
Area West Committee

Wednesday 20th May 2020

4.00 pm

A virtual meeting via Zoom meeting software

The following members are requested to attend this virtual consultation meeting:

Jason Baker
Mike Best
Dave Bulmer
Martin Carnell
Brian Hamilton
Ben Hodgson

Val Keitch
Jenny Kenton
Paul Maxwell
Tricia O'Brien
Sue Osborne
Robin Pailthorpe

Oliver Patrick
Garry Shortland
Linda Vijeh
Martin Wale

Planning applications will be considered shortly after 4.00pm

Any members of the public wishing to address the virtual meeting during either Public Question Time or regarding a Planning Application need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 19th May 2020.

This meeting will be viewable online at: <https://youtu.be/bZCNub6o5zs>

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 12 May 2020.

Alex Parmley, Chief Executive Officer

**This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app**

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area West Committee will meet virtually via video-conferencing to consider and determine reports. For more details on the regulations regarding remote / virtual meetings please refer to the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

Area West Committee

Meetings of the Area West Committee are usually held monthly, at 5.30pm, on the third Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom and the starting time may vary.

Agendas and minutes of meetings are published on the council's website
www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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Public participation at meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual meetings.

If you would like to address the virtual meeting during Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 19th May 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

This meeting will be streamed online through YouTube at: <https://youtu.be/bZCNub6o5zs>

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman or Administrator will un-mute your microphone at the appropriate time. We also respectfully request that you turn off video cameras until asked to speak. Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am on Tuesday 19th May 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

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

The order of speaking on planning items will be:

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

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

Recording and photography at council meetings

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

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

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

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Area West Committee

Wednesday 20 May 2020

Agenda

Preliminary Items

1. To approve as a correct record the Minutes of the Previous Meeting

To approve as a correct record the minutes of the previous meetings held on 20th February 2020 and 15th April 2020 (Area West Informal meeting).

2. Apologies for Absence

3. Declarations of Interest

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors Jason Baker, Sue Osborne and Linda Vijeh.

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

4. Date and Venue for Next Meeting

Councillors are requested to note that the next Area West Committee meeting is scheduled to be held on Wednesday 17th June 2020 using Zoom virtual meeting software.

5. Public Question Time

This is an opportunity for the public to ask questions, make comments and raise matters of concern.

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

Please register your interest to speak at democracy@southsomerset.gov.uk

6. Chairman's Announcements

Items for Discussion

- 7. Area West - Area Chapter 2019/2020 outturn report** (Pages 7 - 13)
- 8. ABCD (A Better Crewkerne and District)** (Page 14)
- 9. Area West Committee - Forward Plan** (Pages 15 - 16)
- 10. Planning Appeals** (Pages 17 - 24)
- 11. Schedule of Planning Applications to be Determined by Area West Committee** (Pages 25 - 26)
- 12. Planning Application: 19/03482/S73 - Crewkerne Key Site 1, Land East of Crewkerne Between A30 and A356 Yeovil Road, Crewkerne**** (Pages 27 - 43)
- 13. Planning Application: 19/03483/S73 - Crewkerne Key Site 1, Land East of Crewkerne Between A30 and A356 Yeovil Road, Crewkerne**** (Pages 44 - 60)

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

This does not apply to decisions taken on planning applications.

Agenda Item 7

Area West – Area Chapter 2019/2020 outturn report

Director: Kirsty Larkins, Strategy & Support Services
Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To provide Members with an overview of the first year of delivery of the Area Chapter for Area West.

Public Interest

The priorities for Area West have been used to influence the development of the Council Plan for 2019/20. Some priorities identified clearly have an area focus and are better placed in an Area Chapter. The Area Chapter presents key projects and areas of work planned for the coming year by teams from across the whole organisation.

This report provides members with an overview on the 2019/2020 Area Chapter.

Recommendation

That members note and comment on the report.

Background

Area Chapters focus on the priorities of the Area Committee. These priorities were identified by Members and SSDC Area + teams through member workshops, other service plans and data led information. The 2019/2020 Area West Chapter was presented for approval at Committee in February 2019 and formed part of the Council Plan.

Area + teams consist of officers across the council who are best placed to provide the resources necessary (people and financial) in order to delivery each priority set out in the chapter. Each action or project identified in the plan is allocated a lead officer who collaborates with other officers across the council and/or the local community to deliver the project. The overall approach to delivery is based on the principle that we will enable others to deliver where we can, partner where it makes sense and only deliver if absolutely necessary.

Lead Officers supply the quarterly updates, which are collated by the Locality Team Leaders. Members have received the quarterly updates via email and consideration is required on how we appropriately deal with transparency and scrutiny of the Area Chapters moving forward.

Delivery of the Area Chapter

This is the first year of delivery and the approach has slowly developed alongside other competing challenges of delivering transformation. Progress against priorities agreed by members has been made over the year with successful completion of a variety of projects. Some projects identified will require longer than a year to complete.

Appendix A sets out this year's progress and overview of the area Chapter focus priorities for 2019/20.

This is also the first year that there have been new arrangements for budget allocation. The area committees continue to have an allocated budget for Community Grants and for project delivery and there is still some work to do to align the area budgets, service specific budget and any available external funding for future years. Officers will look to recommend notional allocation of area project funds (including revenue and capital reserves) to projects set out under the key areas of focus. This will be agreed by members at the beginning of the year so that spend can be monitored and reported quarterly.

As well as the main key areas of focus, members will note other projects within the Chapter relating to support provided by officers through SSDC's Community Grants programme and Section 106 projects. These S106 projects will have been identified either by SSDC or through the local community and both areas of work can often compete with other key priorities. The majority of S106 projects are community led and therefore can take time to develop and resource, which inevitable will take a number of years from inception to delivery.

Appendix B shows Community Grant awards for Area West. This relates to both revenue and capital community grants awarded (not necessarily paid) throughout 2019/2020. These were awarded through consultation either with Ward Members or through Area Committee decisions.

Area West awarded a total of 8 community grants amounting to **£20,924** in 2019/2020. The total estimated project costs were **£43,935**. Community grants are either for one-off grants or funding agreed under a Service Level Agreement (SLA).

Lessons learnt

This year has been the first full year of Chapter delivery and provides us with an opportunity to review, learn and improve.

It has been clear that some priorities within the Chapter are longer-term projects and cannot be delivered within the one year life span of the Chapter. Looking ahead, we should ensure all identified projects are locally led, have achievable and clear outcomes, milestones, key activities and resources to enable successful delivery. Those projects that are likely to run beyond the current year, will roll forward and be included automatically the following year.

Projects relating to S106 funding can be complicated, time consuming and often reliant on the capacity of the local community to delivery these projects and will often take a number of years of support and guidance.

There are often competing priorities with Chapter work, day to day service delivery, community support and officer workloads. A greater emphasis on monitoring and reporting will help us to actively track issues and keep members informed when other work impacts on project delivery.

There are measures that we can take to ensure better communication, understanding, and transparency of the Chapter work between officers, residents and Members. Members are asked to consider whether quarterly progress should be included on the agenda as an item for noting. A report for discussion could also be included on the forward plan half way through the year to allow for consideration of the priorities agreed at the start of the year.

Successes

This is the first year of delivering area priorities in this new way. Communities have continued to receive guidance and practical support to deliver projects and progress has been achieved in a number of areas. Some of Area West highlights include:

- Successful play day events held in Chard, Crewkerne, Merriott, Coombe St Nicholas and Tatworth, weather was good and the events were attended by approximately 2,000 children and young people.
- Annual Town/Parish Meeting – Well attended with good participation and engagement in Environment Strategy workshops.
- Engagement with 20 Area West businesses in one to one meetings, along with presentations to about 60 businesses at separate Ilminster and Crewkerne business groups.
- Full implementation of Customer Access Points at both Crewkerne and Chard with good feedback from customers. Customer enquiries have been dealt with either on the CAP or over the phone connected to the CAP, mitigating the need for one to one appointments.
- Successful Birds and Bushcraft day held at Chard Reservoir. A popular 3 hour event with approximately 250 children in attendance.
- Health walks continued to prove popular with engagement sessions held with walk leaders and trainers. Currently 4000 walkers take part in health walks throughout Area West.

Financial Implications

There are no financial implications arising directly from this report.

