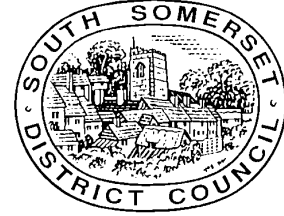


**South Somerset District Council**

*Notice of Meeting*



# Area East Committee

*Making a difference where it counts*

**Wednesday 12th September 2018**

**9.00 am**

**Council Offices, Churchfield,  
Wincanton BA9 9AG**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Mike Beech  
Hayward Burt  
Tony Capozzoli  
Nick Colbert

Sarah Dyke  
Anna Groskop  
Henry Hobhouse  
Mike Lewis

David Norris  
William Wallace  
Nick Weeks  
Colin Winder

Consideration of planning applications will commence no earlier than **9.45am**.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462038 or [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Monday 3 September 2018.

*Alex Parmley, Chief Executive Officer*

This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) and via the mod.gov app



## **Information for the Public**

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area East Committee are held monthly, usually at 9.00am, on the second Wednesday of the month in the Council Offices, Churchfield, Wincanton (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website  
[www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

## **Public participation at committees**

### **Public question time**

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

### **Planning applications**

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

## **Recording and photography at council meetings**

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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# **Area East Committee**

## **Wednesday 12 September 2018**

### **Agenda**

#### ***Preliminary Items***

#### **1. Minutes of Previous Meeting**

To approve as a correct record the minutes of the previous meeting held on Wednesday 8<sup>th</sup> August.

#### **2. Apologies for absence**

#### **3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

#### **Planning Applications Referred to the Regulation Committee**

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Tony Capozzoli, Nick Weeks and Colin Winder.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

#### **4. Date of Next Meeting**

Members are asked to note that the next scheduled meeting of the committee will be at the Council Offices, Churchfield, Wincanton on Wednesday 10<sup>th</sup> October at 9.00 am.

#### **5. Public Question Time**

#### **6. Chairman Announcements**

#### **7. Reports from Members**

*Items for Discussion*

8. **Area East Strategic Priority Report** (Pages 6 - 8)
9. **Area East Committee Forward Plan** (Pages 9 - 10)
10. **Planning Appeals (For Information Only)** (Pages 11 - 15)
11. **Schedule of Planning Applications to be Determined by Committee** (Pages 16 - 17)
12. **18/01687/DPO - Henstridge Airfield, The Marsh, Camp Road** (Pages 18 - 23)
13. **18/01593/S73 - Solar Site at Southfield Farm, Smithy Lane, Yeovilton** (Pages 24 - 30)

**Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.**

**This does not apply to decisions taken on planning applications.**

# Agenda Item 8

## **Area East – Draft Strategic Priorities 2019/20**

*Service Manager:* Jan Gamon, Lead Specialist Strategic Planning  
*Lead Officer:* Jan Gamon, Lead Specialist Strategic Planning.  
Anna Maria Lenz, Specialist, Strategic Planning  
(East/South)  
Tim Cook, Locality Manager – East  
*Contact Details:* [anna-maria.lenz@southsomerset.gov.uk](mailto:anna-maria.lenz@southsomerset.gov.uk)  
[tim.cook@southsomerset.gov.uk](mailto:tim.cook@southsomerset.gov.uk)

### **Purpose of the Report**

To present the draft strategic priorities for Area East as agreed at a workshop in July 2018.

### **Public Interest**

The new operating model will be introduced in January 2019 and the way that area priorities are identified and resourced will change. The Committee's priorities will become a chapter of the council plan with resources pulled from across the organisation in Area + teams. This report gives a summary of the draft strategic priorities agreed at a previous workshop and details of the next steps.

### **Recommendation**

That members agree the priorities to be presented to District Executive for consideration for inclusion in the Council Plan.

### **Background**

The Area+ proposal states that "The Council will become strategy led and data informed", which puts the annual strategic planning process at the heart of driving delivery in the Areas.

The Area+ Implementation plan sets out the new way of addressing area priorities and details how resources will be allocated from across the organisation to improve area working.

Area Plans will be developed for adoption as chapters of the Council Plan in February 2019 and will 'go live' in April of that year. The SLT Sponsor for each area will have an overview of the emerging Area Plans.

Draft priorities were identified by members of Area East at a workshop after the July meeting of the committee.

### **Draft Strategic Priorities for Area East**

The two key priorities identified by members of Area East include the following:

1. To influence the development of policy to ensure that we are able to bring employment land forward without delay
2. Community Transport (with consideration of impact on access to services, local employment and tourism)

Additional discussion points not categorised as priorities included community facilities and tourism.

Members agreed that the aspiration for the provision of a full size, all weather pitch was a well-established priority for Area East. At the workshop, it was reported that the evidence base informing the Playing Pitch Strategy was to be reviewed and it was decided that this would be a more appropriate mechanism to support the delivery of this priority. The adopted playing pitch strategy does not identify a need for this type of facility in Area East.

## **Next Steps**

Further work on developing these priorities will take place in collaboration with the chair of the committee.

The process and timescale for the adoption of area priorities as council priorities are as follows.

1<sup>st</sup> Oct: meeting with SLT to share the draft set of 'Priorities On a Page's' (POPs) and seek their input

4<sup>th</sup> Oct: initial workshop with DX

1<sup>st</sup> Nov: DX review of final set of POPs, agree priorities for inclusion on Council Plan

Draft Council Plan then goes through SLT, Scrutiny and DX during November.

The SLT sponsor for Area East is Clare Pestell who will be an advocate for the Area Plan through the adoption process and maintain an overview of progress. The SLT sponsor will provide high level input into the development of Area Plans making sure that they contribute towards the broader aims of the council and take account of relevant regional and national policy.

## **Resourcing Area Plans**

Identifying the resources needed to deliver the Area Plans will need to be done as an integral part of the planning process.

