

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at **The Guildhall, Chard** on **Wednesday 19 June 2019**.

(5.30 - 8.33 pm)

**Present:**

**Members:** Councillor Jason Baker (Chairman)

Mike Best	Tricia O'Brien
Dave Bulmer	Sue Osborne
Martin Carnell (until 6.40pm)	Garry Shortland
Val Keitch	Linda Vijeh
Jenny Kenton	Martin Wale (until 7.20pm)
Paul Maxwell	



**Officers:**

Jo Morris	Case Services Officer (Support Services)
Andrew Gunn	Specialist (Development Management)
Alex Parmley	Chief Executive
Debbie Haines	Locality Team Leader
Rebecca McElliott	Property and Development Project Manager
Sarah Hickey	Senior Planning Lawyer
Tim Cook	Locality Team Manager
Linda Hayden	Specialist (Development Management)
Mike Hicks	Specialist (Development Management)

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

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Councillor Paul Maxwell was elected Vice-Chairman for the meeting.

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**156. To approve as a correct record the Minutes of the Previous Meeting held on 17th April 2019 (Agenda Item 1)**

The minutes of the previous meeting held on 17<sup>th</sup> April 2019 were approved as a correct record and signed by the Chairman.

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**157. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Brian Hamilton, Robin Pailthorpe and Anthony Vaughan.

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**158. Declarations of Interest (Agenda Item 3)**

Councillor Mike Best declared a personal interest in Planning Application No. 18/00754/FUL – Millers Garage, 22A East Street, Crewkerne as a member of Crewkerne Town Council.

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**159. Date and Venue for Next Meeting (Agenda Item 4)**

Members noted that the next meeting of the Area West Committee would be held on Wednesday 17<sup>th</sup> July 2019 at 5.30pm at The Guildhall, Chard.

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**160. Public Question Time (Agenda Item 5)**

The Committee was addressed by two members of the public in relation to Planning Application No. 18/03808/FUL – 6 Vicarage Close, Chard. Comments made related to the following:

- Expressed disappointment that the application had been not considered by the Area West Committee as there were several letters of objection submitted in relation to loss of light and highway safety.
- Raised concerns over the entrance to the property being out of scope with standing advice from Highways.
- Appropriate procedures not being followed under the Planning Scheme of Delegation.

The Chairman advised that the Lead Specialist – Planning would provide a written response to the comments made.

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**161. Chairman's Announcements (Agenda Item 6)**

The Chairman made no announcements.

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**162. Area West Committee Meeting Arrangements (Agenda Item 7)**

The Locality Team Manager explained that as it was the start of a new municipal year it was an appropriate time for members to review the start time for Area West Committee meetings.

During the discussion, members supported the start time to remain at 5.30pm. Members noted that The Guildhall would be the main venue for Area West Committee meetings but were of the view that if there was a major planning application to consider in relation to one of the other towns in Area West a suitable venue in that town should be considered.

**RESOLVED:** That the start time for Area West Committee remains at 5.30pm.

*(Voting: unanimous)*

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### 163. Chard Regeneration Scheme Update Report (Agenda Item 8)

The Property and Development Project Manager introduced the report which updated members on the Chard Regeneration Scheme project. She explained that the Project Team were currently working with Somerset County Council on the internal design of the library hub building. The next steps for the project team would include working with the Architects to develop the design and consulting with the Stakeholder Group on the proposals.

Members thanked the Property and Development Project Manager for her update report.

