

South Somerset District Council

Minutes of a meeting of the Area East Committee held at the Committee Room (Area East) - Churchfield on Wednesday 9 January 2019.

(9.00 am - 12.05 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Anna Groskop
Hayward Burt	Henry Hobhouse
Tony Capozzoli	Mike Lewis (from 11.15am)
Nick Colbert	William Wallace (from 9.05am)
Sarah Dyke	Colin Winder



Officers:

Kelly Wheeler	Case Services Officer (Support Services)
Steve Barnes	Play and Youth Facilities Officer
Marc Dorfman	Senior Planning Adviser
Dominic Heath-Coleman	Planning Officer

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

113. Minutes of Previous Meeting (Agenda Item 1)

Councillor Winder requested that the minutes be amended. He requested that the list of attendees should be amended to include the Chief Executive Officer as he was also present at the meeting, although noted that he did not speak at the meeting.

He also suggested that minute number 105 should be revised to include the following comment which he had made at the previous meeting; 'there are a lot of Listed Buildings within the Town Centre which are a problem for owners in terms of letting'

He also requested that the minutes include reference to an issue at the previous meeting in relation to a press officer taking photos of the slides.

Subject to these amendments, the minutes of the previous meeting held on Wednesday 12th December 2018, copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

114. Apologies for absence (Agenda Item 2)

An apology of absence was received from Councillor David Norris. An apology was also received from Councillor Mike Lewis as he would be slightly late to the meeting as he was attending another unavoidable meeting in Yeovil.

115. Declarations of Interest (Agenda Item 3)

Councillor Tony Capozzoli declared a pecuniary interest in agenda item 14 as his family owned some land adjoining the application site.

116. Date of Next Meeting (Agenda Item 4)

Members noted that the date of the next meeting would be held on Wednesday 13th February at the Council Offices, Churchfields, Wincanton at 9am.

117. Public Question Time (Agenda Item 5)

There were no questions from members of the public present at the meeting.

118. Chairman Announcements (Agenda Item 6)

The Chairman reminded members of the public that any audio recording of the meeting could only take place once the Chairman and the Committee had been made aware and had given permission for this to take place.

119. Reports from Members (Agenda Item 7)

Councillor Hobhouse read out a letter, which he had received from one of his constituents. The letter was a response from the Lead Planning Specialist in response to a complaint, which had been received by the Planning Team. The complaint was in relation to a boundary wall which was now not being built as expected. As the construction of the wall had not been a condition of the approval, there was little that the Planning Team could do to ensure that the wall was built as shown in the plans.

The Senior Planning Advisor clarified that in some cases applicants could chose not to fully implement a planning approval. He pointed out that the response related to a current complaint, which had been dealt with by the Lead Planning Specialist.

In response to another question, the Senior Planning Advisor advised that following a review of the recent change to the allocation of planning applications; applications would now be allocated to named officers.

Councillor Tony Capozzoli explained that any correspondence for RNAS Yeovilton in relation to the flooding around the site, should be addressed to the Commodore.

120. Area East Committee Forward Plan (Agenda Item 8)

Members noted the Area East Committee Forward Plan.

One member asked whether a meeting to discuss recent issues with the Planning Team had been arranged. The Senior Planning Advisor explained that it would be more

appropriate to discuss any issues at a Scrutiny Committee meeting, which could involve all area committees rather than just meeting with Area East members.

121. Planning Appeals (For Information Only) (Agenda Item 9)

Members noted the planning appeals which had been determined.

122. Schedule of Planning Applications to be Determined by Committee (Agenda Item 10)

Members noted the Schedule of Planning Applications to be determined by the Committee.

123. 18/03121/DPO - Land Rear Of Wayside Farm, Station Road, Ansford (Agenda Item 11)

Application Proposal: Application to modify a S106 agreement between South Somerset District Council, Somerset County Council, Waddeton Park Limited and Michael John Berry and Joy Berry dated 13th October 2016 in relation to affordable housing obligations.

The Area Lead Planning Officer presented his report to members. Using a PowerPoint presentation, he provided images to show the location of the site. He explained that the application sought amendments to the Section 106 agreement. The amendments related to the provision of affordable housing. He explained that the proposed amendments were outlined in his report.

The Chairman of the Parish Council addressed members. He felt that the developer should fulfil its obligation regarding affordable housing provision and S106 contributions. He expressed his disappointment that the developer could implement time restrictions for the sale of the affordable housing units to a short period of only 3 months. He hoped that the sale and rent conditions imposed could be made available once the properties had been allocated or released onto the housing market. He questioned whether the LEAP facility would be amended by this application to vary the legal agreement. He pointed out two similar applications and advised that these did not require variations. He also felt that full details of the amendments had not been made available.