Corporate Priority Implications

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

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

Equality and Diversity Implications

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

Background Papers: Area Chapter 2019/20

Area West Chapter 2019/20

Green = Completed
Amber = on target
Red = likely to

Project description	Lead Officer	Lead Service	Qtr 1 Overview	Qtr 2 Overview	Qtr 3 Overview	End of year overview	Progress
Economy							
Attract tourists and increase spend in and visits to the area and wider district	Katy Menday	Leisure & Recreation	Partnership arrangement with Visit Somerset Destination Management Organisation (DMO) finalised. New brochures, web content and analytics coming forward in second quarter to inform service planning and to support businesses. 2019 Visit South Somerset and Somerset Gardens brochure publicised and distributed nationally.	South Somerset Director appointed to the Board of Visit Somerset. New 2020 County wide Gardens leaflet being prepared and support for 2020 destination publication with Visit Somerset underway. LIC and Community museum visits completed by Tourism officer.	Tourism Officer supporting museum to engage with SW Heritage Trust. Gardens leaflet being prepared for 2020 to include Cricket St Thomas gardens. Web brief for new tourism web ages prepared for issue in January to belter reflect the diverse destination of South Somerset.	Content provided to Visit Somerset for 2020 destination publication. Increased focus of Officer time on improving the web presence via visitsouthsomerset and visitsomerset platforms especially at beginning of Covid19. Business newsletters increased as a response to Covid19 to support tourism businesses.	
Continue to support individual businesses and associations/Chambers of Trade/Town Teams	Peter Paddon	Economy	Included in the new key account management activity which has commenced in Q1.	Included in the new key account management activity.	Engaged 14 Area West businesses in one to one meetings through key account activity.	Engaged 20 Area West businesses in one to one meetings through key account activity. Also presented to about 60 businesses at separate Ilminster and Crewkerne business groups.	
Supporting rural diversification	Peter Paddon	Economy	Rural businesses are part of the key account activity, which will include diversification.	Rural businesses are part of the key account activity, which will include diversification.	Work commissioned looking at rural businesses including diversification.	Work completed into rural business diversification to be taken forward next year aligned to business support. Also planning approval granted for change of use and conversion of agricultural buildings to business industrial use at Four Lanes Farm near Chard.	
Maintain pressure to deliver the Stop Line Way	Adrian Moore	Locality	Initial discussions with stakeholders held. Work ongoing. Knowle St Giles project (see Appendix A)*	Work ongoing to integrate project with other council priorities and policies.	Ongoing work to raise the profile of the Stop Line Way through new links within SSDC and the Chard Regeneration Programme and with The Blackdown Hills AONB. Research via seminars, history archives and links with Universities. Site visits and links made with national trail and public access project delivery consultants.	New links made with SSDC Planning and Property Developers. Plans to integrate the new route of the Stop Line Way into the Highways Infrastructure. Development of the SLW is supported by the Royal Agricultural University at Cirencester through BSc (Hons) Countryside Management dissertation research undertaken by the Lead Officer. Enables support to be externally obtained, which draws upon other examples of similar projects elsewhere.	
Complete gateway highway improvement scheme - Chard Fore Street	Rebecca Mc Elliot	Commercial Services & Income Generation	External funding identified and some secured. Permissions required.	Funding secured - Area West and Chard Town Council. Due to public realm strategy being completed during 2019 and the High Street HAZ bid to Historic England, decision taken to wait until strategy is finalised and then agreed scheme will be taken forward. Will form part of the Chard Regeneration Scheme programme of public realm improvements.	Chard bid for HAZ funding was successful. Funding agreement for High Street HAZ due to be signed in Spring 2020. Work will commence by the end of 2020 on the Gateway project once Hydrock have fully developed and costed the project and all approvals are received (such as SCC)	The scheme is currently being developed by the team (LHC, Hydrock and Coreus). We are hoping to have a fully developed scheme during 2020 with delivery at the end of the year. Covid 19 situation has created some delay to the project due to surveys unable to proceed.	
Environment							
Support the completion of the Neighbourhood Plan in Ilminster	Anna-Maria Lenz	Strategy & Commissioning	Plan progressing. There is currently a call for sites until the 1st July and a questionnaire which can be completed.	Had a recent meeting with the consultants that are undertaking the NHP and comments made on draft documents that were shared, no further update at this stage	No update at this stage; we are providing supporting information as requested.	Call for Sites’ completed and Site Assessment Report finalised. Findings are being incorporated into the SSDC Housing and Economic Land Availability Assessment Review. Draft Plan still in progress and dialogue with the Town Council on-going.	
Promote opportunities for enhanced service delivery through SSDC Environmental Services offer including parish warden scheme	Tim Cook / Chris Cooper	Locality / Environmental Services	Promotion ongoing though conversations with Town and Parish councils and through the Annual Parish Meetings intended for the Autumn	Annual Town & Parish meetings arranged for October 19	No further update	There has been no enquires this year	
Develop Chard Reservoir as a destination	Katy Menday	Leisure & Recreation	New interpretation boards installed with help of volunteer team. Opening of woods to dogs on leads confirmed from July to enable visitors with dogs to walk more of the site. Visitor survey completed and results being analysed to assess visitor opinions. Research into provision of a small visitor space commenced with a view to providing accessible public toilets.	Successful and well received public events ran throughout summer (400 attendees) with support of site volunteer team. New totem pole erected with support of local primary school.	Volunteer team have secured 400 tree whips for planting in January / Feb to further enhance habitats and outside learning spaces at the reserve. Woodlands were opened to dogs on leads to make site more accessible for dog owners; good success with few issues. Some small negative publicity far out weighed by positive use and comments.	The environment of the site has been improved through conservation management including enhanced tree plating. Extra public and family events (1200 attendees) were well received and the site is being heavily, but responsibly used during the Covid19 outbreak. Countryside Manager has made contact with Chard Town Council and offered annual update reports on the site to inform on developments. The volunteer team is elicits strong community support and drives forward improvements projects.	
Continue to support The Blackdown Hills AONB	Adrian Moore	Locality	Locality Officer attendance at AONB meetings. £6k partnership funding for 2019/20 and adoption of AONB 5 year management plan agreed by Area West Committee	£6k funding paid. Ongoing attendance at AONB officer meetings. AONB group are seeking lottery funding towards a health and wellbeing project that will include Chard.	Ongoing attendance at AONB officer meeting. Committee report prepared for January 2020 includes annual update.	Positive links continue with the Blackdown Hills AONB with the successful adoption of the 5 year management plan. 6k secured from SSDC Area West to fund essential work in 20/21.	
Housing							
Promote and support any emerging Community Land Trusts	Jo Calvert	Service Delivery	No CLT in Area West currently. Potential to promote at the Annual Parish Meeting	No further update	No Further update on this	There is no CLT in Area West and no enquiries received. Affordable Housing Reports were presented at Committee in February 2020	
Complete Housing Needs Surveys when requested	Tim Cook / Kirsty Larkins	Locality / Case Services	None received to date. Promotion though Parish & Town Council communications and Annual Parish Meetings in the Autumn	None received in Q2. Annual Town & Parish meetings arranged for October 19	None received in Q3	There were no housing need survey requests this year	
Healthy, Self-reliant Communities							
To improve pitch provision in Area West and particularly in Chard.*	Lynda Pincombe	Strategy & Commissioning / Locality	The conveyance of land (c 3.5 acres) south of Chard for the future development of land is nearing completion subject to agreement of terms with SCC. Additional on site community pitch provision (2 x football pitches) requested from a development site to the north of Chard. Working with Crewkerne Town Council and Wadham School to obtain community access to school playing pitches through a formal Community Use Agreement (see Appendix A**).	Held a meeting with all football clubs in Chard, SSDC, Somerset FA and Chard Town Council on 30th July to discuss pitches and the issues. We have a strategy going forward to meet the shortfall and in the short term a pitch advisor from the FA/IOG will carry out a formal pitch report on the Jocelyn Park pitches, so that an action plan can be formulated to improve maintenance. Pitch report now received at meeting again on 23/9 to discuss action plan and work required.	Lynda to escalate conveyancing of land at Forton with SCC. At Chard Town Council meeting on 21st October, members approved recommendations within report and the actions within the agreed plan. Vert Draining will be carried out this autumn and other work on the action plan will need to be carried out in Spring 2020.	Strategy and Commissioning and Commercial Services have managed to make some progress with SCC who are now supportive of completing the Forton land purchase although this be concluded in the new financial year. There have been staff changes at the FA and we are currently awaiting further details in relation to Jocelyn Park pitches.	
Support a range of improvements to community buildings. - Programme of live schemes to be set out in Appendix A	Tim Cook	Locality	See appendix A	See appendix A	See appendix A	Reviewed in Appendix A and B	
Develop options to improve community transport links to Crewkerne Station.	David Crisfield	Strategy & Commissioning	We will look at this as part of the needs assessment work for Council Plan Priority 6 - to assess options for improving community transport links. Lynda P to set up a Healthy Self Reliant Community Communities of Practice (COP) sub group to progress as per the Council plan key milestones.	Due to case officer availability, a start on work to audit community transport provision and review best practice was delayed until September 19 but is now underway. Once this work is complete, an assessment of demand/need will be undertaken in Q3.	Audit of current Community Transport provision and of elected members specific concerns currently underway via SMART Survey. Surveys will be completed and analysed in Q4. Specific measures regarding the links to Crewkerne Station will be explored in Q4/Q1 of 2020/21.	No progress since Q3. Work on the specific question of links to Crewkerne Station will be delayed due to Covid19 as both Specialist and Case Work support to the project have been either redeployed into other service areas or are working directly on Covid19 activities. Furthermore other key stakeholders are either currently focused on Covid19 activity or have been stood down due to the virus. Clearer position will be available by end of Q1 of 2020/21.	
Increase the network of volunteer led health walks through promotion, training and support.	Julia Booth	Locality	28 Health Walks being supported within Area West. 15 x Broadway, 3 x Chard, 6 x Crewkerne, 3 x Ilminster, 1 x Watch Project. Volunteer workshop held in May for existing volunteers. Another workshop planned in late summer to encourage new volunteer leaders.	Healthy Walk leaders celebration event held in September to encourage networking. 50 attendees from across South Somerset, including Mendip, Sedgemoor and Taunton. 1 x new walk at Crewkerne Health centre being developed.	Health walk leader training session held in December. 21 volunteers attended. Crewkerne Medical Centre due to start a new walk group for patients in January 20.	Full engagement and sessions with health walkers and trainers were held throughout the year, resulting in more health walks being supported in South Somerset than other Somerset areas. There are currently 29 Walk Leaders and 4000 walk participants throughout Area West	
Deliver 8 Play days in towns/villages in Area West	Steve Barnes	Locality	Play days booked for the Summer in Chard x 2, Ilminster x 3, Crewkerne x 3 Coombe St Nicolas, Merriott, Winsham	Successful playdays held in Area West.	Project complete	Playdays within Area West were either organised or supported by SSDC. Weather was generally good this year and approximately 2000 children and young people attended these events.	

