

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Council Offices Churchfield Wincanton on Wednesday 12 April 2017.**

(9.00 am - 12.40 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Henry Hobhouse (until 11.55am)
Tony Capozzoli	Mike Lewis
Nick Colbert	David Norris (until 11.55am)
Sarah Dyke	William Wallace
Anna Groskop	Colin Winder

Officers:

Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Kelly Wheeler	Democratic Services Officer
Paula Goddard	Senior Legal Executive
Tim Cook	Area Development Lead (East)
Lee Walton	Planning Officer

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

193. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 8th March 2017, copies of which had been circulated, were agreed and signed by the Chairman.

194. Apologies for absence (Agenda Item 2)

There were no apologies of absence received.

195. Declarations of Interest (Agenda Item 3)

Councillor Sarah Dyke declared an interest on agenda item 10 (Annual Progress Report on Heart of Wessex LEADER Programme) as she is the Programme Manager.

Councillors Mike Lewis and Anna Groskop, members of SCC (Somerset County Council), would only declare an interest in any business on the agenda where there was a financial benefit or gain or advantage to SCC which would be at the cost or to the financial disadvantage to SSDC.

196. Date of Next Meeting (Agenda Item 4)

Members noted that the next scheduled meeting of the Area East Committee would be held on Wednesday 10th May 2017 at The Council Offices, Churchfield, Wincanton at 9am.

197. Public Question Time (Agenda Item 5)

There were no comments from members of the public present.

198. Chairman Announcements (Agenda Item 6)

The Chairman made no announcements.

199. Reports from Members (Agenda Item 7)

Councillor Colin Winder advised members that he was concerned that the incomplete double yellow lines outside the Post Office in Wincanton should be removed. Following a suggestion from Councillor Anna Groskop, he agreed to register the concern on the Travel Somerset website.

He also expressed his concern that Verrington Hospital could be closing and suggested that a letter which he had received from Friends of the Hospital should be circulated to the Area East Committee members and suggested that a report on the future of the hospital should be on a future Area East Committee agenda. The Assistant Director Communities agreed to establish the consultation status and inform members accordingly.

Some members expressed their concerns over the service standards of the Development Control department and the Scheme of Delegation. It was agreed that the Chairman would discuss these concerns with the Development Manager.

Councillor Mike Lewis advised that a new Government Anti-Littering Strategy had been published and requested that this be circulated to members. The Assistant Director Communities agreed to contact the Streetscene and Environmental Health teams to request that members of be briefed on the revised strategy.

Councillor Tony Capozzoli informed members that there were still outstanding flooding issues at Stockswitch cross near the Yeovilton air base and that white lines had not been reinstated at a layby in Northover. The Assistant Director Communities agreed that the Area Development Team would follow up these requests with Somerset County Council and the Ministry of Defence.

200. Area East End of Year Report 2016/17 (Agenda Item 8)

The Area Development Lead (East) presented his report to members. He explained that customer survey of the SSDC public advice desk at Churchfield had recently been completed. He informed members that of the 46 forms completed, the results showed a 100% satisfaction rate and that all customers rated the service which they had received

in the area office as either good or very good. He explained that there had been a 7% decrease in the number of enquires received.

He highlighted some of the achievements which have been made in Area East over the last 12 months to include;

- Galhampton Village Hall had secured a Lottery award towards a new village hall. Works on site would begin this summer.
- The Charlton Community Plan was at the draft stage and the Housing Needs Survey had been completed.
- Additional parking area had been created by clearing waste at The Mead in Ilchester.
- The Queen Camel neighbourhood plan is being reviewed.
- The Charlton Horethorne community plan has been endorsed.
- Support is being given to Milborne Port T.C to help them refresh the town plan.
- Wincanton Community Partnership has been established and the Wincanton Neighbourhood plan is at submission stage.
- Works to Hadpsen Village Hall had been completed and Bayford Hall had been refurbished.
- The MUGA project in Bruton was moving forward.

The Area Development Lead (East) responded to members questions. During the discussion it was suggested that further awareness of funding and support which is available to Parish and Town Council could be offered to clerks through additional training. The Area Lead was thanked for the work of the team.

RESOLVED: that members noted and commented on the report.

