Members were pleased such an application had come forward which would create jobs and support the economy of South Somerset. It was proposed to approve the application as per the officer recommendation, subject to the changes to conditions 12, 18 and 19 as stated in the officer presentation. On being put to the vote the proposal was carried unanimously.

RESOLVED: That planning application 16/01819/FUL be APPROVED, as per the officer recommendation - subject to insertion of plan references at conditions 18 and 19 and deletion of reference to paint spraying from condition 12 - and the following:

Justification:

This proposal for new industrial development will result in the creation of new employment opportunities in the locality and make a valuable contribution towards the delivering the Council's employment land requirements. Notwithstanding the landscape impact concerns, the proposal is considered to accord with the principles of sustainable development without resulting in any substantive residential amenity, highway safety or environmental concerns and to therefore accord with the aims and objectives of policies SD1, SS1, SS3, TA5, TA6, EQ2, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered 3637/PL/100 and 3637/PL/105 received 25/04/2016, 3637/PL/104 received 04/05/2016, 3637/PL/102 and 3637/PL/103 received 06/05/2016 and 3637/PL/101 Rev A and 3637/PL/106 Rev A received 20/06/2016.

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

03. The building hereby permitted shall not be used other than for those activities which fall within the definition of Class B2 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.

Reason: The local planning authority would not have been prepared to grant planning permission but for the need for additional employment land to accord with the aims and objectives of the NPPF and policy SS3 of the South Somerset Local Plan.

04. The accommodation comprised in the development hereby permitted shall not be used other than as part of the premises of a single business operating from the site outlined in red on the submitted site plan (drawing number 3637/PL/100). There shall be no subdivision without the prior express grant of planning permission by the local planning authority.

Reason: In order to determine the scope of this permission and in the interest of highway safety and the rural amenity of the area to accord with policies EQ2, TA5 and EQ2 of the South Somerset Local Plan.

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

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

06. No external lighting or illuminated signage shall be installed on site unless plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting assessment shall consider the Institute of Engineers lighting zone. The lighting approved shall be installed and shall thereafter be maintained in perpetuity in accordance with the approved details.

Reason: To minimise light pollution and safeguard the rural amenities of the area to accord with policies EQ2 and EQ7 of the South Somerset Local Plan.

07. No works shall commence unless the detailed designs for the surface water drainage, 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. Such works shall be carried out in accordance with the approved details and be permanently retained and maintained thereafter.

Reason: To prevent the risk of flooding and to ensure that the development is served by a satisfactory system of surface water

drainage and to secure the future maintenance of the surface water drainage system in accordance with the requirements of the National Planning Policy Framework.

08. No work shall be carried out on the site on any Sunday, Bank or Public Holidays, or other than between the hours of 0700 and 1800 hours on weekdays and Saturdays.

Reason: To protect the amenity of the locality, especially for people living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

09. No deliveries shall be taken at or despatched from the site between the hours of 1830 and 0630 on weekdays and Saturdays, nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

10. The development hereby permitted shall not begin until a scheme to deal with contamination of land, controlled waters and/or ground gas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:

1. A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175 : 2011 Investigation of Potentially Contaminated Sites - Code of Practice.
2. A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice. The report should include a detailed quantitative human health and environmental risk assessment.
3. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation should be stated, such as site contaminant levels or a risk management action, and how this will be validated. Any ongoing monitoring should also be outlined.
4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.
5. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works

have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with policy EQ7 of the South Somerset Local Plan.

11. Before the development commences a scheme shall be submitted to and agreed in writing by the Local Planning Authority that specifies the provisions to be made for the control of noise emanating from the site. The noise mitigation scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

12. No shot blasting shall be carried out in any building or otherwise on the subject land.

Reason: To protect the amenity of the locality, especially for people living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

13. Any forklift trucks used on the application site shall be fitted with noise attenuated reversing alarms. All such alarms are to be kept in working condition and operable wherever a forklift truck is used on the site.

Reason: To protect the amenity of the locality, especially for people living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

14. There shall be no external storage unless a scheme detailing the nature of the goods / equipment to be stored, the method of storage (if appropriate), the area to be used and maximum height for such goods. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the environment and rural amenities of the area, in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

15. No manufacturing, fabrication or other industrial process shall take place outside the confines of the building on the site.

Reason: To protect the amenity of the locality, especially for people

living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

16. There shall be no burning of any produce or material whatsoever on the site other than in a properly installed incinerator within a building.

Reason: In the interests of the local amenities of the area, in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

17. No system of public address, loudspeaker, amplifier, relay or other audio equipment shall be operated outside the building hereby permitted.

Reason: To protect the amenity of the locality, especially for people living and working nearby in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan.

18. The internal ground floor levels for the building hereby permitted and the altered site levels shall accord with the details set out on drawings numbered 3637/PL/101 Rev A and 3637/PL/106 Rev A received 20/06/2016, unless otherwise agreed in writing by the local planning authority.

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

19. The landscaping scheme, as detailed on drawing CLD 81 and the accompanying written schedule 'Landscape Schedule and Specification' by Clark Landscape Design received 14/07/2016, shall be planted in the first planting and seeding season following either the completion of the development or the first occupation of the building hereby permitted, whichever is the sooner. 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 otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with policy EQ2 of the South Somerset Local Plan.

20. The area allocated for parking and turning on drawing number 3637/PL/101 Rev Page 5 DC PCFULZ.v7 A, shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

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

Informatives:

01. The applicant's attention is drawn to the advice and recommendations set out in the Environment Agency's letter dated 25/05/2016.

(Voting: Unanimous in favour)

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Chairman