Take a full part in the work of Chard One Team	Nigel Marston	Service Delivery	Attendance at Operational and Tactical meetings by Specialists.	As per Qtr 1	All Operational & Tactical meetings have Specialists representation. Co-Ordinator role to be looked at with a view to enabling a single role to cover Yeovil & Chard One.	No update received	
Work with Crewkerne TC to pilot hub approach to customer access.	Sharon Jones	Customer Focus	Customer Access Point in situ. Technology now enables scanning to be installed in Crewkerne as a priority	Customer Access Points are now fully operational including scanners to enable customers to send us their evidence/documents	New screening provided for Customer Access Points to improve privacy. Customer access points fully operational and working well.	The customer access point has been fully operation with scanner since July. It has been really successful with our customers. There has not been the need for any appointments as all enquiries have been resolved on CAP or over the phone linked to the CAP.	
Deliver a play area at Jarman Way /(Plot 5)	Adrian Moore	Locality	Initial invites being sent to form steering group.	Steering group established at Chard Town Council. Well attended consultation event held in September with local residents. Design brief being drafted for steering group approval prior to tender.	Site visits to monitor services trenching on site and consequences of removal of neighbouring construction site safety fencing, path installation and boundary fencing. Collating tender documentation. Researching conservation considerations including tree care and preservation orders. Discussed designs with suppliers.	Works regarding Tree Preservation Orders agreed. Successful steering group meeting and update on progress held. Finalising tender documentation. Equipment procurement May. Installation July.	
Appendix A - Programme of live schemes							
S106 funded projects							
Advice and support to Crewkerne Town Council and Wadham School regarding fencing around the site and to deal with a badger problem and opening up pitches for community use	Jake Hannis	Locality	**Fencing required in order to solve issues at a cost of approx £70k.Waiting for member comments.	Email received from Sheila Taylor (Business Manager) on 04/7 - school has three revised quotes for fencing now and these were attached to the email. Original quote was £70k, reduced the height of fencing so that planning is not required. Having reviewed the three quotations, there was some differences between what was quoted, and therefore a direct comparison could not be made. School has been informed and waiting for updated quotations. All Crewkerne SSDC members emailed and informed about project. Have spoken with Mike Best to keep him informed of what is happening Plan is to draft a community use agreement between school and SSDC for community use of pitches. Legal will need to be involved given that the capital investment will need to protected and a clawback clause inserted.	The progress of this project will be closely linked to the potential artificial Football Turf Pitch (FTP) that is being discussed with Somerset FA. If Somerset FA decide to progress with the FTP at Wadham School then configuration of fencing will need to change to incorporate a FTP and my proposal would be that the fencing becomes part of the overall project to take advantage of the S106 partnership funding. If Somerset FA decide not to pursue an FTP at Wadham School then the fencing of the pitches and a community use agreement can move forward. The project will benefit football, rugby and cricket.	A feasibility appraisal for new AGP provision at Wadham School are being developed by the County FA with Academy approval. SSDC hold S106 funds that could potentially support the delivery of a new community facility during the next 12 months if a viable business case can be established. Supporting this project would address a strategic priority identified within the Council's adopted Playing Pitch Strategy.	
Advice and support to Chard Town Council for play area project to be delivered at Upper Henson	Adrian Moore	Locality	Initial meetings with Town Council held regarding current repairs programme for Chard play area facilities which is now underway. Possibly run in conjunction with Jarman Way project.	Steering group established with Chard Town Council. Site meeting with Play company in preparation for consultation event.	Play Area consultation leaflet designed. Contacts made with town Council, Councillors and community representatives. Consultation event postponed to early 2020.	Consultation event planned with a mini play day for later in the year when the local community can meet on site to discuss the play area improvements. Leaflet designed and awaiting confirmation of new date.	
Advice and support to group and facilitate S106 funding and possible community grant to deliver the project to Broadway play area improvements	Adrian Moore	Locality	Initial meeting and advice given to the group. SSDC likely to provide some funding towards the project. Awaiting further information from group	Support given to access funding. Parish in consultation with developers on current local S106 proposals .	Parish researched S106 contributions with a lot of help from Jackie Hamblin. Parish budgeting to maximise their contributions from reserves in readiness. Awaiting outcomes from public meeting due in February 2020 regarding decisions of new local development and its play provision proposals. Still undecided regarding transfer of land or monies to Parish from other S106 developments within the parish.	Play provision decisions not concluded regarding new local development and no conclusion to date regarding land transfer or S106 monies, awaiting outcomes.	
Advice and support to group to complete project and facilitate transfer of S106 funding to Merriott improvements at the recreation field.	Adrian Moore/Rob Parr	Locality	£36k received from Developer. Light touch assistance provided with redesign and safety surface installation. Funding to be paid	Safety surface now complete and S106 funding paid.	Project complete	New play equipment added to the current Recreation ground. Very successful project with some outstanding pieces of equipment, a destination play area and highly used. Used full S106 funding available.	
New Pavilion project at Ilminster Cricket Club	Rob Parr	Locality	N/A	Project inception meeting held with ICC on 7th August attended by ECB. IEF have written to ITC confirming that in principle they are happy with the proposals, but would require sub lease and further information on the design. ITC confirmed at meeting on 16/7 to support the project, pay for the sub lease to be produced and be banker for VAT purposes. Further meeting held with ICC on 19th August to discuss design brief. Design brief drafted for ICC and returned on 21/8 for comment. S106 funds already secured will be used to fund design concept and design development stages by architect.	Orme Architecture has been selected as architects for the pavilion project. S106 application form and supporting documents are expected from Ilminster CC/TC to access funding	All funding relating to S106 capital award has been paid to Ilminster Cricket Club (ICC). ICC have had architects drawings produced for the new pavilion and are now obtaining professional cost estimates to determine a overall project cost. This project cost figure and pavilion designs will assist external fundraising for the project. Overall the project is moving forward in the correct way.	
Project management and completion of final phase at Snowdon Park, Chard Play Area completion - installation of climbing frame	Rob Parr	Locality	Old fort has been demolished. Replacement kit being sourced.	Last item of play equipment has been delivered and installation due to take place October 2019.	Fencing being installed early Jan. Climbing frame in stock and awaiting dry conditions for installation.	Unfortunately weather to date hasn't been suitable for installation and we are now awaiting end of COVID19 lockdown and contractor availability to allow final item of play equipment to be installed	
S106 Project manage construction of new play area at Canal Way/Greenfylde Close, Ilminster new play area	Rob Parr	Locality	Equipment installed, project completed and open. Snag list to be completed.	Project completed	Project complete	A high quality play area successfully installed last summer and has been extensible used and appreciated by the community. It will provide a valuable resources for decades to come. There were some issues regarding maintenance of grassed areas which will require reseeded which is planned for April/May. £96,389 S106 funded project.	
*To improve pitch provision in Area West and investigate feasibility of artificial Football Turf Pitch (FTP)	Lynda Pincombe/Nathan Turnball	Strategy & Commissioning / Locality	N/A	N/A	An exciting project that would represent significant investment in our local facilities and would address a (strategic) priority football project identified within our adopted PPS. To be added into the Area West Chapter 20/21 as an Area of focus	A feasibility appraisal for new AGP provision at Wadham School are being developed by the County FA with Academy approval. SSDC hold S106 funds that could potentially support the delivery of a new community facility during the next 12 months if a viable business case can be established. Supporting this project would address a strategic priority identified within the Council's adopted Playing Pitch Strategy.	
Project support							
Access improvements towards Snowdon Park, Chard - Prep and tarmac coat surface	Steve Fox	Environmental Services	Some grant money identified to pay for hard surfacing (tarmac) of the access trackway to be completed in the autumn. The existing car park was also looked at for enlargement, this will form part of our future district parks improvement plan but will require capital funding and we will look at this later in the year	Resurfacing of the entrance trackway will form part of this winter works programme.	No update received	Resurfacing works now completed.	
Advice and support for Community grant application at Dowlish Wake Speke Hall and car park improvements	Adrian Moore	Locality	Community grant application received and funding awarded at Area West Committee. Project to be completed for grant to be paid.	Project completed and grant paid	Project complete	£10,000 grant awarded. New kitchen and extension to the car park completed. Huge benefit to the wider community who are now able to fully utilise this facility.	
Advice and support to Knowle St Giles re improved access to the Stop Line Way	Adrian Moore	Locality	*Initial meetings at Knowle St Giles to look at accessibility ramp to improve access from the Stop Line Way path into the village. Community Grant request expected.	Meeting held with Parish to discuss funding options and a professional funder commissioned. Tenure on land to be secured by Parish.	Parish sent out multiple funding requests with support and guidance from a professional project funder. Research carried out regarding local history, environmental and health & well being benefits to support funding applications.	External funding still being sought. Community Grant request to Area West Committee anticipated in next financial year.	

Advice and support to group and facilitate funding and possible community grant to deliver the project to Horton play area improvements	Adrian Moore	Locality	Initial meeting and advice given to group. Current funding issues so project to be completed in phases. SSDC likely to provide some funding towards the project. Awaiting further information from group.	Further meeting held to support group to move project forward and access funding streams.	Layout and design modified to accommodate requests from immediate neighbours. Researched support from professional funders to assist the group. Still seeking external funding.	Good support from local residents. Excellent design layout. Still seeking external funding support.	
Chaffcombe (Village Hall) - Extension and Renovation. Technical advice & fundraising support.	Adrian Moore	Locality	N/a	N/a	N/a	Community grant awarded £5,455. Extension to front porch which provided storage space for professional level table tennis tables. Also providing easier access to hall along with new fascia and guttering.	