201. Area East: Local Information Centres 2016/17 Report (Agenda Item 9)

The Area Development Lead (East) presented his report to members. He explained that a member of the Area Development Team visits each of the three Local Information Centres in Area East once a year to review their achievements. He explained that the centres receive funding to assist with the running costs. He explained to members that he was going to review the way that funding would be provided in the future as the Local Information Centres provide different levels of advice.

Members noted that a further review report would follow on a later agenda which would include different options on how the funding is provided to the Local Information Centres.

RESOLVED: members noted the report.

202. Annual Progress Report - Heart of Wessex LEADER Programme (Agenda Item 10)

(Councillor Sarah Dyke declared an interest in this item as she is the Programme Manager of the Heart of Wessex Group. Councillor Mike Lewis declared an interest as he is a member of the executive of the Heart of Wessex Group)

The Assistant Director Communities presented her report to members. She explained there was approximately £1million of funding which remained unallocated. She advised

members there had been 8 projects approved for awards, and that 5 of these were in South Somerset, 2 of which were in Area East.

She further advised that there were other projects being considered and that drop-in surgery sessions had been arranged to encourage eligible projects to come forward.

Councillor Sarah Dyke, the Programme Manager for Heart of Wessex, explained that the application process had been simplified and streamlined and that as one of the top performing action groups, it was possible that further funding could be awarded to the group. She further stated that although the application process was now easier, the eligibility remained the same.

RESOLVED: members noted the report.

203. Area East Committee Forward Plan (Agenda Item 11)

The Assistant Director (Communities) suggested that the Community Office report could be included on the next agenda of the Area East Committee. She further advised that she would consider the consultation dates on the proposed closure of Verrington Hospital to ensure that a report would be prepared at the appropriate time.

She noted that there were a high number of reports scheduled for the June meeting and suggested that the Retail Support Initiative report be considered at the May meeting of the Committee.

It was also suggested that a CIL member's workshop should be arranged. The Assistant Director (Communities) agreed to liaise with the planning service about options.

RESOLVED: that members noted the forward plan and the suggested amendments.

204. Planning Appeals (For Information Only) (Agenda Item 12)

Members noted the planning appeals decisions and appeals which had been received.

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

Members noted the schedule of planning applications.

206. 16/04551/REM - Land at Slades Hill, Templecombe. (Agenda Item 14)

Application Proposal: Application for the approval for the remaining reserved matters (appearance, landscaping, layout and sale) of outline planning approval 12/03277/OUT (Mixed use development comprising up to 75 dwellings B1a, b and c employment, D1 multi-purpose community building and associated development)

The Lead Planning Officer (North/East) presented his report to members with the aid of a PowerPoint presentation which included photographs of the site and proposed plans. He

explained that was a planning application to seek all reserved matters, except the access as this had already been approved at outline stage.

He advised members that the applicant had agreed to make financial contributions towards a new community hall which would be located outside the application site. He further advised members that the scheme had been amended several times to reflect the views of the community.

He highlighted that the properties would either be 1 or 2 stories high and that there would be an access strip between the existing properties and the proposed dwellings to allow access to the boundary walls adjoining the existing properties.

He advised members that he had received no objections from SCC Highways department and that he had now received an up to date list of plans from the applicant, dated 28th March 2017, which would be included within condition 2 should an approval be given.

Martin Batchelor, representing the Parish Council, addressed the members. He informed members that he had concerns that an application to amend the section 106 agreement could be submitted if approval was given, which could reduce the contributions which the applicant had previously agreed. He hoped that no amendments to the s106 would be agreed. He further advised that he had concerns that the road would not be adopted by SCC Highways and that access to the employment units would be dangerous as it would go through the housing estate.

Nicholas Broomhead spoke in objection to the application. He explained that he was the director of Blackmore Vale Close Management Limited. He pointed out that he had concerns over the maintenance of the boundary walls to the existing properties.

Ian Jewson, the agent, spoke in support of the application. He explained that the scheme had been amended to reflect the views of the pre-application advice which he had received and the views of the local residents, to include bungalows and to re-design the open space. He advised that affordable homes, employment opportunities, playing field and public open spaces would be provided as well as on off-site contribution to a community hall.

Councillor William Wallace, Ward Member, explained that he was concerned that the roads within the proposed development may not be adopted by the highways authority and also raised concern that the developers may apply to withdraw from the contributions which had been agreed in the s106 agreement. He questioned whether a planning bond agreement could be applied to ensure that the roads are adopted and to protect the contributions which have been agreed.

