

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Edgar Hall, Somerton** on **Wednesday 26 September 2018**.

(3.00 - 5.35 pm)

Present:

Members: Councillor Graham Middleton (Chairman)

Clare Aparicio Paul	Jo Roundell Greene
Neil Bloomfield	Dean Ruddle
Adam Dance (from 3.25pm)	Sylvia Seal
Tiffany Osborne	Sue Steele
Stephen Page	Gerard Tucker
Crispin Raikes	Derek Yeomans

Officers:

John Millar	Planning Officer
Andrew Gunn	Area Lead (West and North)
Stephen Baimbridge	Development Management Specialist
Debbie Haines	Interim Community Office Support Manager
Tim Cook	Locality Team Manager
Jan Gamon	Lead Specialist (Strategic Planning)
Chereen Scott	Neighbourhood Development Officer

Also Present:

Derek Davies Somerset Highway Authority

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

58. Minutes (Agenda Item 1)

The minutes of the previous meeting held on 22 August 2018 were approved as a correct record and signed by the Chairman.

59. Apologies for absence (Agenda Item 2)

There were no apologies for absence.

60. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

61. Date of next meeting (Agenda Item 4)

Members noted that the next meeting of Area North Committee was scheduled for 3.00pm on Wednesday 24 October 2018 in the Council Chamber, Council Offices, Brympton Way, Yeovil.

62. Public question time (Agenda Item 5)

The Committee was addressed by a Curry Mallet Parish Councillor who expressed thanks to SSDC Officers for their time and expertise in bringing forward the Curry Mallet play area which was now complete.

63. Chairman's announcements (Agenda Item 6)

There were no Chairman's announcements.

64. Reports from members (Agenda Item 7)

Cllr. Gerard Tucker reported that earlier in the month there was a meeting held involving residents and parishioners from Long Sutton with regard to the future of Long Sutton shop. He highlighted that some support maybe required from SSDC in the future.

Cllr. Dean Ruddle announced that despite budget cuts at Somerset County Council, a new school in Somerton was planned to be built in 2020.

Cllr. Sue Steele raised a question in relation to school swimming lessons in light of the closure of Cresta swimming pool. It was noted that some of the education establishments in Chard were using Crewkerne Aqua Centre and Huish Episcopi Leisure Centre.

Cllr. Clare Aparicio Paul expressed her thanks to officers for the work being undertaken in assisting Langport Town Trust and Langport Town Council with the Langport River Project. She urged members of the Committee to write letters of support for the project which would impact on a number of wards within Area North.

65. County Highway Authority Report - Area North (Agenda Item 8)

The Assistant Highway Service Manager presented the report as set out in the agenda. He informed members that the works planned at Main Street, Ash would commence on 24th October. The proposed footways work at Old Vicarage Gardens, South Petherton were programmed to commence on 4th February. The drainage works along Main Street/Bakers Lane, Barrington were programmed for 5th November and there would be a 10 day road closure in place.

During the ensuing discussion, the Assistant Highway Service Manager noted the comments of members and responded to questions regarding issues within Area North as follows:

- A member thanked Highway Officers for all the good work being undertaken despite current restraints;
- The need for a dropped kerb outside of High Ham School;
- Pooling of water along A372 through Aller;
- Further information regarding cuts to the structural maintenance budget was requested;
- Surface water/road subsiding along West Street, Somerton between the Post Office and The Almshouses;
- The need for parishes to be informed as soon as possible on the position regarding the supply of grit.

The Chairman and members thanked the Assistant Highway Service Manager for his report.

66. Area North - Draft Strategic Priorities 2019/20 (Agenda Item 9)

The Specialist - Strategic Planning explained that the draft priorities summarised in the report were identified at the members' workshop held in June 2018 and a follow up email sent out to members. Members were being asked to formally agree the Strategic Priorities for Area North to be presented to the District Executive for consideration for inclusion in the Council Plan.