Appendix B - Area West Community Grants Awarded 2019/20

Community Grant revenue budget	£10,430
Total revenue awarded	£3,969

Area West Capital Programme – Balance as of 31st March 2020	£102,739
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Name of applicant	Project Name	Amount awarded	Estimated Project Value	% awarded	Status of application	Budget
Chard Town Council	SLA* – Chard LIC	£500			Paid	Revenue
Crewkerne Town Council	SLA* – Crewkerne LIC	£500			Paid	Revenue
Iminster Tourism	SLA* – Iminster LIC	£500			Paid	Revenue
Haselbury Plucknett Parish Council	Installation of gates for footpaths	£480	£4,360	11%	Complete	Revenue
Merriott Village Hall	Solar Array and Batteries	£11,500	£24,478	47%	Complete	Capital
Chaffcombe Village Hall	Additional store for sports equipment	£5,455	£10,910	50%	Project nearing completion	Capital
Ashill Parish Council	Ashill Community Defibrillator	£1,000	£2,210	45%	Complete	Revenue
Chard Town Team	Dragons of Chard Lantern Parade	£989	£1,977	50%	Awaiting Ward Member approval	Revenue

Total awards	8
Total amount awarded	£20,924
Total project value	£43,935
Total % awarded	47%

*Service Level Agreement

Agenda Item 8

ABCD (A Better Crewkerne and District)

Report from Councillor Mike Best, SSDC representative on ABCD

It was interesting to look back over the past 12 months to see just how much effort has been put into ABCD activities/projects by members and the Working Parties.

Our main projects – i.e. the centralised bus stop, the KRBS shop building and the upgrade of the pavements in North Street are no further forward than they were at the beginning of the year, despite all the efforts of ABCD members.

The KRBS shop building continues to be held up due to legal reasons.

To achieve the new central bus stop location in Market Street a safety audit is required on the South Street junction and an SIS scheme is in place via Mike Best, County Highways are nearly five years behind in SIS projects, so it seems that the safety audit will be considerably delayed, though we have just received information that the audit is now due to start in May 2020.

The improvements to the North Street pavement on safety grounds from the School to the Dentist will now be carried out but no date has been given. No further improvements will be made to North Street until the new one way system is in place (but this is linked to the development of the CRL Key site), it was agreed that it would be useful to have photographic evidence of the problems with the traffic at the junction of North Street/Market Street and also to monitor the air quality in that area. Some grant funding has been secured to be used to purchase an air quality monitor also investigations are being looked at for a suitable siting for a camera.

On a positive note The Crewkerne Food Festival was a great success and Crewkerne in Bloom almost swept the board with trophies! Creative Crewkerne and the Farmer's Market got together with successful Crafters & Antique markets. Creative Crewkerne continue to work with Take Art to bring a range of performances into the town.

Friends of Crewkerne Station have continued with their enhancement of the station and with building the links with the Blackmore Vale Partnership.

Thanks to the Chair of ABCD for the above.

Cllr. Mike Best

Agenda Item 9

Area West Committee Forward Plan

Director: Netta Meadows, Strategy and Support Services
Agenda Co-ordinator: Jo Morris, Case Officer (Strategy and Commissioning)
Contact Details: jo.morris@southsomerset.gov.uk or 01935 462055

Purpose of the Report

This report informs members of the proposed Area West Committee Forward Plan.

Recommendation

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

Forward Plan

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

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

Councillors, service managers, partners and members of the public may request that an item is placed within the forward plan for a future meeting by contacting the agenda co-ordinator.

Background Papers: None.

Notes

- (1) Items marked in italics are not yet confirmed.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk

Meeting Date	Agenda Item	Lead Officer(s) SSDC unless stated otherwise
June, September, December 2020	Chard Regeneration Scheme – quarterly update reports	Dan Bennett, Property and Development Project Manager
June and monthly thereafter	Support for Communities and Town and Parish Councils during coronavirus - members are asked to feed in any particular areas of concerns to help shape the report.	Tim Cook, Locality Team Manager
July and quarterly thereafter	Area Chapter Update	Tim Cook, Locality Team Manager
<i>TBC</i>	<i>Ilminster Forum</i>	<i>Cllr. Val Keitch</i>
<i>TBC</i>	<i>Meeting House Arts Centre, Ilminster</i>	<i>Cllr. Val Keitch</i>
<i>TBC</i>	<i>Highways Update</i>	<i>Highway Authority</i>
<i>TBC</i>	<i>Historic Buildings at Risk</i>	
<i>TBC</i>	<i>Update on CIL contributions</i>	

Agenda Item 10

Planning Appeals

Director: Netta Meadows, Service Delivery
Lead Specialist: Simon Fox, Lead Specialist - Planning
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

None

Appeals Dismissed

18/01355/FUL - The erection of 4 dwellings with associated landscaping, parking and access on Land OS 4439 Middle Street, North Perrott, Crewkerne Somerset
(Officer Delegated Decision)

Appeals Allowed

None

Background Papers – Decision notice attached.

Appeal Decision

Site visit made on 26 February 2020

by Nick Davies BSc(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 March 2020

Appeal Ref: APP/R3325/W/19/3238521

Land west of Middle Street, North Perrott, Crewkerne TA18 7SJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Allan Edwards against the decision of South Somerset District Council.
 - The application Ref 18/01355/FUL, dated 24 April 2018, was refused by notice dated 26 June 2019.
 - The development proposed is the erection of 4 dwellings with associated landscaping, parking and access.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The original application that was submitted to the Council described the proposal as being for five houses with associated landscaping, parking and access. During consideration of the application, a revised scheme for four dwellings was submitted to the Council. The appellant contends that the amended proposals were submitted for consultation purposes only, and that the description of the application was changed without his consent. However, the Council's decision was based on the amended scheme. I have therefore used the description of the development from the appeal form, which refers to the four-dwelling scheme.

Main Issues

3. The main issues are:
 - a) Whether the proposed development would preserve or enhance the character or appearance of the North Perrott Conservation Area;
 - b) Whether the development would preserve the settings of nearby listed buildings;
 - c) The effect of the development on mature trees on the site and any consequent impact on the character and appearance of the area; and,
 - d) The impact of the development on protected species.

Reasons

Conservation Area

4. The appeal site comprises an orchard near the centre of the village. It lies adjacent to a sharp bend in the A3066, which runs around its southern and eastern boundaries. As the A3066 turns north, it becomes Middle Street, the main road through the village. Opposite the site, Middle Street is lined largely by historic two-storey stone buildings. Similar buildings front Middle Street and Downclose Lane to the north and south of the site respectively. The site is higher than Middle Street, and separated from it, by an overgrown wall and boundary hedging. The land is within the same ownership as The Old Rectory, a grade II listed building, and is divided from the rest of its extensive grounds by mature trees along the northern and western boundaries of the site. The site lies within the North Perrott Conservation Area (the CA).
5. The significance of the CA lies in the high proportion of historic stone buildings that lie close to the roads, together with stone boundary walls, giving the area a distinct uniformity of building form and materials. Of equal importance, however, are the open spaces, that punctuate the groups of buildings, and give the village a loose knit character. The prevalence of plants, hedges and mature trees in these spaces, and in gardens, provides a balance to the robustness of the stone buildings, resulting in the village having a strong connection with its rural setting.
6. The appeal site is one of these open spaces. It lies opposite the continuous development on the east side of Middle Street, so has an important influence in maintaining the loose knit character of the village. It also provides a visual connection between the built environment and the countryside to the west. Furthermore, the hedgerow boundaries and mature trees on the site provide a green setting for the surrounding buildings. The site therefore makes a positive contribution to the significance of the CA.
7. The four houses would face Middle Street and would occupy most of the width of the site. Consequently, they would, effectively, bridge the gap between the houses to the north and south. As a result, there would be continuous development on both sides of Middle Street, and the visual connection between this part of the village and the surrounding countryside would be severed. Moreover, the consolidation of the frontage development, and the resultant density of buildings in this part of the CA, would be harmful to its loose-knit character.
8. This harm would be evident in views from both ends of Middle Street. Looking north, from Downclose Lane, the appeal site provides a rural setting for the houses on the east side of Middle Street, maintaining a balance between buildings and greenery that typifies the CA. The proposed houses opposite would upset this balance. From this point the extensive vehicle manoeuvring and parking areas to the rear of the houses would also be evident. Combined with the dividing boundary fences and other domestic paraphernalia, the development would be a significant intrusion into this rural setting, which would be harmful to the character and appearance of the CA.
9. Looking south, from the war memorial, the trees and hedges on the appeal site are seen at the end of the converging rows of buildings on either side of Middle Street. Consequently, from here, the site is an important element in

maintaining a connection with the rural surroundings of the CA. The trees and hedges also make a significant contribution to the balance of buildings and foliage from this viewpoint. The proposed houses would occupy this focal point, which would erode the connection between the CA and its rural setting. It would also consolidate built development at the expense of the characteristic balance of buildings and vegetation, thereby resulting in harm to the CA.

10. I am mindful that the design of the houses draws on the guidance in the North Perrott Village Design Statement. Considered in isolation, the architectural details and materials would be appropriate within the CA. However, development of the site would result in the loss of an important open space that contributes positively to the rural setting of the village, and to the balance between buildings and green space within the CA. The proposal would therefore be harmful to its character and appearance.
11. The harm that would arise would be localised, so the impact on the CA as a whole is less than substantial within the meaning of Paragraph 193 of the National Planning Policy Framework (the Framework). Paragraph 196 of the Framework advises that less than substantial harm should be considered in a balanced manner against the public benefits associated with the development. In this regard, the proposal would contribute to meeting the Council's housing requirement. It is also suggested that the sale of the houses would be restricted to local people for the first 6 months, to provide an opportunity for residents in need of housing to remain in the village. It would also provide other benefits that arise from new housing generally, including construction jobs, and additional residents to help support local services. These benefits are limited, due to the scale of the development, and the fact that there is no mechanism in place to ensure the restricted sale of the houses to local people, so I give them modest weight.
12. The proposal also includes car parking spaces that would be made available for community use. It is suggested that this would relieve pressure for on-street parking from residents of Middle Street, who currently park on the road. However, I saw no evidence during my site visit that on-street parking is a significant problem, therefore I give this benefit little weight.
13. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA. Paragraphs 193 and 194 of the Framework advise that any harm to the CA requires clear and convincing justification and great weight should be given to the conservation of designated heritage assets. The public benefits of the appeal scheme are limited and, consequently, would not outweigh the harm that I have identified to the character and appearance of the CA. I therefore conclude that the proposal would be contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan 2006 – 2028 (adopted 2015) (the Local Plan). These policies seek to preserve or enhance the character and appearance of the district and safeguard the significance, character, setting and local distinctiveness of heritage assets.