### **Area+ teams**

Area+ teams can begin to be established as soon as the details of the Area Plans are known. Input from Specialists will be needed in the development of the Area Plans which will help to build familiarity with the priorities. However, many people won't start new roles until January 2019 and the transition period will have an impact on when teams can make a start on delivery.

### **Budgets**

Work will be required to align the area budgets and available resources (capital programme, appropriate S106, etc) with the new Area Plans. There needs to be recognition that resources are finite and will be allocated according to need. Any new work will be assessed in order to establish relative priorities.

## **Financial Implications**

There are no new financial implications arising directly from this report.

## **Corporate Priority Implications**

The priorities have been developed taking into account the SSDC Corporate plan priorities.

## **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

### **Equality and Diversity Implications**

This is considered on an individual project and programme basis as appropriate. All Area Plans will have an Equality Impact Assessment.

**Background Papers:** *Area+ proposal, Area + Implementation Plan*

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# Agenda Item 9

## **Area East Forward Plan**

*Service Manager:* Tim Cook, Area Development Lead (East)  
*Lead Officer:* Kelly Wheeler, Case Services Officer (Support Services)  
*Contact Details:* Kelly.wheeler@southsomerset.gov.uk or 01935 462038

## **Purpose of the Report**

This report informs Members of the agreed Area East Forward Plan.

## **Recommendation**

Members are asked to:-

- (1) Comment upon and note the proposed Area East Forward Plan as attached;
- (2) Identify priorities for further reports to be added to the Area East Forward Plan, developed by the SSDC lead officers.

## **Area East Committee Forward Plan**

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the Agenda Co-ordinator; Kelly Wheeler.

**Background Papers:** None

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## Appendix A

### Area East Committee Forward Plan

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background and Purpose</b>	<b>Lead Officer</b>
<b>10 October 18</b>	Heart of Wessex Rail Partnership update report	To update members on the progress of the partnership and to consider funding contributions	Tim Cook
<b>10 October 18</b>	Highways Update Report	To update members on the total works programme and local road maintenance programme	John Nicholson

# Agenda Item 10

## **Planning Appeals**

*Director:* Martin Woods (Service Delivery)  
*Service Manager:* Simon Fox, Lead Specialist - Planning  
*Lead Officer:* Simon Fox, Lead Specialist - Planning  
*Contact Details:* Simon.fox@southsomerset.gov.uk or 01935 462509

## **Purpose of the Report**

To inform members of the appeals that have been lodged, decided upon or withdrawn.

## **Recommendation**

That the report be noted.

## **Background**

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

## **Report Detail**

### **Appeals Received**

17/04047/S73A – Land rear of 18-24 Westcombe, Templecombe  
Application to vary condition no. 2 (approved plans) of planning approval 09/03037/FUL,  
11/02147/S73 and 16/03330/S73A to substitute with revised plans.  
(Committee Refusal)

### **Appeals Allowed**

None

### **Appeals Dismissed**

18/00714/OUT – Former Carrs of Yeovil, 1 Main Street, Mudford  
Outline application for the erection of building (B1 business use) (Delegated Officer Decision)

### **Enforcement Appeals**

None

**Background Papers:** None

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## Appeal Decision

Site visit made on 20 August 2018

by **JP Roberts BSc(Hons) LLB(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28<sup>th</sup> August 2018

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**Appeal Ref: APP/R3325/W/18/3201990**

**Land at 1 Main Street, Mudford, Yeovil, Somerset BA21 5TF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Chris Churchill against the decision of South Somerset District Council.
  - The application Ref 18/00714/OUT, dated 19 February 2018, was refused by notice dated 17 April 2018.
  - The development proposed is the erection of a B1 building and extension of B1 premises.
- 

### Decision

1. The appeal is dismissed.

### Procedural matter

2. The application is made in outline with appearance, landscaping and layout reserved for subsequent approval.

### Main Issues

3. The main issues are:
  - i) the implications of the proposal for flood risk;
  - ii) the effect of the proposal on the character and appearance of the surrounding area and on the setting of the adjacent listed buildings at Quoins, Chapel Cottage, Castle Cottage and Swallow Cottage.
  - iii) whether satisfactory provision can be made for parking, and the effect on highway safety.

### Reasons

#### *Flood risk*

4. It is not disputed that the site lies within Flood Zone 3a, where there is a high probability of flooding from the nearby River Yeo. No Sequential Test has been undertaken to establish whether there are sites available at a lower risk of flooding, and no information has been provided to enable such a test to be applied. The appellant argues that the proposal is an extension to an existing B1 premises, and being under 250m<sup>2</sup>, is exempt from the need to be subject of the Sequential Test, as set out in footnote 51 of the Revised National Planning Policy Framework.

5. I cannot agree with this proposition. Firstly, whilst work was well under way at the time of my visit towards the conversion of the buildings, the B1 use has yet to be implemented, and therefore there is no B1 use carried out on the site. Secondly, the proposed building would be for a sizeable freestanding building, about 20m away from the buildings with B1 permission. Whilst it may be the intention to use the building in connection with the approved B1 use, it would lack sufficient physical attachment or proximity to be considered as an extension.
6. A Sequential Test is also not required for changes of use, but this proposal is unequivocally for the erection of a new building, and thus this exemption does not apply here. I therefore consider that a Sequential Test is required, and the failure to provide the necessary evidence conflicts with recent national policy and with Policy EQ1 of the South Somerset Local Plan (LP), which deals with climate change and sets out the requirement for the Sequential Test.
7. Notwithstanding this, the flood risk information assessment submitted by the appellant lacks the specificity to enable me to ensure that the proposal would be safe without increasing flood risk elsewhere. I have had regard to the approval of new dwellings on the site of the former Four Elms Garage. However, these were approved over a decade ago, under a different policy regime. In addition, it is clear that flood risk was of particular concern, and that additional information had to be provided to overcome the Environment Agency's objection about the inadequacy of the flood risk evidence provided. These factors distinguish that case from this.
8. I therefore conclude on the first main issue that the proposal would fail to minimise flood risk and would conflict with LP Policy EQ1.