The Lead Specialist Strategic Planning advised that the Council Plan would encompass all identified priorities. She confirmed that each of the priorities submitted would be accompanied by detailed supporting evidence outlining the need and key benefits. Further work on developing the priorities would take place in collaboration with the Area Committee Chairman prior to being submitted to District Executive. Members were informed that for each of the adopted strategic priorities there would be a detailed action plan that would be fully resourced.

During discussion, some members referred to the need to address affordable, social and alternative housing including the provision of modular homes although felt was an issue that should be taken forward as a district wide priority.

With regard to promoting and developing tourism, the need to work in partnership with Visit Somerset was highlighted. Some members also supported the encouragement of small businesses.

At the conclusion of the discussion, a vote was taken on whether to take forward the three priorities as outlined in the agenda or to split priority number one into two priorities with a slight amendment to the wording. There were seven votes in favour of 4 priorities and 3 votes in favour of 3 priorities.

RESOLVED: That members agreed the priorities to be presented to District Executive for consideration for inclusion in the Council Plan as follows:

1. To encourage small and artisan businesses
2. To bring forward suitable land for small business units
3. Promote and develop tourism
4. Support local food and drink producers

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

The Locality Team Manager invited members to bring forward priorities for further reports to be added to the Area North Forward Plan.

Members were content to note the Forward Plan as attached to the agenda report.

RESOLVED: That the Area North Forward Plan be noted.

68. Planning Appeals (Agenda Item 11)

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

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

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

70. Planning Application 18/01927/FUL - Land South of Giffords Orchard, Stembridge (Agenda Item 13)

Proposal: The erection of 5 dwellings.

The Planning Officer presented the report as detailed in the agenda and highlighted the key considerations. He explained that the principle of the development was acceptable and the design, scale and appearance of the properties respected the character of the area and would sit appropriately within the local rural setting. The orchard to the south protected by a Tree Preservation Order would assist with keeping the landscape character of the area. The proposal would not cause unacceptable harm to residential amenity and there would be no adverse impact on highway safety. He advised that the surface water run off issue would be appropriately addressed by condition and recommended approval of the application subject to conditions.

Four members of the public made comments in objection to the proposal. Points raised included:

- The proposal does not comply with the requirements of Local Plan Policy SS2;
- Insufficient public transport;
- Development not accessible by public footpath;
- The scheme would increase the risk of flooding;
- Local infrastructure was insufficient
- Inadequate drainage;
- Loss of outlook from existing properties;
- Over dense development;
- Dwellings would not be affordable;
- No additional employment opportunities or enhancement of local services;
- Lack of consultation and support from local community

The Applicant informed members that the proposed site was part of a small holding that he had farmed for many years as an intense commercial cider apple orchard. The orchard had well exceeded its productive lifespan and was no longer commercially viable. He confirmed that he had held pre-application discussions and attended the Parish Council prior to submitting his application. He noted that the representations only represented nine households and that the vast majority of local residents had raised no objections. He commented that the site was within a sustainable location and there were no objections from statutory organisations.

The Applicant's Agent advised that the proposal was a result of detailed pre-application discussions and that the concerns raised by local residents had been considered. She confirmed that the road water run off would be dealt with by an appropriate drainage scheme rather than a soakaway. The development was in line with Policy SS2 and located within a sustainable location. In terms of residential amenity, there would be no unacceptable loss of privacy, loss of light or issues with overbearing. In respect of highway safety, the proposed access was acceptable by the Highway Authority and parking provisions exceeded parking strategy requirements.

Ward Member, Councillor Derek Yeomans referred to Policy SS2 and commented that the development did not provide employment opportunities or create or enhance community facilities and there was no housing requirement identified for the site. He noted that it was one mile to the school, which was already full, with no pavements, and over two miles to the centre of Kingsbury Episcopi to access facilities. He raised a number of concerns in relation to flooding, the height of the site and road water runoff. He noted that the road to the site was private and would not be adopted by the Council and there would be a charge for the maintenance and upkeep of the road which would make the properties less attractive to prospective buyers.