Listed buildings

14. The appeal site lies near several Grade II listed buildings. The Old Rectory lies approximately 55 metres to the north west; The Old Forge and 14 Middle Street lie to the east on the opposite side of Middle Street; and 51 Downclose Lane, The Old Bakery and Bakery Cottage lie on the opposite side of the A3066

to the south. The site forms part of the rural setting within which all these buildings are experienced. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to have special regard to the desirability of preserving these listed buildings or their settings, or any features of special architectural or historic interest which they possess.

15. The site lies within the same ownership as The Old Rectory and, although it is somewhat divided from the more formal gardens around the dwelling, it has a historic relationship with the listed building, which can be seen from the appeal site. The Old Rectory can also be seen across the appeal site from the junction of Middle Street with Downclose Lane. From here, the appeal site forms part of the rural setting within which the listed building is experienced. The proposed development would intrude into this setting and obscure the view of the building from this part of the village, thereby resulting in harm to the significance of the heritage asset.
16. 14 Middle Street and The Old Forge are two-storey historic stone-built houses that face the appeal site from the opposite side of the road. No 14 is set back from the road behind a stone boundary wall and planted front garden, but The Old Forge is very close to the highway, and therefore has a particularly close visual relationship with the appeal site. The appeal site provides an open rural setting, which is significant to the way these listed buildings are experienced in views from the north and south. The proposed houses would intrude into this open aspect. Being in such close proximity, and of a similar scale, the new houses would crowd the listed buildings and challenge their primacy in the street scene. As the houses would span most of the width of the site, they would sever the visual link between the listed buildings and the countryside to the west. Consequently, the proposal would harm the rural setting of these listed buildings.
17. The appeal site is also important to the way that 51 Downclose Lane, Old Bakery and Bakery Cottage are experienced. These historic stone buildings lie on the opposite side of the A3066, but the gable end of No 51 is very close to the south eastern corner of the appeal site. The appeal site provides an open rural setting for the buildings when viewed from Middle Street to the north, allowing the buildings to be viewed in a degree of isolation. Viewed from Downclose Lane, to the south, the buildings are seen against the backdrop of the appeal site. The proposal would significantly erode this rural setting from both viewpoints, thereby harming the distinctive and attractive rural setting of these listed buildings.
18. The harm that would arise to the settings of all these listed buildings is less than substantial within the meaning of Paragraph 193 of the Framework. Therefore, in accordance with Paragraph 196, the harm should be balanced against public benefits associated with the development. I have already concluded that these benefits are limited and do not outweigh the harm to the CA. Consequently, I also conclude that they do not outweigh the harm that I have identified to the settings of the listed buildings. The proposal would therefore also be contrary to Policies EQ2 and EQ3 of the Local Plan in this regard.

Trees

19. The appeal site contains a range of trees, including a group of apple trees in the centre of the site; a line of ash trees along the western boundary; an

individual ash tree in the north west corner of the site; and a cedar in the north east corner, close to Middle Street. The application was accompanied by a Tree Survey & Arboricultural Impact Assessment (TSAIA), which assessed the original proposal for five dwellings. Under this scheme it was proposed to fell the cedar and the individual ash tree. The amended scheme for four dwellings proposes the retention of the cedar, by moving the proposed access road further south. The TSAIA has not been amended to reflect the revised proposal.

20. The development would require the removal of the apple trees. As these are relatively small, their loss would not have a significant impact on the character and appearance of the area. The ash trees on the western boundary are a positive feature in the CA, contributing to the characteristic balance of planting and buildings. The proposal would involve the felling of one suppressed specimen, and the crown lifting of two of the larger trees. Whilst this would involve the removal of some large branches, it is the higher parts of the trees that contribute most to the amenity of the area. The access drive would also involve a small incursion into the root protection area (RPA) of one of the trees. However, it is likely that this could be achieved through "no-dig", or other bespoke construction methods, to avoid significant harm. The development would not therefore harm the amenity value of this group of trees.
21. The individual ash on the northern boundary is a substantial tree, which is highly visible in views across the appeal site from the south, and above the roofs of houses from the north. It makes a considerable contribution to the amenity of the area. The TSAIA places it in Category B as a tree in the middle of its lifespan, with a future contribution of over 40 years. The tree was identified for felling under the original scheme for five dwellings, as it was directly affected by the proposed community car parking. This parking area is further south in the scheme that I am considering, so the tree would not be directly affected. However, it is likely that there would be a significant incursion into its RPA. The TSAIA has not been amended to identify whether this tree could be retained, and, if so, what measures would be necessary to ensure its continued health. In the absence of such expert evidence, I am not satisfied that the tree could be retained. Its loss would be harmful to the character and appearance of the area.
22. The cedar tree is a prominent and notable feature of the site. Its height and location make it a focal point in views from the south along Downclose Lane/Middle Street. It is also a dominant landscape feature from the war memorial to the north, where views of it are framed by the converging buildings on either side of Middle Street. Although it has been stated in representations that it is not a native tree, this does not diminish the positive and distinctive contribution it makes to the character and appearance of the village.
23. The appellant contends that the relocation of the access allows for the retention of the cedar. However, the TSAIA has not been amended to demonstrate that this would be feasible. The tree is growing on land that is about a metre higher than the adjacent road. Provision of the new access and visibility splay would involve significant excavations close to the trunk, and within a large proportion of the RPA. In the absence of a detailed expert report, demonstrating that this work could be achieved without harm to its health and long-term future, I conclude that the proposal would be unlikely to be compatible with the

retention of the tree. The loss of the tree would result in significant harm to the character and appearance of the area.

24. It has been suggested in representations that the loss of the trees could be offset by the planting of more trees as part of a landscaping scheme. However, the ash and the cedar are large trees, so any replacement planting would take many years to provide the same level of amenity. I therefore conclude that the development would result in the loss of mature trees on the site, which would have a harmful impact on the character and appearance of the area. The proposal would therefore be contrary to Policies EQ2 and EQ5 of the Local Plan, which seek to preserve or enhance the character and appearance of the district and protect existing green infrastructure. The loss of the trees also adds significant weight to my finding of harm to the character and appearance of the CA under the first main issue.

Wildlife

25. Paragraph 99 of Government Circular 06/2005: *Biodiversity and Geological conservation – Statutory obligations and their impact within the planning system*, says it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted. The appeal site includes hedgerows and trees that could provide habitat for protected species. In particular, the Council's ecologist highlights the potential for the site to accommodate slow worms and dormice.
26. The application was accompanied by a Bat Roost and Field Survey Report, which concluded that no bats or other protected species were present on the site. The results of a subsequent reptile survey were also submitted, demonstrating that no slow worms were present. The original Report contains little detail of the methodology employed, and the results are in a tick box format. There is no reasoned explanation of why, for example, it was concluded that there was no habitat suitable for dormice. In any event, the survey was carried out on 24 August 2017, and paragraph 1.5 advises that the report is valid for two years from date of survey. Therefore, although the slow worm survey is still valid, I am not able to safely discount the presence of other protected species on the site.
27. In the absence of an up to date ecological survey I am unable to conclude that there would be no harm to protected species. The proposal would therefore be contrary to Policy EQ4 of the Local Plan, which seeks to ensure that, where there is a reasonable likelihood of the presence of protected and priority species, development design should be informed by a survey and impact assessment.

Other Matters

28. Representations in support of the scheme highlight that the proposal would not result in highway danger, as there would be good visibility from the new access. I saw that traffic speeds are low passing the site, and drivers would have good visibility of any vehicles emerging from the new access. Similarly, drivers leaving the site would be able to see approaching vehicles. The proposal would not, therefore, result in any harm to highway safety. However, a lack of harm in this regard is not a positive factor in favour of the development.

Planning Balance

29. The Council cannot demonstrate that it has a five year supply of deliverable housing sites. Under these circumstances, Paragraph 11 of the Framework says that permission should be granted, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development. I have found harm to heritage assets that is not outweighed by the public benefits of the development, so the presumption in favour of sustainable development does not apply to this appeal. Application of policies in Section 16 of the Framework, which seek to conserve and enhance the historic environment, provide a clear reason for refusing the development.

Conclusion

30. For the reasons given above, I conclude that the appeal should be dismissed.

Nick Davies

INSPECTOR

Agenda Item 11

Schedule of Planning Applications to be discussed by Area West Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 4.00 pm.