**RESOLVED:** That the report be noted.

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### 164. Area West Committee Outside Organisations - Appointment of Members 2019/20 (Executive Decision) (Agenda Item 9)

**RESOLVED:** That the following appointments be made to Outside Organisations for the municipal year 2019/20:

Outside Organisation	Representation 2019/20
A Better Crewkerne & District (ABCD)	Mike Best
Blackdown Hills AONB	Martin Wale (Substitute Jenny Kenton)
Chard and District Museum Society	Jenny Kenton
Crewkerne Heritage Centre	Robin Pailthorpe
Ile Youth Centre Management Committee	Brian Hamilton
Iminster Forum	Val Keitch
Meeting House Arts Centre, Iminster	Val Keitch
Stop Line Way Steering Group	Sue Osborne

*(Voting: Resolution passed without dissent)*

**Reason:** To appoint members to outside organisations for the municipal year 2019/20.

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### 165. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice-Chairman (Executive Decision) (Agenda Item 10)

**RESOLVED:** That Councillors Mike Best and Paul Maxwell be appointed to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications.

*(Voting: Resolution passed without dissent)*

**Reason:** To appoint two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the scheme of delegation for planning and related applications for the municipal year 2019/20.

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**166. Area West Committee Forward Plan (Agenda Item 11)**

The Locality Team Manager advised that a grant application would be coming forward to the August meeting and that a report on Historic Buildings at Risk would be included on the Forward Plan for October. Members asked that a report from the Police and the Highway Authority also be added to the Forward Plan.

**RESOLVED:** That the Area West Committee Forward Plan be noted as attached to the agenda subject to the following additional reports:

- Reports from members on Outside Organisations – dates to be added
  - Grant Application - August
  - Historic Buildings at Risk – October
  - Avon & Somerset Constabulary – January
  - Highway Authority - TBC
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**167. Planning Appeals (Agenda Item 12)**

Members noted the report detailing four planning appeals, two which had been received, one which had been refused and one which had been dismissed.

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

The Chairman announced that he would be taking the planning applications in the following order: 18/02808/FUL, 18/03822/FUL, 17/04328/OUT\*\*, 18/00754/FUL.

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**169. Planning Application 18/02808/FUL - Land at Beetham, Higher Beetham, Whitestaunton (Agenda Item 14)**

***Application Proposal: The erection of general purpose agricultural building***

The Specialist – Development Management presented the application as detailed in the agenda and outlined the key considerations. He explained that there were two existing agricultural buildings on the site and that planning applications to extend both of the buildings had been previously refused by the Committee. He explained that the applicant had submitted a Landscape Assessment which concluded that impact on the landscape would be moderate. Mitigation was proposed in the form of a hedge and bank to the southern end of the group of buildings and setting the floor level two metres below the existing building. With regard to the private water supply, he advised that the Council's Environmental Health Department did not object to the proposal and were satisfied with the results of the water sample taken. No objections were raised on the basis of odour due to there being a sufficient distance from nearby dwellings. He

concluded that the proposed scheme was considered acceptable subject to conditions and therefore recommended approval of the application.

In response to questions from Members, the Specialist – Development Management confirmed:-

- The building would be mostly used for silage and manure storage.
- The proposed location of the building was different to the previously refused application.
- This proposed development offered less visual impact when viewed from the road.
- The distance to the nearest dwelling was considered acceptable.
- The building would not be used for intensive livestock rearing.
- There was no reason why the existing buildings to be demolished could not take place prior to commencement of the proposed development.
- There was no adverse impact on the Right of Way.
- Materials would include Yorkshire Boarding which tended to weather down. It was difficult to apply a colour to concrete.
- Condition 7 could refer to agreeing a finished height for the hedge if members felt this was necessary.

The Committee were then addressed by two people in opposition to the application. Their comments included:-

- Concerns that other land owned by the applicant would be developed.
- No business justification for the development.
- Reference to the concerns raised by the Blackdown Hills AONB Partnership.
- Visual and accumulative impact on the AONB.
- Concerns over seepage of waste and effluent from the buildings causing contamination of the private water supply.

The Applicant's Agent advised that the two previous applications had been refused due to the impact on the water supply. This application was different and was for a general agricultural building. He confirmed that only a small area of the building would be used to rear calves. He referred to the application being supported by a Landscape Visual Assessment in order to set out the impacts of the development and proposed mitigation including lowering the level of the building and creating a new boundary. He asked members to support the application in order for the business to remain viable.