The Lead Planning Officer confirmed that the applicant intended to ensure that the roads were adopted by the highways authority and thought it unlikely that the removal of on-site contributions would be approved.

The applicant, Mr Ian Jewson, confirmed that it was intention that the roads were to be adopted and also pointed out that the housing association may insist that the roads are adopted on the estate.

During the discussion, concern was raised over the access to the employment units which was through the proposed estate and it was suggested that this could be

dangerous, however the Lead Planning Officer advised that the access had already been approved and that the highways authority had raised no objection.

It was proposed that the application be approved, subject to a planning bond agreement to ensure that the roads are adopted and an affordable housing clause to ensure that affordable homes on the site would be offered to local people first; however this was not seconded and the discussions continued.

During the discussion, it was suggested that informative 4 should be removed and a replacement informative be included to remind the applicant that the s106 agreement entered into, at outline stage, still applies to this application.

It was further suggested that an additional condition be included to require an agreement of management and maintenance of the access strip around Blackmore Vale Close and The Hamlet to include protective measures during construction and an appropriate survey of the existing condition of the wall prior to commencing works on site.

It was proposed that the application be deferred to enable the Lead Planning Officer to investigate whether a planning bond agreement could be applied to the approval, however this was not seconded and no vote was taken.

It was proposed and seconded that the planning application be approved, subject to an amendment to condition 1 to include the plans list received in 28th March, an amendment to condition 8 to include the wording 'all roads to an adoptable standard', an additional condition 11 to ensure an agreement of management and maintenance of the access strip and a replacement informative 4 to highlight the s106 agreement which applies to this application.

On being put to the vote, this was carried 6 votes in favour, 3 against with 1 abstention.

RESOLVED: that planning application 16/04551/REM be **approved** as per the agenda report, subject to amendments to conditions 1 to include the plans list received in 28th March, an amendment to condition 8 to include the wording 'all roads to an adoptable standard', an additional condition 11 to require agreement of management and maintenance of the access strip around Blackmore Vale Close and The Hamlet and a replacement informative 4 to highlight the s106 agreement which applies to this application.

For the following reason:

01. The proposal is of a satisfactory layout, appearance, scale and landscaping that would have no adverse impacts on visual or residential amenity, ecology, flood risk, highways safety, heritage assets or landscape character. As such the proposal complies with the policies of the South Somerset Local Plan 2006-2028.

Subject to the following conditions;

01. Except as required by other conditions attached to this approval, the development hereby permitted shall not be carried out otherwise than in complete accordance with the plans specified by the drawing issues registers dated 28/03/17.

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

02. Prior to the construction of each dwelling hereby approved particulars of following shall be submitted to and approved in writing by the Local Planning Authority;
- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - c. details of all hardstanding and boundaries
 - d. details of the rainwater goods and eaves and fascia details and treatment.

Such details shall be generally in accordance with the material schedule submitted in support of the application. Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

03. All planting, seeding or turfing comprised in the Landscaping Proposals as shown on drawing numbers 800/01A; 800-02A and 800-03A shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 give written approval to any variation.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

04. Prior to the commencement of the dwellings hereby approved details of measures for the enhancement of biodiversity, which shall include the provision of bat, swallow and swift boxes and a time scale for delivery of all such measures, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance in accordance with policy EQ4 of the South Somerset local Plan 2006-2028.

05. Prior to the occupation of any dwelling a scheme of external lighting shall be submitted to and approved in writing by the local planning authority. Once approved such scheme shall be fully implemented in accordance with the submitted details and not altered without the prior written agreement of the local planning authority.

Reason: To safeguard the character of the locality in accordance with policy EQ2 of the South Somerset local Plan 2006-2028.

06. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5.0m from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028

07. Provision shall be made within each plot 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 any occupation and thereafter maintained at all times.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

08. The proposed estate roads, footways, footpaths, tactile paving, 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 areas, 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 of all roads to an adoptable standard shall be submitted to the Local Planning Authority.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

09. 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 highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

10. Unless agreed otherwise in writing by the local planning authority no dwelling hereby permitted shall be occupied until such time as fencing has been erected around the school playing field in accordance with details to have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character of the locality in accordance with policy EQ2 of the South Somerset local Plan 2006-2028

11. Prior to the commencement of the development hereby approved details of the management and maintenance of the access strip to the retaining structure around Blackmore Vale Close and The Hamlet shall be submitted to and agreed in writing by the local planning authority. such details shall include protection measures to be implemented during the construction phase, including a survey of the existing condition of the retaining structure(s). Once approved such details shall be fully implement prior the occupation of the new houses that back onto that part of Blackmore Vale Close and The Hamlet and shall be maintained at all times thereafter.