*Character and appearance and the setting of listed buildings*

9. The proposal is in outline with scale, layout and appearance reserved for subsequent approval. The site forms a cleared and levelled area of bare earth, with small earth bunds on three sides, to the rear of a car park serving The Half Moon Public House, together with an access way which extends to the rear and side of a large building undergoing conversion to Class B1 business premises, connecting to Main Street in two places.
10. The application reserves appearance for subsequent approval. The application form refers to materials as being sheeting on a metal frame with a blockwork plinth. However these references are followed by a question mark, indicating to me that these are just indications of preferred materials. I cannot prejudge the acceptability of materials as this is not a matter before me, but utilitarian sheeting is not the only possible material, and, if justified, a finishing material more in keeping with the historic buildings nearby could be sought. I consider that a B1 building in this location would relate well to the existing B1 building underway, and subject to what I say below, would have a satisfactory relationship to other built development in the area. Accordingly I find no harm would result to the character and appearance of the wider area.
11. The site is separated from the rear garden of Swallow Cottage, a Grade II listed building, by a public footpath. The listed house is well screened from the appeal site by hedges and trees within its garden and by substantial conifers along the boundary between the site and the pub car park. I estimate that the rear of the house, which is likely to be the less important elevation, is some

- 25m or so away from the closest part of the site. Bearing in mind the previous use of the site for car sales, I consider that a single storey industrial building would have only a minor effect on the building's setting.
12. There are also a number of listed buildings on Main Street. Quoins Cottage and Chapel Cottage lie on the opposite side of the road to The Half Moon car park, and have views across it towards the site of the proposed building. Castle Cottage lies opposite Swallows Cottage and has only oblique views of part of the appeal site. I consider that the appeal site does not form part of the setting to these buildings. The view across the site did not form part of the design of the dwellings; they merely followed the street pattern, where most of the other dwellings, including nearby listed buildings face other buildings on the opposite side of the street. Neither is it a place from where the buildings can be appreciated; the conifers and parked cars in the car park block views.
  13. Accordingly, I find that the proposal would have only a minor effect on the setting of Swallow Cottage, and this amounts to less than substantial harm. Paragraph 196 of the revised National Planning Policy Framework says that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
  14. There are two public benefits arising from the proposal; firstly there is the economic benefit arising from the construction, occupation and use of the B1 unit, providing employment opportunities for people in Mudford and the wider area. Secondly there is the removal of the car sales use, which has a poor visual impact. Even taking into account the great weight which is afforded to protecting the significance of heritage assets, I consider that these public benefits clearly outweigh the minor harm that would result.
  15. I therefore conclude on the second main issue that the proposal would not result in material harm to the character and appearance of the area or to the setting of nearby listed buildings, other than that of Swallow Cottage, where the minor harm that I have identified is outweighed by the public benefits that would accrue. I therefore find no material conflict with LP Policies EQ2 or EQ3, which deal with general development and the historic environment respectively.

#### *Parking*

16. The submitted plans show an indicative area for 6 parking spaces within the application site, and a further 22 spaces on land outside the site in the vicinity of the approved B1 unit. No detailed parking layout or turning space has been shown. I have not been provided with the approved parking layout for the B1 unit nearing completion, so I am unable to assess the differences between that scheme and this. As scale and access are not reserved matters, the access, parking and servicing arrangements can be realistically assessed at this stage.
17. It is imperative that the wider site should be able to provide sufficient parking and turning space (including that for larger vehicles), to avoid vehicles having to park off-site, or for the site to be serviced by vehicles stopping on the carriageway of Main Street. I am unable to ascertain the acceptability of a building of this size without such details being provided. I therefore find that insufficient information has been provided to ensure that the proposal would

not result in material harm to highway safety. The proposal would therefore conflict with LP Policies EQ2 and TA5, the latter dealing with the transport impact of new development. I have not been told what the appropriate parking standards are for a development of this type, and therefore I am unable to conclude whether there would be a conflict with LP Policy TA6 which deals with such standards.

**Conclusion**

18. Although I have found that the proposal would be acceptable in respect of its effect on character and appearance and on the setting of nearby listed buildings, and taking into account the economic benefits of the scheme, the harm that I have found in respect of flood risk and highway safety is of greater weight. I therefore find that the proposal conflicts with the development plan as a whole, and for the reasons given above, the appeal should be dismissed.

*JP Roberts*

INSPECTOR

# Agenda Item 11

## Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery  
Service Manager: Simon Fox, Lead Officer (Development Management)  
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

### Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area East Committee at this meeting.

### Recommendation

Members are asked to note the schedule of planning applications.

**Planning Applications will be considered no earlier than 9.45am.**

Members of the public who wish to speak about a particular planning item are recommended to arrive for 9.35am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	BLACKMOOR VALE	18/01687/DPO	Application to modify a S106 agreement dated 05.12.2017	Henstridge Airfield, The Marsh, Camp Road, Henstridge	Mr G Jarvis
12	CAMELOT	18/01593/S73	Application to vary condition 10 of approval 17/00225/S73A to allow for revised drainage strategy	Solar Site at Southfield Farm, Smithy Lane, Yeovilton	Southfield Solar Park Limited

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.