Ward Member, Councillor Martin Wale raised a number of concerns with the application which related to the following:

- Visual impact on the AONB with the site being located in a high position.
- Cumulative impact of three buildings.
- Scale and mass at odds over development in the countryside.
- No support from local residents.
- Inspectors report suggested that no further livestock should be permitted.
- 120 metres was not a sufficient distance to nearby dwellings for this type of development.
- Adverse impact on residential amenity and the private water supply.

The other Ward Member, Councillor Jenny Kenton supported the views of her fellow Ward Member.

During the discussion, members felt that the proposed development would cause a severe impact on the landscape and the AONB.

The Senior Planning Lawyer advised members against considering impact on the water supply as a reason for refusal as evidence available to support this was limited.

It was proposed and seconded to refuse the application contrary to the Specialist's recommendation for the following reasons:

- Cumulative impact
- Harmful to the AONB
- Adverse impact on residential amenity

The Specialist – Development Management suggested the exact wording of the reason for refusal based on the issues raising during the debate. Members agreed with the suggested reason for refusal and on being put to the vote this was unanimously approved.

**RESOLVED:** That Planning Application No. 18/02808/FUL be REFUSED contrary to the Specialist's recommendation for the following reason:

Insufficient evidence has been submitted to adequately demonstrate that the cumulative impact of the proposed developments would not result in an adverse impact on residential amenity. Additionally, it is considered that the character and appearance of the Blackdown Hills AONB would be harmed by the cumulative level of development proposed. As such it is considered that the proposal would be harmful to the amenities of nearby residential occupiers and local landscape character contrary to Local Plan Policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028).

*(Voting: unanimous)*

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**170. Planning Application 17/04328/OUT\*\* - Land West Of School Lane, Ashill (Agenda Item 15)**

***Application Proposal: Erection of 10 dwellings and associated works including the formation of 2 No. accesses (outline)***

The Specialist – Development Management presented the application as detailed in the agenda and explained that the application was an amended application from that originally proposed. The amended proposal was an outline application for the erection of 10 dwellings and associated works including the formation of two accesses. The layout of the site had been designed to allow for a greater view of the church. She advised that the site was located within a sustainable location and as the Council could not demonstrate a 5-year housing land supply, the scheme would make a valuable contribution towards meeting the Council's housing needs. She considered that the proposal would result in less than substantial harm to the setting of the listed Church and

the public benefits of the proposal outweighed the harm. She recommended that the application be approved subject to conditions.

In response to questions from Members, the Specialist – Development Management confirmed:-

- The site was considered to be within a sustainable location.
- The size of the site had been reduced compared to the original application.
- The Regulation Committee had approved an application for 25 dwellings in Ashill.
- The level of development was supported by Policy SS2.
- An area TPO covered the whole site.
- Historic England were of the view that any harm would need to be outweighed by the public benefit.
- The original application site extended along the roadside.
- The dwellings at the top of the site had been removed to open up the views through to the Church.
- Many of the trees located in the orchard were old and had become wind-thrown.
- The majority of the proposed dwellings would be two-storey.
- There was a need for housing across the district.

The Committee was addressed by a representative of Ashill Parish Council and four people in opposition to the application. Concerns raised related to the following:

- No support for the development within the village.
- The need to protect this piece of greenbelt.
- Impact upon the setting of the Grade II listed church and loss of views.
- The existing orchard was an important setting to the cider house.
- No environmental impact assessment had been undertaken.
- Concerns about impact on wildlife located on the site.
- Increased vehicle movements.
- Concerns over increase in flooding in Kenny where properties already flood.
- The need for adequate drainage provision and maintenance.
- No proven need for additional housing.
- Limited bus service.
- Lack of facilities.
- Unsustainable location.
- Services must include adequate supply of water.
- The proposed two storey properties will be overbearing to neighbouring properties which are predominately bungalows.