A representative from Stonewater, the applicant, addressed the Committee. She explained to members that the amendments to the legal agreement were in relation to the affordable housing element only. She further advised that the amendments sought were to increase flexibility in the delivery and the mix of units and not to reduce the number of units. She clarified that there would be no time restriction on the sale of the properties.

Councillor Henry Hobhouse, Ward Member, advised members that families are struggling to afford homes and had no concerns over the application.

During the discussion, some members felt that the site and the application was confusing as there had been so many different applications on the site.

In response to a question from a member, the Area Lead Planning Officer confirmed that the LEAP would remain and would not be amended as part of the application. He pointed out that all proposed amendments were detailed within his report.

It was proposed and seconded that the application should be approved as per the officer report.

On being put to the vote, this was carried 7 votes in support and 2 against.

RESOLVED: that planning application 18/03121/DPO be **allowed** as detailed in the officer report as follows;

To agree to allow the variation of the Section 106 agreement dated 13th October 2016 between South Somerset District Council, Somerset County Council, Waddeton Park Limited, and Michael John Berry and Joy Berry and to refer the matter to SSDC Legal Services to prepare an appropriate deed of variation.

(Voting: 7 votes in support and 2 against)

**124. 18/01892/REM - Land South Of Cemetery, Cemetery Lane, Wincanton
(Agenda Item 12)**

Application Proposal: Reserved Matters application for the erection of 60 dwellings, including access, appearance, landscaping, layout and scale.

The Area Lead Planning Officer presented his report to members. He explained to members that since the report was published, he was recommending that two of the proposed conditions should be amended as follows;

Condition 9 – delete the words ‘for that dwelling’ from the condition as detailed in the officer report.

Condition 6 – include the word ‘phasing’ within the condition to read; None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed within the development in accordance with a design, phasing and specification to be approved in writing by the Local Planning Authority.

Using a PowerPoint presentation, he provided images of the site as well as the detailed proposed plans.

He explained that the application was an application for reserved matters following an earlier outline approval. He advised members that the principle of development had already been agreed and that the highways authority were now satisfied with the proposed scheme.

The agent addressed the Committee. He advised that the Town Council supported the application and that any ecology issues had been addressed. He also stated that the development provided pedestrians links to schools and that he had worked closely with the Police Design Officer and SCC Highways to overcome any issues. He summarised that there had been no technical objections to the application.

Councillor Colin Winder, Ward Member, raised concern over the adjoining cemetery. He felt that secure fencing was needed along the boundary to the cemetery. He also raised concern over the footpaths within the development and explained that they did not run continuously through the site. However, the Area Lead Planning Officer pointed out the location of the footpaths, which did continuously run through the site.

Councillor Nick Colbert, also Ward Member, explained that he was happy with the proposed footpaths. He added that the extension to the cemetery should be fenced with matching iron railings and hedging.

During the discussion, members discussed hedging and fencing to the cemetery boundary and agreed that an additional condition should be added to ensure that a metal fence and hedgerow was required along this boundary.

Members also discussed the Travel Plan and hoped that contributions could be given towards the SSCAT bus. The Area Planning Officer advised that this could be added as an informative to any permission given.

It was proposed and seconded that the planning application should be approved as detailed in the officer report, subject to an additional condition to ensure that a metal iron railing fence to match the existing cemetery fence is provided along the cemetery boundary as well as an amendment to condition 2 to ensure that a hedge is agreed along the cemetery boundary. Members also agreed that an informative should be added to request that contributions to the SSAT bus should be provided as part of the Travel Plan. Conditions 6 and 9 would also be amended as suggested by the Area Lead Planning Officer.

On being put to the vote, this was carried 8 votes in support, with 1 abstention.

RESOLVED: that planning application 18/01892/REM be **approved** as per the officer report, subject to the following;

01. Amend condition 06 to read:

None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed within the development in accordance with a design, phasing and specification to be approved in writing by the Local Planning Authority.

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

02. Amend condition 09 to read:

Prior to first occupation of any dwelling facilities for the charging of electric vehicles shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of green travel and in accordance with policy TA1 of the South Somerset Local Plan.

03. An additional condition (11) to read:

Prior to first occupation of any dwelling hereby permitted a fence shall be provided on the boundary between the application site and the neighbouring cemetery and cemetery extension land of at least 0.9 metres high and of iron railing design, details of which shall have been agreed in writing with the Local Planning Authority. Once installed the fence shall be permanently retained and maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity and local amenities and in accordance with policy EQ2 of the South Somerset Local Plan.