## **Referral to the Regulation Committee**

The inclusion of two stars (\*\*) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

## **Human Rights Act Statement**

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

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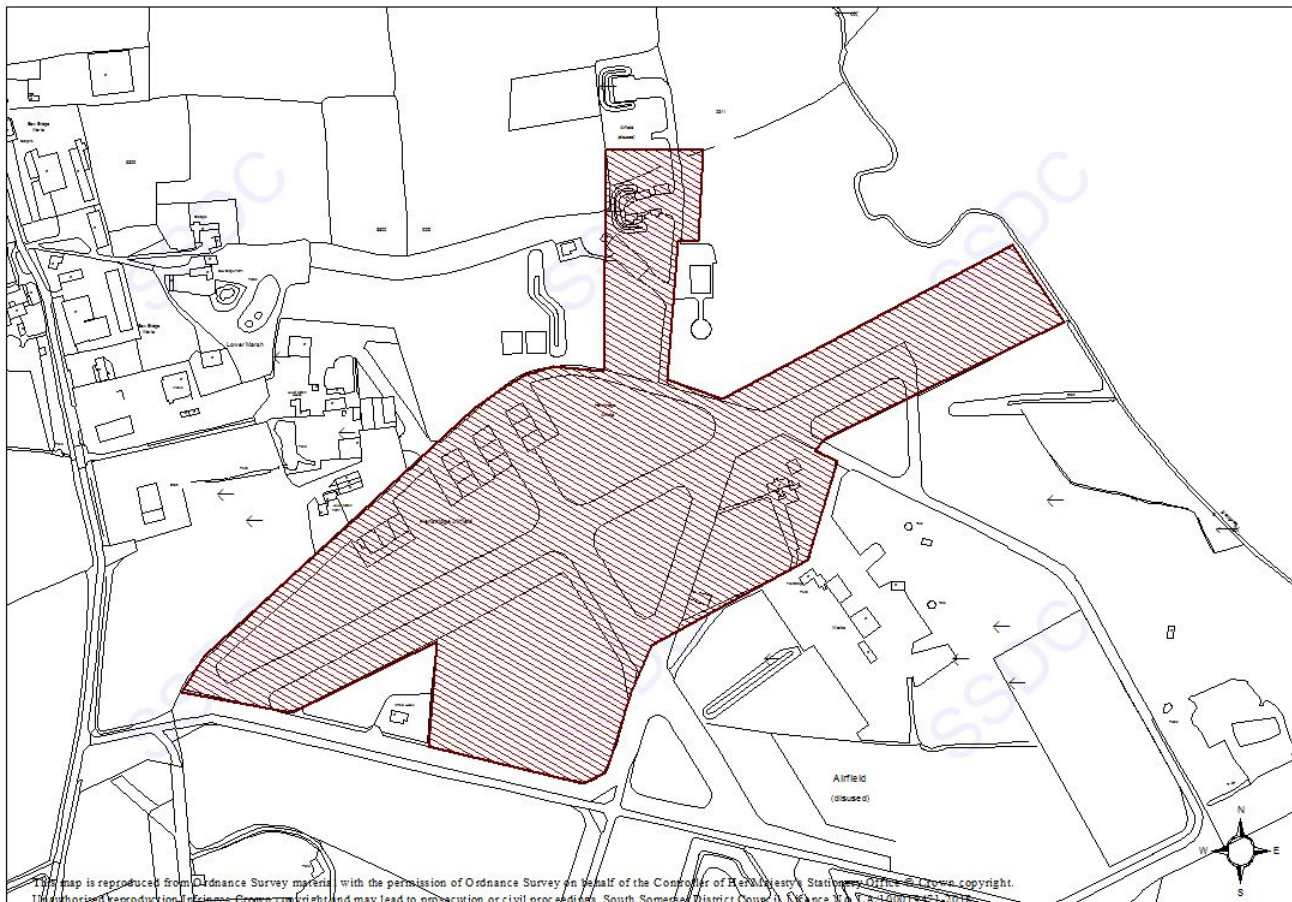
# Agenda Item 12

## Officer Report On Planning Application: 18/01687/DPO

<b>Proposal :</b>	Application to modify a Section 106 agreement between Losan Limited, Henstridge Airfield Partnership No. 2 LLP, EGHS Limited, Mr Geoffrey Charles Jarvis and South Somerset District Council dated 05.12.2017
<b>Site Address:</b>	Henstridge Airfield The Marsh Camp Road
<b>Parish:</b>	Henstridge
<b>BLACKMOOR VALE Ward (SSDC Member)</b>	Cllr W Wallace Cllr Hayward Burt
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date :</b>	5th July 2018
<b>Applicant :</b>	Geoff Jarvis
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Non PS1 and PS2 return applications

The application is before the committee, as it seeks to impose a condition that the committee intended to impose on the original permission as a clause of a legal agreement. However, it seeks to do this on slightly different terms to the wording of the condition originally requested by the committee and, as such; it must be a committee decision as to whether this is appropriate.

### SITE DESCRIPTION AND PROPOSAL



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This application is seeking to modify a section 106 agreement between Losan Ltd, Henstridge Airfield Partnership No. 2 LLP, EGHS Ltd, Mr Geoffrey Charles Jarvis, and South Somerset District Council dated 5th May 2017, which is an agreement relating to the following planning permission;

15/04069/FUL - The continued use of Henstridge Airfield, for both recreational and business use subject to conditions and a 106 agreement to cover that which cannot be lawfully conditioned against - Application permitted with conditions 19/12/2017

The legal agreement covers a number of control issues, which could not be satisfactorily controlled through planning conditions. The current application seeks to modify the agreement by adding an additional restriction to prevent flying training in helicopters.

## **RELEVANT HISTORY**

**In terms of the use of land as an airfield the following applications are relevant:**

18/01688/S73A - S73A application to vary conditions 1, 2, 6, 12 and 13 and remove condition 14 of approval 15/04069/FUL - Pending consideration

15/04069/FUL - The continued use of Henstridge Airfield, for both recreational and business use subject to conditions and a 106 agreement to cover that which cannot be lawfully conditioned against - Application permitted with conditions 19/12/2017

12/04023/FUL Application to "Use of land at Henstridge Airfield as an airfield for both business and recreational use" approved at a committee subject to S106 to:-

- Require adherence to the existing Flight Protocol to the satisfaction of the Council's Environmental Protection Officer, in particular compliance with defined flight paths and circuits
- The continued running of the Henstridge Consultative Committee with agreed terms of reference
- Prohibit aerobatic flying within 5 miles of Henstridge Airfield
- Require the keeping of records of all aircraft movements on a daily basis to the satisfaction of the Development Manager
- Require the implementation of a testing regime with regard to aircraft that do not hold a noise certification from either the ICAO, the CAA or the FAA to the satisfaction of the Council's Environmental Health Officer.
- Revoke the current permission 01/00717/FUL as amended by 09/01845/FUL and associated Section 106 agreement.