The Committee was then addressed by the Applicant's Agent who explained that he had worked closely with Planning Officers in revising the application. He referred to the proposed development assisting with the Council's 5-year housing land supply and being supported by Policy SS2. He advised that the vehicular access was considered acceptable by the Highway Authority. He said that there would be no further development coming forward on the site and that the scheme would deliver a high quality development. He advised that he had worked closely with the Conservation Officer with regard to reducing the impact on the Listed Church and Historic England no longer objected to the development.

Ward Member, Councillor Linda Vijeh, addressed the Committee and raised several objections to the application. These included:

- Ashill was already making a disproportionate contribution to the delivery of housing need.
- No justified need for development.
- Adverse impact on the setting of the Listed Church.
- Lack of basic services.
- No information provided to overcome risk of flooding.
- Lack of biodiversity survey.

During the discussion members were unable to support the application for the following reasons:

- Development located on a greenfield site within a rural location
- Development would cause harm to the setting of the Grade II Listed Church
- Harm to the natural environment
- Lack of facilities
- Lack of public transport
- No public benefit

Members noted that the application has been 2-starred under the Scheme of Delegation and that if the Committee were minded to refuse the application, the final determination would be made by the Regulation Committee.

It was proposed and seconded to recommend refusal of the application. The Specialist – Development Management suggested to members the following reason for refusal based on the issues raised during the debate:

The proposed development would result in harm to the setting of the Grade II\* Listed Church of the Blessed Virgin Mary and the public benefit of the scheme does not outweigh this harm. The proposal is therefore contrary to Policy EQ3 of the South Somerset Local Plan 2006-2028 and advice contained within the NPPF.

Members agreed with the suggested reason for refusal and on being put to the vote this was unanimously approved.

**RESOLVED:** That Planning Application No. 17/04328/OUT\*\* be REFERRED to the Regulation Committee with a recommendation from Area West Committee that the application be refused for the following reason:

The proposed development would result in harm to the setting of the Grade II\* Listed Church of the Blessed Virgin Mary and the public benefit of the scheme does not outweigh this harm. The proposal is therefore contrary to Policy EQ3 of the South Somerset Local Plan 2006-2028 and advice contained within the NPPF.

*(Voting: unanimous)*

**171. Planning Application 1800754/FUL - Millers Garage, 22A East Street, Crewkerne (Agenda Item 16)**

***Application Proposal: Demolition of existing building and the change of use of site to a tarmac 'pay and display' car park for 60 vehicles to include lighting columns***

*Councillor Mike Best declared a personal interest in the application as a member of Crewkerne Town Council.*

The Specialist – Development Management presented the application as detailed in the agenda and outlined the key considerations. He explained that the application had been deferred by the Area West Committee in June 2018 in order for outstanding concerns to be resolved with the Town Council. Following discussions, it was proposed to construct a 1.8 metre high wooden fence running the entire length of the boundary. He proposed an amendment to Condition 2 to include the latest plan number and an additional condition in relation to the erection of security fencing during demolition of the site. In respect to the concern about creating a rat run, he advised that traffic calming measures would be installed within the car park and that the District Council would be able to monitor and address any issues.

The Committee was addressed by a representative from Crewkerne Town Council. She commented that the Town Council welcomed the application for a much needed long stay car park. She raised the concern that the car park could attract anti-social behaviour at night and suggested that bollards be put in place when the car park was not in use.

The Committee was then addressed by two people in opposition to the application. Their comments included:

- The proposal would add to traffic in an already busy area of people enjoying the children's play area, Aqua Centre, Henhayes Centre and the George Reynolds Centre.
- Access from East Street through Henhayes to South Street has the potential to become a 'rat run'.
- Traffic lights installed at West Street would be a better option.
- Unless an automatic barrier is fitted on the exit it will become a 'rat run'
- Proposed exit route not practical. At certain times of the day the road is restricted to one way by lorries and coaches.
- At certain times traffic is already backed up along South Street.
- Increased risk to pedestrians leaving Henhayes Recreation Ground.