Reason: In the interests of the amenities of existing residents in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

NOTES:

01. Slow worms have been observed in the vicinity of the site and are likely to be present around the edges. Unless a reptile specific survey indicates absence, then mitigation measures for this species will need to be included in respect of condition 13 of the outline consent (ref. 12/03277/OUT).
02. The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. Please ensure that an advisory note is attached requesting that the developer contact the Highway Authority to progress this agreement well in advance of commencement of development.
03. A Condition Survey of the existing public highway should be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
04. You are reminded that the development of this site is subject to a Section 106 agreement entered into with the grant of the outline permission 12/03277/OUT.

(Voting: 6 votes in support, 3 against and 1 abstention)

207. 17/00408/OUT - Land Opposite Brooklands Barn, Brains Lane, Sparkford. (Agenda Item 15)

Application Proposal: Erection of a detached dwelling

The Planning Officer presented his report to members with the aid of a PowerPoint presentation. He explained to members that he had received a further letter of support.

He explained that this was an outline planning application, with all matters reserved. He further explained that the application site was outside of the settlement of Sparkford and he recommended that the application be refused.

Janet Montgomery, the agent, addressed the Committee to speak in support in of the application. She advised members that similar schemes had been approved on the eastern side of Sparkford and that the application site was close to the village and in a sustainable location. She further advised that the Landscape Officer had not raised any objection to the application and that the Parish Council supported the application. She hoped that the application would be approved.

Councillor Mike Lewis, Ward Member, offered his support to the application. He pointed out that the Parish Council had supported the planning application.

Lilian Elson, representing the CPRE, advised that she objected to the application. The Planning Officer confirmed that he had not been contacted by the CPRE, nor had he received correspondence from the CPRE which detailed any objection to the application.

Following a short discussion, it was proposed and seconded that the planning application should be approved, contrary to the planning officer's recommendation, subject to a three-year time limit condition and conditions to advise that a reserved matters application will be required and a condition to detail the approved plan numbers.

On being put to the vote, this was carried unanimously.

RESOLVED: that planning application 17/00408/OUT be approved, contrary to the officers recommendation, subject to conditions to ensure a three-year time limit, that a reserved matters application will be required and to detail approved plan numbers.

For the following reason:

01. The proposed development is in a sustainable location and would have no adverse impact on the character and local distinctiveness of the area. As such the proposal complies with policies SD1, SS2 and EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

Subject to the following conditions:

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

Reason: To accord with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 2015.

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. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of S92 (2) Town and Country Planning Act 1990 (as amended by S51 (2) Planning and Compulsory Purchase Act 2004)

04. The development hereby permitted shall be carried out in accordance with the following approved plans: 17014- 01A received 30 January 2017.

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

(Voting: Unanimous)

**208. 16/05379/FUL - Belmont Farm, Charlton Musgrove, Wincanton.
(Agenda Item 16)**

Application Proposal: Change of use of agricultural buildings to sui generis for use as a wedding car hire business. To include a new build 'link' barn, replacement of existing store with office, engineering works to level ground (retrospective) and installation of septic tank

The Planning Officer presented his report to members with the aid of a PowerPoint presentation. He explained that the applicant had agreed to the draft unilateral undertaking agreement in respect of the existing buildings on site.

He advised members that he had received two additional letters of objection from neighbours which offered concerns over noise and light and highlighted that works had begun on site without planning permission.

Mrs P Williams addressed the committee and spoke in objection to the application. She felt that this commercial enterprise was not well suited to the agricultural rural area. She also raised concern that the boundary trees would be damaged.

Mr P Shinar, the applicant, addressed the Committee. He explained that the caravan and asbestos roofs had been removed from the site and that unsafe buildings were being replaced. He informed members that the proposed large building would be for the storage of vehicles. He advised that the track had been removed and that he had been trying to address issues over landscaping and drainage on the site. It was his intention to improve the appearance of the site through renovation and landscaping. He clarified that the workshop would be used to repair cars associated with the business only.