Subsequently the applicant could not accept the prohibition of aerobatic flying within 5 mile of the airfield and withdrew the application.

11/01554/COL - Certificate of lawfulness refused for use of airfield without compliance with conditions of 09/01845/S73A (22/06/11).

10/00637/DPO - Approval granted for amendments to S106 agreement attached to 01/00717/FUL to reflect variations to conditions agreed by 09/01845/S73A and 05/02049/FUL (24/05/10).

09/01845/S73A - Approval granted for variation of 10 of 01/00717/FUL to impose a restriction on the use of the airfield by jets, vertical take-off aircraft (other than helicopters) and aircraft certificated at greater than 79Dba (03/07/09).

08/00402/COL - Certificate of lawfulness issued for the continued use of airfield by gyrocopters (10/04/08). This reflects the provisions of 01/00717/FUL, which allow gyrocopters to use the airfield and

the fact that the approval of 03/03310/FUL was unnecessary.

08/00378/COU - Planning permission approved for change of use of land to former use as part of an operational airfield (27/03/08).

04/00368/FUL - Approval granted for variation of condition 11 of 01/00717/FUL to allow total number of aircraft based at airfield to be increased from 30 to 45.

05/02049/FUL - Approval granted for variation of condition 13 of 01/00717/FUL to allow increase of helicopter movements from 500 to 1,000 of the total movements

03/03310/FUL - Planning permission granted for the continued use of Henstridge airfield by gyrocopters up to 28/02/09 (02/02/04)

01/00717/FUL - Planning permission granted for the continuation of the use of land as an airfield (23/09/02). An associated S106 agreement places the following obligations on the applicant:-

- a) Not to apply to the CAA for an airfield licence;
- b) To establish a consultative committee;
- c) To maintain accurate records of aircraft movements
- d) Not to enlarge the runway or erect buildings without planning permission;
- e) Not to install runway or airfield lighting;
- f) To enforce the hours of operation set out in the Second Schedule;
- g) Not to allow the airfield to be used as a base for a flying or gliding club;
- h) Not to allow the air field to be used by any prohibited aircraft as set out in the First Schedule (as varied by 10/00637/DPO);
- i) To adhere to the maximum aircraft movements
- j) Not to allow more than 500 helicopter movements per year (subsequently varied to 1,000 by 05/02049/FUL and 10/00637/DPO))
- k) Not to allow more than 2 open days and 3 fly-ins per year.

840356 - Planning permission granted for the use of land at Lower Syles Farm as an airfield.

Prior to 2001 there is a long and complex planning history; however, the approval of 01/00717/FUL is viewed as starting a fresh chapter in the planning history of the site. The current situation is that the operational permission is 15/04069/FUL and the related section 106 agreement (the subject of this application).

**Within the airfield the following developments are pertinent:**

08/01618/FUL - Planning permission granted for the erection of an extension to aircraft hangar permitted by 07/03239/FUL (27/05/08).

07/03239/FUL - Planning permission granted for the erection of an aircraft hangar with airfield maintenance equipment storage bay (26/11/07).

07/01491/FUL - Planning permission granted for formation of car park adjacent to permitted Airfield Control Building (03/07/07). Not implemented.

06/04576/FUL - Planning permission granted for erection of airfield control building (09/01/08). Not built

06/01131/FUL - Planning permission granted for installation of taxi way and 2 refuelling hardstandings (07/08/06). Only the taxi way has been installed.

06/01034/FUL - Planning permission granted for temporary siting of aircraft shelter (07/08/06). This

should have been removed by 31/08/11.

05/03073/FUL - Planning permission granted for erection of hangar (15/02/06)

04/02359/FUL - Planning permission granted for the erection of aircraft hangar (04/10/04).

02/01623/FUL - Planning permission granted for the erection of an airfield control building and a hangar for aircraft storage (17/10/02). The hangar has been built but not the control building.

**Adjacent to the Airfield the following aircraft related approvals have relevance:**

08/04350/COL - Certificate of lawfulness issued for use of aircraft production facility (04/02229/FUL) for aircraft maintenance or manufacturing (06/11/08).

08/00203/FUL - Planning permission granted for the erection of a facility for the air ambulance on land to the north east of the airfield (21/02/08).

04/02229/FUL - Planning permission granted for the erection of an aircraft production facility (27/07/06).

**Other development**

07/05297/COL - Certificate of lawfulness issues on appeal for the use of land to east of airfield for the recreational riding of motorbikes and quad bikes for 28 days a year with no more than 14 of these days constituting a motorsport event (02/12/08)

**POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

**Policies of the South Somerset Local Plan (2006-2028)**

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy EQ2 - General Development

**National Planning Policy Framework**

Paragraphs 203-206 - Planning Conditions and Obligations

**CONSULTATIONS**

**Parish Council** - Recommends approval

**REPRESENTATIONS**

One letter received from the occupier of a property in Stalbridge raises no objection but questions the lack of information contained within the application.

Two letters of objection were received from the occupiers of properties in Fifehead Magdalen, one from the occupier of a property in Nyland, one from the occupier of a property in Kington Magna, and three from the occupiers of properties in Marnhull. Objections were raised in the following areas:

- Various concerns relating to the concurrent application 15/04069/FUL
- Concern over "allowing" helicopter training
- Concern over increased noise levels
- Changes to conditions so soon after the original approval would be unreasonable
- The relevant condition should not have been missed from the decision notice
- There is no evidence that the condition is unenforceable

## **CONSIDERATIONS**

The resolution to approve application 15/04069/FUL was subject to a variety of conditions, one of which was:

*No helicopter shall land on or take-off from the land for the purpose of pilot training.*

*Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (adopted March 2015).*

Unfortunately, along with a number of other drafting errors, this condition was not included on the decision notice that was finally issued.