Ward Member, Councillor Mike Best explained that the South Somerset Parking Strategy had identified a shortfall of long stay parking and there were parking difficulties at peak times especially for people working in the town. He was disappointed that there was not enough room to provide an in and out junction but this was the only site available, although not ideal there were no other options available at the current time.

It was proposed and seconded to approve the application as per the Specialist's recommendation as outlined in the agenda subject to:

- An amendment to Condition 2 to include the latest plan number.
- An additional condition for the erection of security fencing around the site during demolition of the site.

A vote was taken and the application was unanimously approved.

**RESOLVED:** That Planning Application No. 18/00754/FUL be APPROVED as per the Specialist's recommendation as outlined in the agenda subject to:

- an amendment to Condition 2 to include the latest plan number
- an additional condition for the erection of security fencing during demolition of the site.

For the following reason:

01. The proposed development would make a significant contribution to meeting the identified long stay car parking needs in Crewkerne, would not adversely harm the amenity of adjacent occupiers, would provide a safe means of vehicular and pedestrian access and the public benefit attributed to the provision of the car park would outweigh the slight harm caused to the setting of the Conservation Area. The proposal is in accord with Policies SD1, TA5, EQ2, EQ3 and EQ4 of the South Somerset Local Plan, the Core Planning Principles and Chapters 2 and 12 of the NPPF and the South Somerset Car Parking Strategy.

**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 approved shall be carried out in accordance with the following approved plans:  
Drawing Numbers: AW/009-21, AW/009-23, AW/009-24 and AW/009-27C.

Reason: For the purpose of clarity and in the interests of proper planning.

03. The car park hereby approved shall not be first brought into use until details of the boundary treatment along the whole length of the western boundary and the walling to be erected on the rear side of the new pedestrian paths at the site entrance from East Street, has first been submitted to and approved in writing by the Local Planning Authority. Once agreed and constructed the walls shall be permanently retained and maintained.

Reason: To protect the amenity of adjacent occupiers and the setting of the Conservation Area in accord with Policy EQ2 of the South Somerset Local Plan.

04. The lighting columns to be installed within the car park shall be located as shown on the approved plan. The bulkhead lighting system to be installed shall be as per the submitted details ie the Appollo LED 60 watt light. Once installed, there shall be no change to these agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of adjacent occupiers to accord with Policy EQ2 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include planting along the eastern boundary, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To protect the amenity of the area to accord with Policy EQ2 of the South Somerset Local Plan.

06. No construction work or construction deliveries shall take place outside the hours of 08.00-18.00 Monday to Friday, 08.00 - 14.00 hours on Saturdays with none on Sundays or Bank/Public holidays.

Reason: To protect residential amenity to accord with Policy EQ2 of the South Somerset Local Plan.

07. Before the development hereby permitted is commenced, surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is satisfactorily drained to accord with the NPPF.

08. In the event that any signs of pollution such as poor plant

growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with the NPPF.

09. The car park use hereby approved shall not be first brought into use until the details of and the construction of a suitable turning area has been provided to ensure vehicles can safely turn at the northern end of the car park.

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

10. No removal of any existing boundary walls/fencing/landscaping shall take place until a management plan is submitted detailing the timetable for the removal of the existing boundary treatments, the timing, details and erection of security fencing during the construction phase and the timing for the erection of all new boundary treatments. The car park hereby approved shall not be first brought into use until 1) details of all new boundary treatments have been first submitted to and agreed in writing by the Local Planning Authority, and 2) all of the agreed boundary treatments have been fully installed to the written satisfaction of the Local Planning Authority.

Reason: To ensure the safety and security of all adjacent occupiers is maintained throughout the construction phase and once the car park is completed and first ready for use.