The meeting will be viewable online at: <https://youtu.be/bZCNub6o5zs>

Any members of the public wishing to address the virtual meeting regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on 19 May 2020.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	CREWKERNE	19/03482/S73**	Application to vary conditions 3 (phasing) and 9 (highway plans) of planning approval 05/00661/OUT	Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road, Crewkerne	Taylor Wimpey Exeter
13	CREWKERNE	19/03483/S73**	Section 73 application to amend the approved plans condition (no. 26) of planning consent 14/02141/OUT to amend the highway plans and the provision of supplemental environmental statements to reflect such changes	Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne	Taylor Wimpey Exeter

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 12

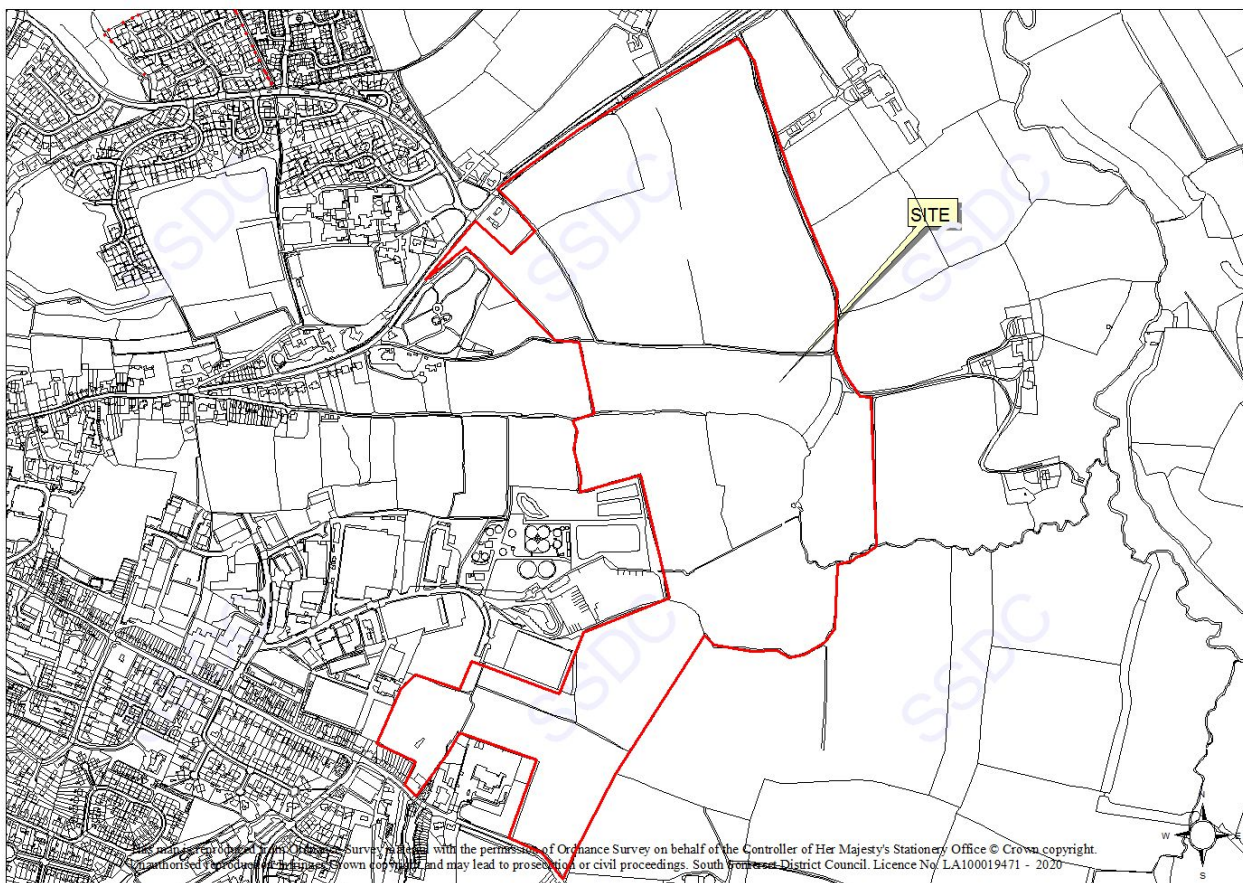
Officer Report on Planning Application: 19/03482/S73**

Proposal :	Application to vary conditions 3 (phasing) and 9 (highway plans) of planning approval 05/00661/OUT
Site Address:	Crewkerne Key Site 1 Land East of Crewkerne Between A30 and A356 Yeovil Road, Crewkerne
Parish :	Crewkerne
CREWKERNE Ward (SSDC Member)	Cllr R Pailthorpe Cllr M Best Cllr B Hodgson
Recommending Case Officer:	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	19th March 2020
Applicant :	Taylor Wimpey Exeter C/O Agent
Agent : (no agent if blank)	Ms Hannah Bizoumis Stantec 10 Queen Square Bristol BS1 4NT
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE:

The application is a 'major major' development and recommended for approval and as such is required to be referred to committee under the scheme of delegation.

In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2 starred for the immediate future to safeguard the Council's performance, pending a more substantive review. This application is 2-starred under the Scheme of Delegation meaning the application will be referred to the Regulation Committee if the Area Committee resolves that the application should be refused.



SITE DESCRIPTION AND PROPOSAL

This application relates to the Crewkerne keysite which is located on the eastern side of Crewkerne and is approximately 50 hectares in area. The site currently has two associated extant planning permissions which the applicant refers to as Outline 1 and Outline 2 and which sit together as one overarching scheme and are linked by a single Section 106 agreement.

Outline 1 relates to planning approval 05/00661/OUT, which granted permission for a large scale mixed use development comprising up to 525 houses, employment land, community facilities, playing fields, public open space and landscaping and associated infrastructure including a link road and highway improvements.

Outline 2 relates to a later planning application, approval 14/02141/OUT, which was submitted in respect of the southern portion of the wider site. Under the earlier scheme this part of the site was to include no residential dwellings and instead was to accommodate the employment element of the scheme along with other associated infrastructure. However, they successfully argued that the scheme as originally approved was unviable and through this 2014 application gained permission for up to 110 dwellings and a 60 bed care home, this in turn lead to a reduction in the overall land for employment use to 3.74 hectares. This potentially brings the total number of residential dwellings across the whole site to 635.

At a similar time to planning application 14/02141/FUL being considered the applicant submitted a separate application to vary to the S106 agreement to allow for variations to the associated planning obligations and so that these obligations were applicable to and included the amendments to this latest scheme. Both of these applications were approved and the matters secured under the revised S106 agreement were:

- the completion of the link road through the site, between the A30 and the A356, prior to the occupation of 200 houses or within 4 years of first residential occupation, whichever is sooner;
- the completion of the link between the new link road and Blacknell Lane prior to the occupation of 1,000sqm of employment space or within 4 years of commencement of the employment land or within 7 years of the first occupation of any dwelling, whichever is sooner;
- the delivery of 17.5% of the housing as affordable homes for 'social rent';
- the delivery of the serviced school site;
- an education contribution of £2,000,000;
- a contribution of £260,000 towards sports, arts and leisure facilities;
- a contribution of £635,624 towards off site highways mitigation and sustainable travel planning, to include:-
 - £100,000 towards town centre improvements (upon commencement);
 - contributions to off-site traffic calming and improvements to footpath/cycle path links (prior to first occupation);
 - contributions towards bus services to serve the development (upon completion of the link road);
 - contributions towards travel planning measures;
- the provision and maintenance of on-site play areas;
- the landscaping and maintenance of c.24 hectares of 'country-park', including any landscaping necessary for dormouse mitigation measures;
- the completion of the dormouse bridge prior to the completion of the link road through the site with a requirement for the developer to make all reasonable endeavours to re-assess the dormouse population prior to commencement of the dormouse bridge and, if justified, to agree appropriate alternative mitigation
- appropriate badger mitigation measures as required by the Council's ecologist;
- 3 yearly reviews of the viability of the development throughout the construction phase.

The agreed obligations reflected the District Valuer's then advice that, the development, including the provision of the link road, the school site, landscaped areas and employment land (as per allocation KS/CREW/1 in the local plan) was only viable with 17.5% affordable houses (all for rent) and c. £8.6m towards planning obligations. Included within this figure was an allowance for an enhanced use of natural stone to meet the findings of the Enquiry by Design conducted at the allocation stage.

Site description

The site sits between the A30 Yeovil road and the A356 Misterton road to the south. The northern part (Outline 1), where the main residential element is approved, adjoins the A30 and lies to the east of the town cemetery. This is the highest part of the site at the top of a scarp slope, which runs roughly east-west.

The central part of the site (Outline 1) includes the scarp slope with the lowest lying parts of the site mainly grassland. A corridor of open countryside extends westwards from the site boundary into the town centre. This area has been identified as a good habitat for dormice. This central part of the site is to be retained for informal recreation. New balancing ponds associated with the drainage of the site would be located in this area and will be designed to attract wildlife. In addition to the informal recreation provision there will also be a community sports area including a playing pitch.

The southern part of the site, as covered by the application 14/022141/OUT (Outline 2), slopes gently upwards to the A356 at the southern boundary. This part of the site adjoins the town's main industrial area at its western boundary and open countryside to the east and is comprise the employment and care home elements along with residential development for up to 110 dwellings and provides the southern part of the link road where it leads on to Station Road.

Both the 2005 and 2014 submissions were supported by an Environmental Statement which addressed the proposal's impacts on traffic, ecology, drainage, landscape, air quality and amenity. The current application is supported by further updates to the Environmental Impact Assessment (EIA) in response to the proposed amendments to the layout of the link road and the attenuation measures. The updates address transport and travel planning, ecology, flood risk / drainage, noise and air quality.

Proposal

The current application is seeking to vary condition 3 (Phasing) and condition 9 (highway plans) of planning approval 05/00661/OUT (Outline 1) in order to correct what can be described as discrepancies between the two planning consents. In essence these relate to small alignment divergences for the spine road between the two approvals, and the drainage mitigation measures which relate to both schemes but sit outside the redline area for Outline 2. These amendments are sought in order to make the spine road and the drainage measures deliverable for both schemes. The applicant has also noted that there is a discrepancy in the plans listed on the planning approval and that listed in the associated S106 agreement. This matter will need to be addressed through an amended S106 agreement prior to the issuing of any approval in relation to the current revised application.