04. An additional informative (2) to read:

The developer is advised that any travel plan (in consultation with Somerset County Council) should include measures towards enhancing sustainable transport initiatives in Wincanton, for example the CAT bus service.

For the following reason;

01. The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of policies EQ2, TA5 and TA6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

Subject to the following;

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

LP.01-P3
SL.01-P12
ML.01-P6
RS.01-P6
SH.01-P7
SS.01-P1
CSL.01-P3
DCS-A
HT.RIP.pe-1P4
HT.RIP.pe2-P3
HT.BRA.pe1-P3
HT.BRA.pe2-P2
HT.BRA.pe3-P2
HT.STE.pe1-P2
HT.STE.pe2-P2
HT.BRO.pe-P2
HT.LON.pe-P3
HT.CHI.pe2-P2
HT.COR.p-P2
HT.COR.e1-P2
HT.COR.e2-P2
P.3-4.p-P2
P.3-4.e-P2
P.5-6.p-P2
P.5-6.e-P1

P.13-14.p-P2
P.13-14.e-P2
P.36-37.p-P2
P.36-37.e-P1
P.38-40.p-P2
P.38-40.e1-P2
P.38-40.e2-P2
P.54-56.p-P2
P.54-56.e-P2
P.59-60.p-P2
P.59-60.e-P2
GAR1.pe-P2
GAR2.pe-P1
GAR4.pe-P2
GAR5.pe-P1
Cut and Fill 183852-GA-002
Drainage Layout 183852-PDL-001
Finished Levels 183852-GA-001
Long Sections 183852-P-001-Profiles-Layout1
493_01 Planting Plan 01_Rev E
493_01 Planting Plan 02_Rev E
493_01 Planting Plan 03_Rev E
Tree Protection Plan 05071 TPP.AIA 8.5.18
Ecology Technical Note 30 May 2018
Flood Risk Addendum 183852-FN-001
Micro Drainage Calcs SWSNT1
Micro Drainage Calcs SWSNT2
Micro Drainage Calcs SWSNT3

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

02. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping, as specified on drawings 493/01E, 493/02E and 493/03D, shall be carried out in the first planting and seeding season following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

03. No part of the development hereby permitted shall be occupied or brought into use until the construction of suitable vehicular and pedestrian access to the development has been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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

04. No part of the development hereby permitted shall be occupied or brought into use until details of measures to prevent the through use of the Mews road by vehicular traffic to travel to and from the internal estate road to Dyke's Way, while still permitting such through use by pedestrians and cyclists, have been submitted to and approved in writing by the Local Planning Authority. Such measures are to be implemented in accordance with the approved plans prior to the occupation of any dwelling served by the Mews road or by the estate road north of its access with the Mews road, and shall be maintained in the agreed form thereafter at all times.

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

05. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

06. None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed within the development in accordance with a design, phasing and specification to be approved in writing by the Local Planning Authority.

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

07. No building shall be occupied or otherwise used for any purpose until properly consolidated and surfaced parking spaces and turning areas for vehicles have been constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning areas shall be kept clear of obstruction at all times and not used other than for the turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

08. Prior to first occupation of any dwelling secure covered cycle parking at the rate of one space per bedroom shall be provided for that dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

09. Prior to first occupation of any dwelling facilities for the charging of electric vehicles shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of green travel and in accordance with policy TA1 of the South Somerset Local Plan.

10. In front of every garage hereby approved, there shall be an area of hard standing at least 5.5 metres in length (as measured from the nearside edge of the highway

to the face of the garage doors) where the doors are of a roller shutter/sliding/inward opening type and at least 6 metres in length where the doors are of an up-and-over type.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

11. Prior to first occupation of any dwelling hereby permitted a fence shall be provided on the boundary between the application site and the neighbouring cemetery and cemetery extension land of at least 0.9 metres high and of iron railing design, details of which shall have been agreed in writing with the Local Planning Authority. Once installed the fence shall be permanently retained and maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity and local amenities and in accordance with policy EQ2 of the South Somerset Local Plan.

Informatives:

01. The applicant will be required to secure an appropriate legal agreement/ licence for any works within or adjacent to existing or proposed 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.
02. The developer is advised that any travel plan (in consultation with Somerset County Council) should include measures towards enhancing sustainable transport initiatives in Wincanton, for example the CAT bus service.