Councillor Mike Beech, Ward Member, offered support to the application. He explained that the building had be replaced at the structure was dangerous. He also pointed out that the applicant had offered an evergreen planting scheme along the boundary which he shared with an adjoining neighbour.

During the discussion, the amount of cars and the vehicle movements to and from the site were discussed. It was suggested that the number of the cars stored on the site should be restricted. Lighting around the site was also discussed.

The applicant confirmed that he had approximately 35 vehicles in his collection which were used for wedding hire. He also confirmed that there would be no lighting around the site.

Following the discussion, it was proposed and seconded that the application be approved, subject to conditions;

- to ensure a three year time limit on commencement
- to specify approved plan numbers
- to approve visibility splays
- to approve landscaping to ensure planting along boundary with neighbour
- to approve a drainage plan
- to agree external materials
- to ensure no external lighting on the site
- to specify use of the site for privately owned vehicles only. (The wording of this condition to be agreed with Chairman, Ward Member and applicant.)

- to agree a Noise Mitigation plan for workshop building.

On being out to the vote, this was carried unanimously.

RESOLVED: that planning application 16/05379/FUL be approved contrary to the officers recommendation subject to conditions to;

- ensure a three year time limit on commencement to specify approved plan numbers
- approve visibility splays
- approve landscaping to ensure planting along boundary with neighbour
- approval of a drainage plan
- to agree external materials
- to ensure no external lighting on the site
- to specify use of the site for privately owned vehicles only. (The wording of this condition to be agreed with Chairman, Ward Member and applicant.)
- to agree a Noise Mitigation plan for the workshop building.

For the following reason:

01. The proposed development is in a sustainable location for a proposal of this nature that makes good use of the existing buildings without increased flood risk or detriment to residential amenity, the character of the locality or the pattern of rural development. As such the proposal complies with policies SD1, SS1, SS2, SS3, TA1, TA5, EP4 and EQ2 of the South Somerset Local Plan 2006- 2028 and the policies 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: 3.3, 4.2 and 513.0002-001 (Transport Statement), and Site Location Plan received 5.01.2017; 5.3 received 17.02.2017; and Landscaping plan, and 513.5002.101 received 12.04.2017.

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

03. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 215m either side of the access. Such visibility shall be maintained at all times.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006- 2028.

04. 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 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, or turfing 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: In the interests of character and visual appearance, further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

05. The details of the Drainage Technical Note shall be undertaken and provided on site as part of the approved development in accordance with drawing no. 513.5002.101, received 12.04.2017 and thereafter retained.

Reason: In the interests of neighbour amenity further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

06. 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 including colours have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of character and visual appearance, further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

07. No external lighting shall at any time be installed and/ or operated on any part of the site, except as in accordance with details showing the shielding and orientation of any light source away from neighbouring occupants and reducing light spillage away from the pitch which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of rural character and visual appearance, and neighbour amenity, further to Policy EQ2 of the south Somerset Local Plan 2006- 2028.

08. Within 3 months of the decision date a scheme of noise mitigation shall be submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall have regard to the workshop identified as barn C in the approved plans to include the hours of work, details of noise and sound insulation of the building, and the equipment used. Such details as agreed shall be implemented and thereafter retained.

Reason: In the interests of neighbour amenity further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

09. The use hereby permitted shall be for the storage of a private collection of cars with ancillary hire of vehicles in the private collection. No vehicles other than those permanently kept at the premises shall be hired from the site.

Reason: To avoid any ambiguity as to what is approved in this rural locality.

10. The workshop premises within Barn C hereby approved shall only be used to work on cars that form part of the private collection and are permanently kept at the site.

Reason: To avoid any ambiguity as to what is approved in this rural locality.

11. There shall be no car sales from this site.

Reason: To avoid any ambiguity as to what is approved in this rural locality.

(Voting: Unanimous)

209. 17/00512/S73 - Land West of Tinkers Lane, South-East of B3081 Cucklington, Wincanton. (Agenda Item 17)

Application Proposal: S73 application to vary the wording of condition 4 of approval 15/03373/FUL to provide a time frame of 25 years

The Planning Officer presented his report to members with the aid of a PowerPoint presentation.