In parallel with this, a separate Section 73 application has been submitted to vary planning consent 14/02141/OUT. Whilst separate planning applications, the two s73 applications should be read together.

HISTORY

19/03483/S73: Section 73 application to amend the approved plans condition (no. 26) of planning consent 14/02141/OUT to amend the highway plans and the provision of supplemental environmental statements to reflect such changes. Pending consideration.

15/04084/DPO: Application to modify S106 agreements dated 31st January 2013 between SSDC and SCC and Taylor Wimpey Ltd in respect of planning permission reference 05/00661/OUT.

14/02141/OUT: Outline development of up to 110 houses, 60 bed nursing home, up to 2 hectares of employment land, vehicular access from Station Road and Blacknell Lane. Permitted.

13/02201/REM: Reserved matters application for development comprising 203 dwellings, the first section of the Crewkerne link road, drainage and service infrastructure, landscape and ecological mitigation measures (Phase 1 of 05/00661/OUT). Permitted.

05/00661/OUT: Outline permission granted for mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements. This comprised:

- 525 dwellings, including 17.5% affordable housing (14.8 Hectares - 36 acres)
- Employment land for a range of employment uses (9.8 hectares - 24 acres)
- A local centre, including a convenience store
- A primary school site(1.4 hectares - 3.5 acres)
- Open space and structural landscaping
- Balancing ponds/attenuation areas to manage surface water
- A new link road between the A30 and the A356
- Detailed design of the new junctions with the A30 and A356
- A dormouse bridge over the link road, to be linked to the habitat to the west of the site and the open countryside to east by additional planting to enable a 'wildlife corridor' to be maintained across the site.

- Badger mitigation proposals
- On-site footpaths and cycle ways and enhanced links to the town centre
- A detailed package of planning obligations, agreed following an 'open-book' appraisal of the viability of the scheme by the District Valuer.

9000793/OUT: Construction of primary distributor road & the residential & industrial development of land together with local centre & community facilities, highway improvements & public open space. Refused.

POLICY

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

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

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

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

EP3 - Safeguarding Employment Land

HG1 – Strategic Housing Site

HG3 - Provision of Affordable Housing

HG5 - Achieving a Mix of Market Housing

TA1 - Low Carbon Travel

TA4 - Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 - Provision of open space, outdoor playing space, sports, cultural and community facilities in new development

EQ1 - Addressing Climate Change in South Somerset

EQ2 - General Development

EQ3 - Historic Environment

EQ4 - Biodiversity

EQ5 - Green Infrastructure

EQ7 - Pollution Control

National Planning Policy Framework - March 2019

Part 2 – Achieving sustainable development

Part 5 – Delivering a sufficient supply of homes

Part 8 – Promoting healthy and safe communities

Part 9 – Promoting sustainable transport

Part 11 – Making effective use of land

Part 12 – Achieving well-designed places

Part 14 – Meeting the challenge of climate change, flooding and coastal change

Part 15 – Conserving and enhancing the natural environment

Part 16 – Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

Other

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

The responses from the following consultees are provided below in summary form only, for the most part. Where not included below, the full responses are available on the public planning file.

Crewkerne Town Council: No objections.

Misterton Parish Council: No objections.

Merriott Parish Council: No comments received.

County Highway Authority: Raised no objections and made the following comments and observations:

“The new drawings have been audited for safety and the following comments have been received;

The highway works are subject to a S106 Agreement and consists of a road linking the A356 Station Road to the A30 Yeovil Road via two new signalised junctions. A Toucan Crossing will also be provided along with off-carriageway cycle infrastructure.

The following drawings have been provided for consideration: -

Drawing No Rev:

Highway Alignment [Sheet 1 of 6] 18-138-020 C

Highway Alignment [Sheet 2 of 6] 18-138-021 C

Highway Alignment [Sheet 3 of 6] 18-138-022 C

Highway Alignment [Sheet 4 of 6] 18-138-023 C

Highway Alignment [Sheet 5 of 6] 18-138-024 B

Highway Alignment [Sheet 6 of 6] 18-138-025 B

For the junction onto the A30

The junction on the A30 to the northern end of the Crewkerne Link Road has been subject to a number of detailed audit submissions already in November 2013. The design team should confirm that the information contained on the original Phoenix drawings has been incorporated into this latest design and highlight those areas that have changed.

For the A356 Station Road junction:

- It is recommended that suitable and sufficient infrastructure such as tactile paving and signs are provided to connect the existing footway into the new cycle infrastructure.
- It is recommended that a clear signing strategy is put in place and the location of advanced signing is identified at an early stage to ensure that the land is available to erect the signs.
- It is recommended that an Advanced Stop Line is provided on the western arm for cyclists.
- It is recommended that swept path drawings are provided for the largest known vehicles that will travel through the junction. It is also recommended that these drawings are passed to the Avon and Somerset Police Abnormal Loads team at Avonmouth to make comment and provide any observations.
- It is recommended that a phasing diagram is provided for the junction so that the audit can see how the junction might operate. If north west bound vehicles are expected to wait and turn right in gaps, then a marked area should be provided to ensure they are clear of through traffic.

- It is noted, from the drawings provided, that controlled crossings will be provided across the south-eastern arm of the proposed junction. There is no footway on the south-eastern side of the carriageway, and it is not clear where the demand will come from to cross at this location. The designer should provide some background information to the reasons behind this design and whether it is proposed to provide onward connections. The controlled crossing should be removed if it does not serve any existing or anticipated desire line.
- It is recommended that smaller junction radii are provided.
- It is noted, from the drawings provided, that long lengths of shared cycle route will be provided alongside the carriageway. It is recommended that a segregated route is provided for pedestrians.

It is noted that the majority of these comments from the Audit Team can be attended to through the technical approval process associated with amending the existing s106 agreement as an alteration to the phasing agreement is required in order to facilitate a s278 agreement to secure and construct the junction at the southern end of the link road.

In this regard, the Highway Authority does not object to this application subject to appropriate work being required to amend the existing s106 agreement and secure a new s278 agreement.

SSDC Highway Consultant: Refer to SCC advice.

SCC Rights of Way: I can confirm that there are public rights of way (PROW) recorded on the Definitive Map that run through the site at the present time (public footpaths CH 33/36, CH 33/35, CH 33/37, CH 33/40, CH 19/27, CH 19/21, CH 19/22, CH 19/52, CH 33/51) and PROWs that run adjacent to the site (public footpaths CH 33/17, CH 33/38, CH 33/41, CH 33/34, CH 33/39, CH 33/41, CH 33/46). The long-distance path, The Liberty Trail, also passes through the site.

We have no objections to the proposal, subject to the following:

1. Specific Comments

Please note that the County Council has made an order to modify the Definitive Map and Statement by upgrading public footpaths CH33/34 (part), CH 33/35 and CH 33/36 to restricted byways. The order received objections and has therefore been submitted to the Secretary of State who will be holding a public inquiry in autumn 2020. A copy of the order is attached. Further details on the modification process can be found on the relevant SCC's webpage: <https://www.somerset.gov.uk/waste-planning-and-land/apply-to-add-delete-or-upgrade-a-public-right-of-way/>

The assessment of the road crossings for path CH 33/35 and CH 33/36 could change depending on the outcome of the public inquiry. Safety audit requirements will be different if the crossings end up being for equestrian routes (bridleway or restricted byway), and if the public use cannot be adequately catered for on their current alignment then a diversion order will be necessary. If the site does not go through the adoption process, a s278 agreement will be required to control the works that will occur on the public rights of way.

2. General Comments

Any proposed works must not encroach onto the width of the PROW. The following bold text must be included as an informative note on any permission granted:

Development, insofar as it affects the rights of way should not be started, and the rights of way should be kept open for public use until the necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so. If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Installing any apparatus within or across the PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- make a PROW less convenient for continued public use; or
- create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:

<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/>.

Police Designing Out Crime Officer: No comments.

Natural England: No comments.

SSDC Ecologist: No objections or recommendations.

SSDC Tree Officer: No comments received.

SSDC Environmental Protection Officer: No comments.

SW Heritage Trust Archaeologist: As this is an application to vary conditions dealing with phasing and highways there are no archaeological implications to this proposal and we therefore have no objections on archaeological grounds. However, there is an archaeological condition on the original permission that requires excavation of the significant archaeological site within the proposal area and this email has no bearing on that condition.

Environment Agency: I have checked our records and we have assessed the above application and can confirm that we have no comments to make as this consultation did not fall within a category (N) to which we required a consultation on.

Lead Local Flood Authority (County Drainage): Latest comments in response to the submission of additional information relating to the attenuation feature had yet to be received at the time of writing this report and will be updated to Committee verbally.

Initial comments - Whilst we have no objection to the realignment of the spine road to regularise the approved planning drawings, we would request further information on the attenuation feature.

The “Environmental Statement Flood Risk and Drainage Compliance Note – Section 73 OUT1” states that “the team are now in a position to update the size of pond required for the OUT2 offsite drainage mitigation” however doesn’t expand upon this any further. Any changes to the approved attenuation due to this planning application should be explained and demonstrate that the system will function appropriately.

Wessex Water: No comments received at the time of writing.