*(Voting: unanimous)*

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**172. Planning Application 18/03822/FUL - Batstone Farm, Priddles Lane, Combe St Nicholas (Agenda Item 17)**

***Application Proposal: The change of use and conversion of existing outbuilding to form a dwelling and the removal of agricultural storage building***

The Specialist – Development Management presented the application and outlined the key considerations as detailed in the agenda. He advised that the site was located in an

isolated location and the building was still in use as a cattery and was therefore not considered redundant. The Specialist's recommendation was for refusal.

In response to questions from Members, the Specialist – Development Management confirmed that:

- Half of the building was subject to change of use, the remainder was for agricultural use.
- There were 3 buildings located on the site.
- The development did not qualify for change of use under Permitted Development Rights.
- A 10 minute walk to the nearest services and facilities was considered to be an isolated location.

The Committee was addressed by the Applicant who confirmed that the restricted half of the building was still in use but would close later in the year. The other half of the building had been redundant for 15 years. She explained that the building was of brick and block construction. In referring to the enhancement of the landscape setting of the site, she felt that the planting of additional hedges and trees would assist in enhancing the visual appearance of the area. Reference was made to a number of similar applications in the vicinity that had been allowed. She advised that the site was within walking distance of Combe St Nicolas and confirmed that the application had full support from the Parish Council.

Ward Member, Councillor Martin Wale did not consider the site to be located in an isolated location and had access to the services and facilities within Combe St Nicolas. The proposed development had no effect on the visual impact of the AONB. He referred to other applications within the vicinity that had been allowed that were within a more isolated location. He noted that the shape and style of the building would not be altered and considered that the installation of windows and French doors would enhance the immediate surroundings. He concluded that the proposal was in accordance with Policy SS1 and supported the reuse of an existing building.

The other Ward Member, Councillor Jenny Kenton supported the proposal and could not see the development causing any harm.

During the discussion, members supported the comments made by the Ward Members and felt that the development would enhance the area and was not considered to be located in an isolated location. The building would cause no harm to the landscape and make good use of existing buildings.

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

- Acceptable size, scale and materials
- Reuse of an existing building
- Enhance landscape setting of the site
- No harm to highways
- No harm to residential amenity

Conditions suggested by the Specialist and agreed by members included:

- Time limit
- Plan

- External materials
- Visibility splays
- Soft landscaping scheme
- PDR for new domestic buildings

A vote was taken and the application was unanimously approved.

**RESOLVED:** That Planning Application No. 18/03822/FUL be APPROVED contrary to the Specialist's recommendation for the following reason:

01. The proposal by reason of its size, scale and materials, reuse of an existing building and proposed landscaping would enhance the landscape setting for the site and would not harm highway safety or residential amenity. As such the proposal would accord with Policy SS1, EQ2, TA5, and TA6 of the South Somerset local Plan (2006-2028).

**SUBJECT TO THE FOLLOWING CONDITIONS:**

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

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

02. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: 2640-PL-01 rev. A; 2640-PL-02 Rev. A; 2640-PL-04 Rev. A only.

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

03. Prior to the installation of external facing materials for the walls and the roof, details of the materials, including colour and finish and to include the submission of samples where appropriate shall be submitted and approved in writing by the Local Planning Authority.

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

04. The visibility splays illustrated on plan number 2640-PL-02 Rev. A shall be provided prior to the first occupation of the dwelling hereby approved and shall be retained in accordance with the approved details in perpetuity.

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

05. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 ("the 2015 Order") (or any order revoking and re-enacting the 2015 Order with or without modification), there shall be no outbuildings

constructed within the curtilage of the dwelling hereby permitted without the prior express grant of planning permission.

Reason: To protect the character of the area accordance with policy EQ2 of the South Somerset Local Plan.

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

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

Informatives:

01. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:

- o offering a pre-application advice service, and
- o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

*(Voting: Unanimous)*

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Chairman