He explained the application was to allow the solar park to continue for 25 years from the connection date.

Following a short discussion, it was proposed and seconded to approve the planning application as detailed in the officer report.

On being put to the vote, this was carried 6 in support, 1 against with 1 abstention.

RESOLVED: that planning application 17/00512/S73 be **approved** as per the officer recommendation

For the following reason:

01. The proposal is considered reasonable, accepting the change in date for the commencement of the 25 years to run from the date of connection to the national grid without adversely affect landscape character, in accordance with the aims and objectives of Policy SD1, EQ1 and EQ2 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 17 November 2015.

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:
1088-0200- 01 Issue 01
1171-0201- 01 Issue 011
1171-0204- 00 Issue 01

1171-0205- 04 Issue 01
1171-0903- 05 Issue 01
1171-0206- 15 Issue 01
1171-0207- 16 Issue 01
1171-0207- 40 Issue 01
1171-0208- 10 Issue 01
1171-0208- 54 Issue 01
1171-0208- 71 Issue 01,
694-03H, received 23 July 2015.

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

03. Landscape and Ecology Management Plan detailing measures and management of the site for the benefit of biodiversity shall accord with the details of the Discharge of conditions ref: 15/05612/DOC as agreed in the LPA's letter dated 16 March 2016.

Reason: For the enhancement of biodiversity in accordance with NPPF.

04. The development hereby permitted shall be removed and the land restored to its former condition within 25 years of 31 March 2017 or within 6 months of the cessation of the use of the solar farm for the generation of electricity, whichever is the sooner, in accordance with a restoration plan to be submitted to and approved in writing by the local planning authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all the structures, materials and any ancillary equipment which shall be removed from the site.

Reason: In the interests of character and appearance further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

05. The construction access and contractors' parking/compound area shall accord with the detailed scheme submitted under the discharge of conditions ref: 15/05612/DOC and as agreed in the LPA's letter of the 16 March 2016.

Reason: In the interests of highway safety further to policy EQ2 and TA5 of the South Somerset Local Plan 2006- 2028.

06. The proposal shall accord with the Construction Environmental Management Plan submitted as part of the discharge of conditions application ref: 15/05612/DOC and agreed in writing by the LPA's letter of the 16 March 2016.

Reason: In the interests of highway safety further to policy EQ2 and TA5 of the South Somerset Local Plan 2006- 2028.

07. Any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site. This shall accord with the detailed survey submitted as part of the discharge of conditions ref: 15/05612/DOC and as accepted in the LPA's letter dated 16 March 2016.

Reason: In the interests of highway safety further to Policy EQ2 and TA5 of the South Somerset Local Plan 2006- 2028.

08. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, whose details shall accord with those submitted as part of the discharge of conditions ref: 15/05612/DOC and agreed in the LPA's letter dated 16 March 2016.

Reason: In the interests of highway safety further to Policy EQ2 and TA5 of the South Somerset Local Plan 2006- 2028.

09. No means of external illumination/lighting shall be installed within the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of landscape character and visual appearance further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

10. The landscape planting scheme shall accord with drawing number 694-03R accepted in the LPA's letter of 9 December 2016 in response to the discharge of conditions ref: 16/04958/DOC. The scheme shall be implemented in the first planting season following the completion of the development. Any trees or plant that 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: In the interests of visual amenity and landscape character further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

11. Colour tones of all associated structures shall accord with the details given in the applicant's letter of the 20 October 2015.

Reason: In the interests of visual amenity further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

12. The access arrangements off Tinkers Lane required during the temporary construction period shall be removed and the simple field access reinstated on completion of the solar array development hereby permitted.

Reason: In the interests of character and appearance further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

13. The recommendations under 7.69 to 7.74 of Planning and environmental report shall be undertaken as part of the planning permission.

Reason: For the conservation and enhancement of biodiversity in accordance with NPPF and Local Plan Policy EQ4.

14. The applicant, or their agents or successors in title, must implement and complete the programme of archaeological work in accordance with the submitted written scheme of investigation which has been approved by the local planning authority.

Reason: In the interests of the site's archaeology in accordance with Policy EQ3 of the South Somerset Local Plan 2006- 2028.

(Voting: 6 in support, 1 against, 1 abstention)

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Chairman