In order to regularise the situation, the applicant has voluntarily submitted the current application in order to have this restriction imposed. There are some question marks over the enforceability of such a condition, hence he has sought to have the restriction included in the legal agreement rather than as a condition. This approach is considered to be perfectly reasonable in the circumstances and in no way objectionable.

However, the applicant has indicated that he wishes the clause in the legal agreement to be more precise than the intended condition and that it should achieve the following restriction:

"No Helicopter shall take off from the land for the purpose of, or after pilot training within a 5 mile radius of the Airfield"

It is considered that, with a slight variation to cover landing as well as taking off, the difference between the intended condition and the proposed legal agreement clause is a sensible and practical translation of the intentions behind the intended condition. It would serve to prevent any helicopter pilot training at the airfield or within a five mile radius of the airfield, but would not prevent, for example, a helicopter taking off from Henstridge Airfield for pilot training to be conducted at a different airfield.

The concerns raised by neighbouring occupiers are noted, but all appear to have fundamentally misunderstood the nature of the application being considered, or have made comments relevant only to the consideration of the concurrent application to vary the conditions of the original permission.

On this basis, it is considered that section 106 agreement should be varied in accordance with the request of the applicant.

## **RECOMMENDATION**

To modify the section 106 agreement between Losan Ltd, Henstridge Airfield Partnership No. 2 LLP, EGHS Ltd, Mr Geoffrey Charles Jarvis, and South Somerset District Council dated 5th May 2017, by including a restriction with the following effect:

No Helicopter shall take off from, or land on, the land for the purpose of, or after, pilot training within a 5

mile radius of the Airfield.

# Agenda Item 13

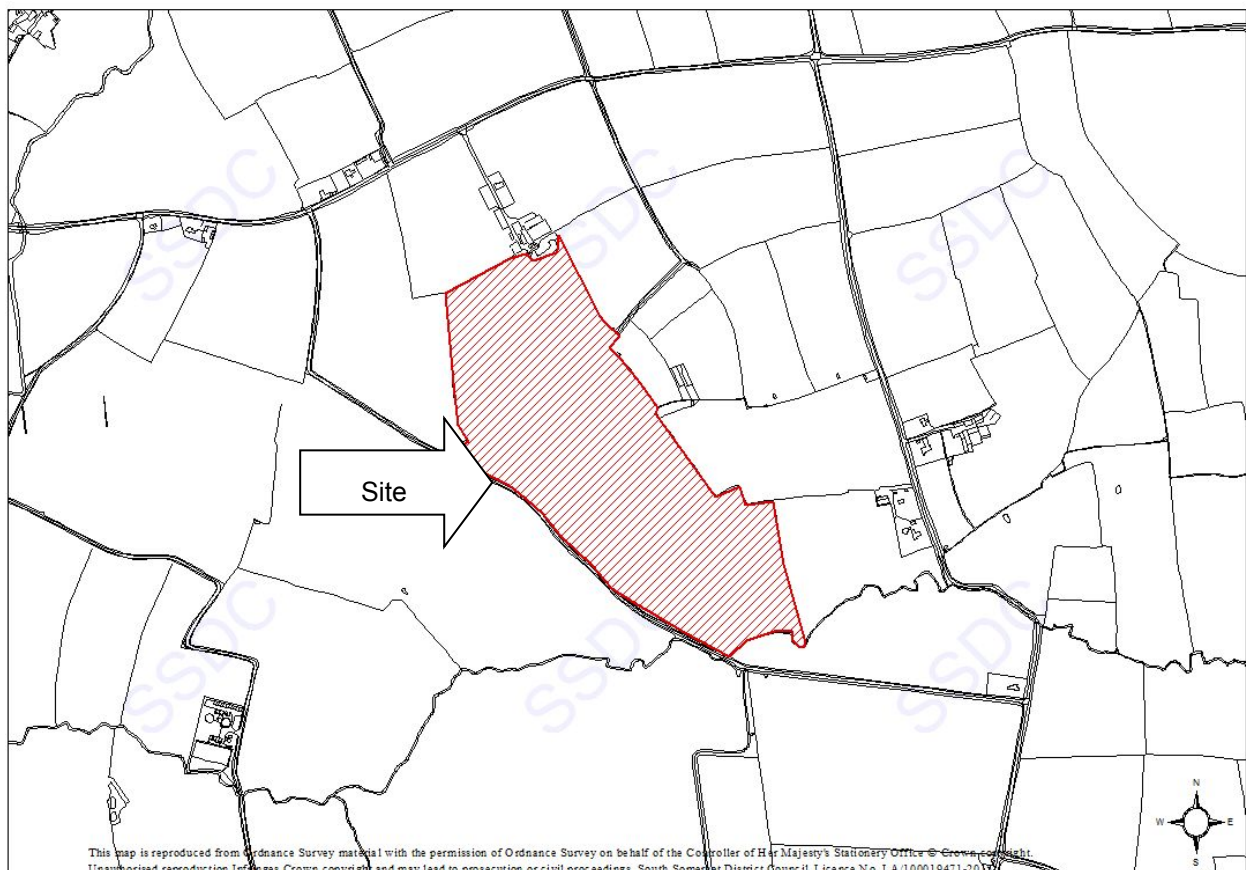
## Officer Report On Planning Application: 18/01593/S73

<b>Proposal :</b>	Application to vary planning condition 10 (Flood Risk Assessment) of approval 17/00225/S73A to allow for a revised drainage strategy to be submitted to address standing water issues within the site.
<b>Site Address:</b>	Solar Site At Southfield Farm Smithy Lane Yeovilton
<b>Parish:</b>	West Camel
<b>CAMELOT Ward (SSDC Member)</b>	Cllr Mike Lewis
<b>Recommending Case Officer:</b>	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
<b>Target date :</b>	17th August 2018
<b>Applicant :</b>	Southfield Solar Park Limited
<b>Agent: (no agent if blank)</b>	Mrs Clare Hillier-Brown Planning Developments Limited 1 Naish Farm Broadway Chilcompton Radstock BA3 4ST
<b>Application Type :</b>	Major Other f/space 1,000 sq.m or 1 ha+

### REASON FOR REFERRAL TO COMMITTEE

The application relates to a 'large scale' major development which, due to its size, must be referred to Committee for determination if the case officer is recommending approval of the application, which is the case in this instance. The original permission was granted by Area East Committee at its meeting on 8<sup>th</sup> July 2015.