(Voting: 8 votes in support, with 1 abstention)

125. 18/01885/OUT - Hale Bungalow, Hale Lane, Cucklington (Agenda Item 13)

Application Proposal: Redevelopment of site by the erection of 3 dwellings

The Area Lead Planning Officer presented his report to members. He explained that the application was an outline application for 3 dwellings.

He advised members that there was an update to the report; advising that reference to the site not being considered a brownfield site should be removed from the report. He confirmed that the site was considered to be a brownfield site. He also advised that there was no record an agricultural tie in relation to the existing property.

Using a PowerPoint presentation, he provided images of the site and images to show an indicative layout of the proposed properties. He pointed out the location of the site, advising that the site was outside of the built up area of Cucklington.

He explained to members that there were no objections from the County Highways Department, however the proposal was contrary to policy EQ2 of the South Somerset Local Plan.

A representative of the Cucklington Parish Meeting addressed the Committee. He explained that the site was in a predominantly rural location and that he had concerns over the development and impact which it would have on the community. He felt that the village of Cucklington did not support the application.

A member of the public spoke in objection to the planning application. He explained that he was representing other residents of Hale, pointing out that all the other households in Hale objected to the application, as well as the Parish Meeting. He felt that approval of the application would be devastating for the residents of Hale, adding that the proposed buildings would be too tall in height, and that the development would be unsuitable, unsustainable and unsafe. He added that the state of repair of a building should not be a reason for approving planning permission.

Another member of the public spoke in support of the application. She felt that the site was ideal for housing and felt that the area would be tidied up and improved by the redevelopment. She pointed out that the site was close to Wincanton and the A303 and was therefore close to transport links and amenities. She added that the Cucklington Village Plan was out of date and that there was a shortage of housing.

A member of the applicants family addressed the Committee. She advised that she lived in the village and worked close by, but that she found it difficult to purchase a property in the village. She advised members that the site was a brownfield site.

Another friend/family member spoke on behalf of the applicant, advising that the proposed self-build dwellings would replace dilapidated buildings and tidy up the area. He explained that the properties would provide homes for family members.

The agent addressed members. He explained that the application was for a small cluster of homes and pointed out the bungalow was in a bad state of repair. He pointed out there was little to promote self-builds and that SSDC did not have a five year land housing supply.

Councillor Mike Beech, the Ward Member, explained that he wanted the application to be considered by the committee, however offered his support to self-build homes. He added that any concerns over the design or size of the dwellings could be considered at the reserved matters stage of the application.

During the discussion, one member commented that the existing dwelling was unsafe and pointed out that there were already homes on the site using the existing access. He added that the applicants had lived in the village for a long time and supported their aim for the family to remain living in the village.

Another member questioned whether the site had any permitted development rights to re-build the existing dwelling on the same footprint, however the Area Lead Planning Officer advised that permitted development rights would not allow a rebuild without planning approval. The Area Lead Planning Officer also confirmed that the site was a brownfield site and that the recommendation was to refuse the application and explained that the site was situated in open country side.

Another member commented that he would like to see bungalows built on the site, rather than houses.

One member asked for some clarification over brownfield and greenfield sites in planning terms and questioned whether there was a register of self-build plots.

The Area Lead Planning Officer advised that the permission was for up to 3 dwellings and that the site was 0.29 hectares.

It was proposed and seconded that the planning application be approved subject to conditions to ensure that the approval is for no more than 3 dwellings.

The Area Lead Planning Officer suggested an additional condition to ensure that the reserved matters application would be received within three years.

On being put to the vote, this was carried 8 in support, with 1 abstention.

RESOLVED: that planning application 18/01885/OUT be **approved** contrary to the officer recommendation for the following reason;

01. The development is acceptable in this location, on this brownfield site, and would cause no unacceptable harm to highway safety, visual amenity, or residential amenity in accordance with policies TA5, TA6, and EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Subject to the following conditions;

01. Details of the access, appearance, landscaping, layout, and scale of the development hereby permitted (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out in accordance with the following approved plans: 2742-03

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

04. There shall be no more than 3 dwellings within the development hereby permitted.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan

(Voting: 8 in support, 1 abstention)

126. 18/03230/FUL - Land at Limington Road, Ilchester (Agenda Item 14)

Application Proposal: The erection of an agricultural building for the storage of farm machinery.

The Area Lead Planning Officer presented his report to members. He explained that since the agenda had been published, he wished to add that Ilchester Parish Council, the adjoining parish, had pointed out that the site was prone to flooding.

He explained that the application was for a storage building and using a PowerPoint presentation he provided images to show the proposed building and photographs of the site.