During discussion, some members supported the views of the Ward Member and were unable to support the application for the following reasons:

- Visual impact of the development;
- Risk of flooding;
- No public footpath to the Primary School;
- Unsustainable location;
- Lack of public transport;
- Development not in keeping with the rural area;
- Overdevelopment;
- Appalling way in which the trees had been removed.

Members in support of the application made the following points:

- There were no objections from statutory organisations;
- An appropriate drainage scheme could be achieved by condition;
- It was unfortunate that the apple trees had been removed by the applicant but they were his trees and had originally been planted as part of a business;
- There were no reasons to refuse the application;
- Nobody was entitled to a view;
- The site was within a sustainable location;
- The proposal would not cause unacceptable harm and the distance between the properties was in excess of 27 metres.

It was proposed and seconded to refuse the application on sustainability grounds. The Area Lead Planner suggested appropriate wording and this was supported by members. However on being put to the vote the proposal was lost by 5 votes in favour and 7 votes against.

It was subsequently proposed and seconded to approve the application as per the Planning Officer's recommendation as outlined in the agenda report. On being put to the vote the proposal was carried by 7 votes in favour and 5 against. Cllr. Adam Dance requested his vote against the application to be recorded.

RESOLVED: That Planning Application No. 18/01927/FUL be APPROVED as per the Planning Officer's recommendation for the following reason:

01. The proposal reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings, and has no detrimental impact on local ecology, local flood risk, residential amenity or highway safety. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA5, TA6, EA1, EQ2 and EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in complete accordance with the following approved plans: 6753-01, 6753-02, 6753-03, 6753-04, 6753-05, 6753-06 and 6753-07.

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

03. No work shall be carried in respect to the construction of the external surfaces of the dwellings hereby permitted unless details of materials (including the provision of samples) to be used for the external walls and roofs, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include finish of the roof verges, and the provision of a sample panel of new stonework for inspection on site. Once approved such details shall be fully implemented and thereafter shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

04. No work shall be carried in respect to the installation of any windows (including any roof lights) and doors, unless details of the recessing, materials and finish have been submitted to and approved in writing by the Local Planning Authority. Once approved such details shall be fully implemented as such.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

05. Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. Upon approval in writing from the Council, the tree and hedgerow protection measures (specifically the fencing and signage) shall be installed and made ready for inspection. A site meeting between the appointed building/groundwork contractors and a representative of the Council (to arrange, please call: 01935 462670) shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures shall be inspected by a representative of the Council and confirmed in-writing by the Council to be satisfactory prior to any commencement of the development (including groundworks). The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees and hedgerows), in accordance policy EQ2, EQ4 and EQ5 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

06. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall confirm the use of planting stock of UK-provenance only, the planting locations, numbers of individual species, sizes at the time of planting, details of root-types or grafting and the approximate date of planting. The installation details regarding ground-preparation, weed-suppression, staking, tying, guarding and mulching shall also be included in the scheme. All planting comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the

development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to ensure the planting of new trees and shrubs, in accordance policy EQ2, EQ4 and EQ5 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

07. 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, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to the commencement of construction of the dwellings hereby approved, and thereafter maintained until the construction works discontinue.

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

08. Before the dwellings hereby permitted are first occupied, a properly consolidated and surfaced access in accordance with that shown on drawing 6753-01 shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

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

09. The gradient of the proposed access shall not be steeper than 1 in 10. Once constructed the access shall thereafter be maintained in that condition at all times.

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

10. Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 5.0m from the nearside carriageway edge.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan and the aims and objectives of the NPPF.