### SITE DESCRIPTION AND PROPOSAL





Permission was granted (14/00215/FUL) for an 11.47 MW solar array on this site to be connected to the general electricity grid, together with associated inverter stations, switch housing, access track, security fencing and cameras. The permission is limited to a temporary period of 25 years.

The application site covers three agricultural fields which are 23 hectares in area in total and is in an isolated open countryside location away from any built up areas. The site sits low in the landscape within a wide vale and is enclosed by native hedgerows and surrounded by agricultural land with the associated farmstead immediately to the north. Access is via the farm track to the north via Southfields Farm as well as an access off Smithy Lane to the south.

The closest residential properties to the site lie approximately 180m to the east and 260m to the north. The site is located approximately 1.6km to the east of the landing runway at RNAS Yeovilton and is within the safeguarding zone for the Yeovilton air base. There are a number of public footpaths in the area but none that either cross or abut the site. A regional footpath, the Leland Trail, passes east to west approximately 550m to the north.

A stream passes along the southern boundary of the application site and a small section of the site that sits alongside the stream is located within flood zones 2 and 3. The remainder and majority of the site and the area which is proposed to be accommodate the apparatus is within flood zone 1.

The current application is seeking to amend condition 10 of the original permission which relates to the Flood Risk Assessment which forms part of this permission and is seeking to amend these agreed details to facilitate additional drainage on the site, to assist with standing water issues, on the western boundary of the solar park.

## HISTORY

17/00225/S73A: Application to vary planning condition 3 of approval 14/00215/FUL to allow the developer a 25 year period from the date of first generation of the solar park and not from the date of the planning permission. Permitted.

14/00215/FUL: Proposed solar park comprising the erection of solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks and ancillary equipment (revised scheme). Permitted.

13/01192/FUL: Proposed solar park comprising solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks and ancillary equipment. Refused for the following reason:

- *The benefits of the proposed solar park in terms of its contribution to renewable energy generation would not outweigh the substantial harm that it is likely to have upon aviation safety. It has not been demonstrated that the adverse impacts could be mitigated and as such the proposal is contrary to the aims and objectives of the NPPF.*

12/04714/EIASS: Environmental Impact Assessment (EIA) screening request. EIA not required.

12/04244/EIASS: EIA screening request. EIA not required.

821058: Erection of a farmhouse. Permitted subject to an agricultural tie and non-fragmentation legal agreement.

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the

adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

### **Policies of the South Somerset Local Plan (2006 - 2028)**

SD1 - Sustainable Development  
TA5 - Transport Impact of New Development  
TA6 - Parking Standards  
EQ1 - Addressing Climate Change in South Somerset  
EQ2 - General Development  
EQ3 - Historic Environment  
EQ4 - Biodiversity  
EQ7 - Pollution Control

### **National Planning Policy Framework (July 2018):**

Part 2 – Achieving sustainable development  
Part 6 – Building a strong, competitive economy  
Part 8 – Promoting healthy and safe communities  
Part 9 – Promoting sustainable transport  
Part 11 – Making effective use of land  
Part 12 – Achieving well-designed places  
Part 14 – Meeting the challenge of climate change, flooding and coastal change  
Part 15 – Conserving and enhancing the natural environment  
Part 16 – Conserving and enhancing the historic environment

**National Planning Practice Guidance – Flood risk and coastal change (March 2014).**

### **CONSULTATIONS**

West Camel Parish Council: No objection.

Highways Authority: Referred to their standing advice.

SSDC Highway Consultant: No objection.

Lead Local Flood Authority: No objection.

There has become a requirement to install a French drain to the western boundary of the site to collect ponded water. Additionally, some swales have been redesigned and moved. In principle the changes to the drainage strategy are reasonable and there is adequate provision retained for storm water storage. There are no other changes proposed as part of this application, specifically relating to the listed items in the condition above. We would therefore have no objection to the changes to the drainage strategy as proposed in drawing 1095-0500-012 (16<sup>th</sup> April 2018).

### **REPRESENTATIONS**

None received.

### **CONSIDERATIONS**

Permission was originally granted in 2015 under application 14/00215/FUL for the erection of a solar park at Southfield Farm across a 26 hectare site. This development has since been fully implemented and is generating electricity for the national grid.

Since the solar park has been constructed the applicant became aware that there was a persisting standing water issue on site during wet periods and that the drainage details secured as part of the original Flood Risk Assessment, agreed under condition 10 of the original permission, were not sufficient to address these on-site drainage issues. The current application has therefore been submitted to add additional surface water drainage facilities. These amendments include the installation of a French drain to the western boundary of the site to collect ponded water and the redesign and repositioning of some of the swales. The Lead local Flood Authority (SCC) have considered these details and confirmed that they are acceptable to them. On this basis it is accepted that the proposal will not cause any additional risk to flooding either on site or to neighbouring land and property and that the amended drainage details are considered to be acceptable.

For these reasons the application accords with the relevant policies of the South Somerset Local Plan as well as the provisions of the National Planning Policy Framework, in particular Part 14 as well as the associated PPG – Flood Risk and Coastal Change. The application is therefore recommended for approval.