He explained to members that the applicant had not provided evidence to support the agricultural need for the building. He also advised members that the site was situated in flood zone 3b, in which government advice on allowing development was clear; permission should only be given for water compatible or essential use. He informed members that he was recommending that this application be refused for this reason.

A representative of Limington Parish Council addressed members. She explained that neighbours in the parish which had commented on the application, had all pointed out that the area floods. However, she advised that the proposed building would not make the flooding worse. She explained that there was a lack of employment in the area and that employment to allow people to stay in the area should be encouraged.

The applicant addressed members. She advised that the building was solely for storage and security. She explained that she was aware that the site floods, however the ditches had been cleared and rain water from the roof would drain into a soakaway.

Councillor Tony Capozzoli, the Ward Member, addressed members. He explained that the whole of Ilchester was in a flood zone and that farms needed to be sited somewhere. He hoped that the business could be supported.

The Senior Planning Advisor highlighted the importance of the flood zone, detailing that the site was in a flood plain. He explained that the potential for approving this application would set an unacceptable precedent across the district and felt that the application should be 2-starred and referred to Regulation Committee in line with the Scheme of Delegation.

Members expressed their disappointment that this had not been highlighted before the report had been published. Another member pointed out that there were already two storage units on the land.

During the discussion, members questioned whether the storage building could be raised off the ground to try to alleviate some of the flooding issues.

The Area Lead Planning Officer felt that this wouldn't improve the issues as displacement of water was the main concern and highlighted once more that the site was in a flood plain.

In response to a members question, he advised that the additional structures/storage units on the site did not have planning permission.

The Senior Planning Advisor requested that he was provided with additional time to consult the Senior Legal Advisor and Planning Lead Specialist, in response to this a member suggested that the application be deferred.

The proposal to defer the application was not seconded.

During the discussion, members were concerned that enforcement action would be taken should the application be deferred and felt that the application should be resolved.

Ways to alleviate the concern over flooding were discussed, including raising the building up and the provision of gravel ditches.

Members questioned whether the application could be two-starred now that the agenda had been published and felt that the reasons to refer the application to Regulation Committee would not be clear to members of the public.

The Senior Planning Advisor reiterated his concerns over flooding and requested time to discuss the application with the Senior Legal Advisor and Planning Lead Specialist.

One member suggested that the application should be withdrawn or deferred to allow time for the Senior Planning Advisor to confirm whether the application needed to be two-starred, in line with the Scheme of Delegation.

The Senior Planning Advisor agreed that this would allow him time to discuss the application with the applicant to look at options to find a way forward.

One member commented that a Legal representative should have been present at the meeting. Another member commented that it would be unfair to refer this application to Regulation Committee.

Following these comments, the Area Lead Planning Officer and Senior Planning Advisor agreed that the application would not be referred to the Regulation Committee and explained that the issue of two-starring applications late in the planning process would be looked at for the future.

It was proposed and seconded that the planning application be approved subject to conditions to ensure that the existing buildings on site would be removed, materials would be agreed with the planning authority and that no livestock would be kept in the building.

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

RESOLVED: that planning application 18/03230/FUL was approved, contrary to the officer recommendation, for the following reason;

01. The principle of agricultural development is considered to be acceptable in this countryside location as adequate agricultural justification has been presented. The proposal would have no adverse impact on highway safety, visual amenity, residential amenity and flood risk in accordance with policies TA5, TA6 and EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Subject to the following conditions;

01. The development hereby permitted shall be carried out in accordance with the following approved plans: Block plan, location plan, ML0001,01, and ML0001, 02

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

02. 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.

03. No part above floor slab level of the building here permitted shall be erected until a scheme of flood alleviation measures has been submitted to and approved in writing by the Local Planning authority. The scheme, once approved, shall be fully implemented in accordance with the agreed timescales and thereafter retained and maintained unless otherwise agreed in writing with the Local Plan Authority.

Reason: In the interests of flood prevention and in accordance with the aims and provisions of the NPPF.

04. No work shall be carried out in relation to any of the below elements until particulars of that element have been submitted to and approved in writing by the Local Planning Authority:

- materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- all hardstanding and boundaries

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

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

05. Within three months of the occupation of the building hereby approved all storage containers (of the shipping container style) shall be removed from the land and no further containers installed without the prior written consent of the Local Planning Authority.

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

06. The building hereby permitted shall not be used for the accommodation of any livestock whatsoever.

Reason: In the interest of animal welfare and in accordance with the aims and objectives of the NPPF.

(Voting: Unanimous)

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Chairman