11. No work shall commence in relation to the construction of the dwellings hereby permitted unless details of foul and surface water drainage to serve the development, including details to prevent the discharge of surface water onto the highway, or elsewhere beyond the site, have been submitted to and approved in writing by the Local Planning Authority. Such approved drainage details shall be completed and become fully operational before the dwelling hereby permitted is first occupied. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the site is adequately drained, in the interests of residential amenity, highway safety and to protect against increased risk of flooding, in accordance with policies SD1, TA5 and EQ1 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

12. The proposed access road, including turning head, shall be constructed in accordance with details shown on the submitted plan, drawing number 6753-01, and shall be available for use before first occupation of any dwelling hereby approved. Once constructed the access road and turning head shall be maintained thereafter in that condition at all times.

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

13. The areas allocated for parking and turning on the submitted plan, drawing number 6753-01, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

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

14. There shall be no obstruction to visibility greater than 600 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 43 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

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

15. The proposed new residential development shall include 16amp electric charging points for electric vehicles, accessible to all residences, details of which shall have been submitted to and

approved in writing by the Local Planning Authority, as required by Policy TA1 (ii) (low carbon travel) of the adopted South Somerset Local Plan and paras 35, 93 and 94 of the NPPF. Once approved, such details shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure that the development is resilient and sustainable in accordance with policy TA1 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the use of any garage hereby permitted, as part of this development shall not be used other than for the parking of domestic vehicles and not further ancillary residential accommodation, or any other purpose whatsoever.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential amenity, and to safeguard the character and appearance of the area in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Informatives:

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the

amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk.

02. The applicant will be required to secure an appropriate legal agreement/ licence for any works within or adjacent to the public highway required as part of this development, and they are advised to contact Somerset County Council to make the necessary arrangements well in advance of such works starting.

(Voting: 7 in favour, 5 against)

71. Planning Application 18/00984/FUL - Barn Owl Inn, Westport (Agenda Item 14)

Proposal: Alterations and the conversion of former Public House into 3 residential flats and 1 dwelling and the erection of 2 dwellings with car parking and ancillary works.

The Development Management Specialist presented the report as detailed in the agenda, and highlighted the key considerations. He recommended that the application be refused as it was contrary to Policy EP15 as the proposed development by reason of the loss of a public house had not been satisfactorily marketed and would be a loss to the local community. He advised that there were some issues raised by neighbouring properties including flooding concerns, precedent of further development, harm to residential amenity and local character, inadequate parking, highway and safety issues, insufficient infrastructure including school places and unsustainable location. He concluded that the identified harm had not been outweighed by the benefits of the scheme.

The Committee was addressed by the Chairman of Hambridge and Westport Parish Council in support of the application. He advised that the Parish Council had been kept constantly updated with proposals and changes and the applicant had taken into account concerns raised. He gave a brief history of the public house and noted that since 2000 it had been in decline which was unfortunately the sign of the times. It had not been a pub for many years and was looking derelict. He informed members that the appearance of the building, although not listed, was an important part of the village heritage and that this had been taken into consideration by the applicant. He referred to the development addressing the Village Plan which supported smaller developments which would allow local residents to stay in the community.

The Applicant's Agent advised that the site had been marketed for fifteen months prior to the applicant purchasing the site at auction and that the public house had been closed

since October 2015. The public house had changed hands many times in the last fifteen years with many owners and that with changing habits and changing times was no longer viable. He referred to there being no objections from the Parish Council or local residents against its closure and there was no demand for other community uses.

The Applicant explained that following consultation with the Parish Council and local residents he had amended his original plans to provide a mix of smaller housing including flats which would be more affordable for first time buyers. He corrected an error in the Planning Officer's report and confirmed that he had taken up the Council's pre-application service and had undertaken as much consultation as possible and amended the scheme accordingly.

Ward Member, Councillor Sue Steele commented that the public house was very well used in the past but over the years had slowly dwindled despite the best efforts of the various landlords. She commented that no local residents had attended the Parish Council meeting to object to the application and the applicant had been very accommodating in addressing local concerns. She referred to the site being within a sustainable location and noted the various local facilities in Hambridge and Westport including a vibrant school, shop, two public houses, restaurant, nursing home, business park and a joint village hall.