## **RECOMMENDATION**

Grant consent for the following reason:

01. The benefits in terms of the provision of a renewable source of energy, which will make a valuable contribution towards cutting greenhouse gas emissions, are considered to outweigh the limited impact the proposal will have on the local landscape character. As such the proposal accords with the aims and objectives of Policies SD1, TA5, TA6, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

## **SUBJECT TO THE FOLLOWING:**

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 31 March 2016.

Reason: To accord with the provisions of section 73A 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:
  - 2466\_201\_Rev E, 1095-0201-01 (issue 12), 2466\_200\_Rev G received 11/06/2015; and
  - Site location, block plan, 001 (issue 01), 004 (issue 01), 9999-0208-71, XXXX-0206-00, 34523-01-00 (issue B) and 002 (01) received 20/01/2014.

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

03. The development hereby permitted shall be removed and the land restored to its former condition before 31 March 2041, or within six 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 structures, materials and any associated goods and chattels from the site.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

04. The position and heights of the panels and bund structure (across its entire length) shall accord with the details set out on drawings numbered 1095-0201-01 (issue 12), 2466- 200 (Rev. G) and 2466 - 201 (Rev. E) and the associated schedule of the coordinates received 11 June 2015. The position and height of the bund and panels shall thereafter be permanently maintained.

Reason: In the interest of aviation safety.

05. The bund structure shall be installed in full accordance with approved drawings numbered 1095-0201-01 (issue 12), 2466- 200 (Rev. H) and 2466 - 201 (Rev. H) and the associated schedule of the coordinates received 11 June 2015 prior to the commencement of any works relating to the solar park element of the permission hereby granted, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of aviation safety.

06. Any further works carried out on site shall be carried out in full accordance with the plant equipment, crane and other temporary structure and air navigation warning lighting details agreed by the Local Planning Authority under application 15/03429/DOC (Discharge of Conditions for application 14/00215/FUL), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of aviation safety and to ensure that any plant equipment and temporary structures will not impede the operation of the transmitter / receiver installation at RNAS Yeovilton or otherwise obstruct the movements of air traffic to and from the aerodrome.

07. The scheme of monitoring and maintenance of the earth bund (to ensure that it continues to be an effective screen to the solar farm from the PAR at RNAS Yeovilton over the lifetime of the development) agreed by the Local Planning Authority under application 15/03429/DOC (Discharge of Conditions for application 14/00215/FUL) shall be fully implemented and maintained for the lifetime of the solar park.

Reason: In the interest of aviation safety.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no alterations to the approved design or layout of the solar park and bund without the prior express grant of planning permission from the local planning authority.

Reason: In the interest of aviation safety.

09. The programme of archaeological work agreed by the Local Planning Authority under application 15/03429/DOC (Discharge of Conditions for application 14/00215/FUL) shall be fully carried out.

Reason: To safeguard the archaeological interest of the site in accordance with policy EQ3 of the South Somerset Local Plan.

10. The development hereby permitted by this planning application shall only be undertaken in accordance with the approved Flood Risk Assessment (Ref: Addendum Letter to FRA ref J-4119.12-FM (dated 29 March 2018) and prepared by H20K and associated drawing number 1095-0500-12 Issue AB01 dated 6 April 2018) specifically including the following measures detailed within the FRA:

1. All access routes to have permeable surfaces constructed of either mown grass or unbound stones.
2. Swale features are installed prior to any other construction works associated with the proposed development.
3. All surface water drainage features are maintained appropriately, over the lifetime of the development.
4. No culverting of the drainage ditch.

Reason: To prevent any increased risk of flooding associated with installation of the solar park development.

11. The surface water run-off limitation scheme for the site, as shown in the Flood Risk Assessment (Ref: Addendum Letter to FRA ref J-4119.12-FM (dated 29 March 2018) and prepared by H20K and associated drawing number 1095-0500-12 Issue AB01 dated 6 April 2018), shall be implemented and maintained in accordance with the ownership and management plan agreed by the Local Planning Authority under application 15/03429/DOC (Discharge of Condition for application 14/00215/FUL).

Reason: To prevent any increased risk of surface water flooding associated with installation of the solar park development.

12. All site works shall comply with the Construction Traffic Management Plan agreed by the Local Planning Authority under application 15/03514/DOC (Discharge of Condition for application 14/00215/FUL), unless otherwise agreed in writing by the Local Planning Authority.

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

13. 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, in accordance with details approved by the Local Planning Authority under application 15/03514/DOC (Discharge of Condition of application 14/00215/FUL).

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

14. The development shall be carried out in accordance with the proposed recommendations and actions set out within the Badger Licence Method Statement by Tyler Grange dated 20 July 2015.

Reason: For the conservation and protection of legally protected species in accordance with Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981, and The Protection of Badgers Act 1992.

15. The development hereby permitted shall be carried out in accordance with the ecological enhancements set out within section 8.2 of the Ecological Appraisal dated November 2012, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of conservation and to accord with policy EQ4 of the South Somerset Local Plan and paragraph 188 of the National Planning Policy Framework.

16. The scheme of landscaping and planting approved by the Local Planning Authority under application 16/02959/DOC (Discharge of Condition for application 14/00215/FUL), shall be completely carried out within the first available planting season from the date of commencement

of the development. 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 interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

17. The finished colour of the security fencing and the finished colour and position of the CCTV equipment shall accord with the details agreed by the Local Planning Authority under application 15/03429/DOC (Discharge of Condition for application 14/00215/FUL), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

18. No means of audible alarm shall be installed on the site without the prior written consent of the local planning authority.

Reason: In the interest of residential amenity and the rural amenities of the area to accord with Policy EQ2 of the South Somerset Local Plan.

19. No means of external illumination / lighting shall be installed without the prior written consent of the local planning authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with Policies EQ2 and EQ7 of the South Somerset Local Plan.

20. The supporting posts to the solar array shall not be concreted into the ground.

Reason: In the interest of sustainable construction and to accord with part 10 of the National Planning Policy Framework.

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