During the discussion on the application, members made the following comments:

- It was felt that the property had been satisfactorily marketed over the last fifteen months as well as a significant period beforehand;
- The absence of a bus route and pavement would not make the building appropriate for community use;
- The community had not registered the property on the Community Asset Register;
- There were no objections from the Parish Council and the local community;
- The proposal was not harmful and would provide affordable housing;
- There would be no significant loss to the community.

It was proposed and seconded to approve the application contrary to the Planning Officer's recommendation for the following reasons:

- Proposed development is of an acceptable design, scale and materials
- Development within a sustainable location
- Conversion of the public house would not result in a significant loss to the community
- Appropriately marketed in accordance with Policy EP15
- Development in accordance with SD1, SS1, SS2, EQ2, TA5 and TA6

Conditions suggested by the Area Planning Lead and agreed by members related to the following:

- Time limit
- Materials
- Highways
- Ecology
- Approved Plans
- Landscaping

A vote was taken and the planning application was unanimously supported.

RESOLVED: That Planning Application No. 18/00984/FUL be APPROVED contrary to the Planning Officer's recommendation for the following reason:

01. The proposed development is of an acceptable design, scale and materials, and would provide three dwellings and 3 flats in a sustainable location. The conversion of the public house would not result in a significant loss to the community and has been satisfactorily marketed. The proposal therefore accords with Policies SD1, SS1, SS2, EQ2, TA5 and TA6 of the South Somerset Local Plan and the provisions of the NPPF.

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:

Drawing number B11960 LP, received 26 March 2018

Drawing number B11960 05D, received 06 July 2018

Drawing number B11960 10B, received 03 July 2018

Drawing number B11960 08B, received 03 July 2018

Drawing number B11960 13A, received 06 July 2018

Drawing number B11960 06B, received 03 July 2018

Drawing number B11960 07A, received 26 March 2018

Drawing number B11960 09B, received 26 April 2018

Drawing number B11960 12, received 26 April 2018

Drawing number B11960 11, received 26 March 2018

Reason: In the interests of proper planning and for the avoidance of doubt.

03. No development shall take place above the ground level until details (including samples where necessary) of the materials to be used for all external surfaces of the semi-detached dwellings and alterations to the public house hereby permitted have been submitted to and approved in writing by the local planning authority.

The development shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to safeguard local character in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028), and the provisions of the NPPF.

04. Before any development hereby permitted shall be commenced, details for the disposal of surface water so as to

prevent its discharge outside of the application site shall be submitted to and approved in writing by the local planning authority, such details once approved shall be carried out prior to the occupation of the dwellings.

Reason: In the interests of proper surface water drainage and to avoid localised flooding issues, in accordance with policy EQ1 of the South Somerset Local Plan (2006-2028), and the provisions of the NPPF.

05. No development shall take place above ground level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and boundary treatments. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the dwellings

hereby approved 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. The scheme of landscaping shall indicate native species. The boundary treatments shall be implemented as agreed before the occupation of any of the dwellings hereby permitted.

Reason: In the interests of visual amenity and landscape character and to accord with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

06. Prior to the dwellings hereby permitted being first occupied, the proposed accesses, walkways, bin compound, cycle store, and parking spaces (including the garage) shall be fully provided as shown on the approved plan B11960 05D, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to ensure the necessary infrastructure is provided in a timely fashion, in accordance with policies TA5, TA6, and EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

07. Development shall not commence until details (locations, design, and timing) of alternative nest site provision for swallows has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing by the local planning authority.

No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy, or other climbing plants) nor works to nor demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st

August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

Reason: For compliance with the Wildlife and Countryside Act 1981, and for the conservation of biodiversity (swallows), in accordance with the NPPF and Policy EQ4 of the South Somerset Local Plan (2006-2028).

Informatives:

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

(Voting: *unanimous* in favour)

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Chairman