REPRESENTATIONS

Written representations have been received from 5 local households raising the following concerns and observations:

- This will be a traffic disaster for Crewkerne.
- Concerned at the light-controlled junction proposed on Station Road which features a pelican crossing directly outside the terrace of houses known as 2, 4 and 6 Station Road. Concerned about the higher levels of sound and air pollution by vehicles idling whilst waiting for light phases and how it will impact on our ability to park in front of our own homes and access to our properties. This could be avoided by re-positioning this junction or having a roundabout instead.
- Is it true that the local flood plain will be re-positioned? It is unclear how this is possible and in view of climatic matters this should be re-visited.
- The location of the care home so close to the sewage treatment works and industries is wrong.
- The plans showing the new alignment of the link road do not seem to show any dormouse crossing.
- For the signalled junctions, link road to Station Road and Yeovil Road, are the paths from east side and west side encouraging people, including school pupils to use the crossing. The paths on the north side of the road, are these wide enough for the expected numbers. Also there is a path parallel on the west side of the link road, is this needed?
- Balancing ponds – an additional one is to serve the additional housing and industry in the southern part of the site? Will petrol / oil interceptors be installed to prevent contamination and protect pond life.

CONSIDERATIONS

This Section 73 application relates to planning approval 05/00661/OUT (Outline 1), which granted permission for a large scale mixed use development comprising residential development, employment land, community facilities, playing fields, public open space and landscaping and associated infrastructure including a link road and highway improvements. Subsequently in a later application relating to the southern portion of this site, 14/02141/OUT (Outline 2), permission was sought to increase the level of housing on the overall site (to approximately 607 dwellings) and the addition of a 60 bed care home as well as a reduction in the overall amount of employment land being provided. Whilst these are two separate approvals they form part of a single master plan for the whole key site, with one over-arching S106 agreement to secure the various planning obligations, and as such should be considered as a single scheme.

Unfortunately since Outline 2 was approved it has come to light that there are discrepancies with the alignment of the link road that runs through the length of the site, with the road not fully aligning between that approved for Outline 1 and that approved for Outline 2. It has also become apparent that the attenuation feature which is located within the southeast corner of the public open space on the master plan, is to serve both schemes, but sits outside the redline site area for Outline 2. This needs to be secured appropriately through the Outline 2 permission.

In all other respects the schemes remain unaltered and the planning obligations secured through

the existing associated S106 agreement will remain intact.

Alterations to the link road

The proposed amendments to bring the link road into alignment, and therefore a workable and deliverable state, are very minor. The Highway Authority has no objection to the proposed revisions and the slight adjustments to the roads realignment is such that they are not considered to result in any new amenity or environmental impacts above and beyond that resulting from the approved schemes. On this basis these changes are considered to be acceptable.

Drainage matters

The drainage scheme includes an attenuation pond which is to be located within the southeast corner of the public open space, which occupies the central part of the key site, and is to serve both Outline 1 and Outline 2. The location of the pond remains unaltered from that previously approved, but as noted above this drainage feature needs to be secured appropriately for both schemes.

The Statutory Consultees for drainage and flood matters are the Environment Agency, Wessex Water and the Lead Local Flood Authority (LLFA). At the time of writing this report the Environment Agency had confirmed that they had no objection to these amended applications, however comments had yet to be received from Wessex Water. The LLFA in their response noted that the submitted *“Environmental Statement Flood Risk and Drainage Compliance Note – Section 73 OUT1”* states that *“the team are now in a position to update the size of pond required for the OUT2 offsite drainage mitigation”* however doesn’t expand upon this any further. Any changes to the approved attenuation due to this planning application should be explained and demonstrate that the system will function appropriately”. The applicant has provided additional information in response to this query which has been passed to the LLFA, however, they have yet to provide their final comments. As such comments from both Wessex Water and the LLFA will have to be reported verbally to Committee.

On the basis that neither the LLFA or Wessex Water raise any objection to these applications, the proposed amendments are not considered to raise any new substantive drainage or flooding concerns.

Other matters

The very minor nature of the proposed amendments are such that they will not give rise to any new ecological or environmental concerns. The concerns raised by local residents are noted, in particular in regard to the impact of the new junction arrangements on their ability to park on the road as well as air quality from vehicles waiting for the signals to change. However, such impacts formed part of the considerations of the original applications, the current applications are not proposing any changes to these junction arrangements, it would therefore be unreasonable to revisit these matters at this stage. There are a number of public rights of way that cross the sites, however, again the amendments are not considered to give rise to any new issues in their respect.

As noted earlier in this report the original applications were supported by Environmental Statements. EIA Compliance notes relating to ecology, air quality, noise, flood risk, transport and access have been provided for the current applications in addition to the original ES’s. Since the original approvals were granted there have been no relevant or significant changes to planning policy or to surrounding development or the local environment. Subject to no objections being received from Wessex Water or the LLFA, then none of the Council’s consultees will have raised any objections to the amendments. With this in mind and considering the nature and very small scale of the proposed amendments it is accepted that these matters have been addressed satisfactorily.

Conclusion

In summary, the proposed amendments, by reason of their nature and minor scale, are such that they raise no new substantive environmental or highway safety concerns. Comments from Wessex Water and the LLFA were still awaited at the time of writing this report, however, subject to their raising no objection to the proposal and any conditions or other recommendations that they may wish to make then the proposal will not be considered to lead to any new or increased flood risk or drainage concerns.

Accordingly, subject to no objections being raised by Wessex Water or the LLFA, the application is recommended for approval.

RECOMMENDATION

The application be approved subject to:-

- (i) The prior completion of an updated Section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, to secure the following matters in addition to the existing obligations already secured:
 - a) To secure the amendments to the alignment of the link road;
 - b) To secure the delivery of the attenuation pond for both Outline 1 (05/00661/OUT) and Outline 2 (14/02141/OUT); and
- (ii) conditions, as set out below (as well as any additional or modified conditions recommended by Wessex Water and the LLFA):

Justification:

The principle of this development is supported, reflecting as it does the Local Plan allocation KS/CREW/1. Crewkerne is an appropriate location for this level of development and the site is suitable in terms of its relationship to the town and its services and can be developed without causing unacceptable harm to the setting or functioning of the town.

It is not considered that the proposal would adversely affect highways safety, ecological or architectural interest of the site, the favourable conservation status of protected species or visual and residential amenity and there would be no risk of increased flooding. Matters of detail, including design and appearance, layout, scale and appearance can appropriately be considered through the submission of subsequent reserved matters applications. As such the proposal accords with the Local Plan allocation KS/CREW/1 and the policies of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

Subject to the following conditions:

01. Details of the appearance, landscaping, layout and scale (herein after 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.

Application(s) for approval of the reserved matters shall be made to the local planning authority not later than 10 years from the date of the original permission (05/00661/OUT), i.e. before 4 February 2023, and the development shall begin not later than 10 years from the date of that original permission (05/00661/OUT) or not later than 2 years from the approval of the last 'reserved matters' to be approved.

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

02. The residential component of development hereby approved shall comprise no more than 525 dwellings.

Reason: To ensure that the mitigation measures negotiated as part of the scheme hereby approved are commensurate with the development as built in accordance with policies SS1, SS5, SS6, HG1, HG3 and HW1 of the South Somerset Local Plan 2006-2028.

03. The development hereby granted permission shall not be commenced unless a written programme, showing the phasing of the development, including the relevant parts of the highway and the provision of the new Link Road and associated works; the planting of structural landscaping and delivery of the public open space; and the timings for the delivery of each phase, has been submitted to and approved in writing by the local planning authority. Such phasing shall accord with the approved plans of this permission and the recommendations of the Environmental Statement and its addendum and compliance notes, submitted in support of the application. Subsequently each of the phases shall be completed in accordance with the phasing programme unless agreed otherwise in writing by the local planning authority.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990 and the requirements of the Town and county Planning (environmental Impact assessment) Regulations 2011.

04. For each phase, or part thereof, all reserved matters shall be submitted in the form of one application to show a comprehensive and coherent scheme in accordance with the aims and objectives of the approved Masterplan and the recommendations of the Environmental Statement and its addendum submitted with this outline application.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990 and the requirements of the Town and county Planning (environmental Impact assessment) Regulations 2011.

05. Prior to the submission of any application for the approval of the reserved matters in relation to the residential areas, a Design Code for the residential areas, showing how the site would be developed, shall be submitted to and approved in writing by the Local Planning Authority. The design code shall be in accordance with the Approved Masterplan and the principles established by the Easthams Architectural & Design Code (October 2005) by the Prince's Foundation for the Built Environment submitted in support of the application (received 27/01/06). This shall then be used as the basis for all submissions of applications for approval of reserved matters.

Reason: To ensure a high quality form of development and to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

06. Prior to the submission of any application for the approval of the reserved matters a 'Landscape and Ecological Management Strategy' for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on the Approved Masterplan and the findings and recommendations of the Environmental Statement and addendum submitted in support of this application and shall set out, on a phase by phase basis, the principles by which the impacts of the development on landscape and ecology will be managed. No trees or hedges shall be removed in advance of the agreement of the site wide Landscaping and Ecological Management Strategy.

Subsequently, prior to the commencement of each phase or part of a phase, as agreed by condition 3, a detailed plan (based on the principles agreed in the site wide 'Landscaping and Ecological Management Strategy') for that phase, including up-to-date surveys and mitigation strategies where necessary, shall be submitted to and approved in writing by the local planning authority. Once agreed such strategies shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with Policies EQ2, EQ3, EQ4 and EQ5 of the South Somerset Local Plan 2006-2028.

07. Prior to the submission of any application for the approval of the reserved matters a 'Landscape Planting Strategy' for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on the Approved Masterplan and the findings and recommendations of the Environmental Statement and addendum submitted in support of this application and shall set out, on a phase by phase basis, the principles by which the landscaping, including structural planting, of the site will be guided. No trees or hedges shall be removed in advance of the agreement of the site wide Landscape Planting Strategy. Subsequently, each application for the approval of the reserved matters shall be accompanied by a detailed Landscaping Plan based on the principles agreed in the site wide Strategy for that phase, including up-to-date surveys and mitigation strategies where necessary. Once agreed such Plans shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan 2006-2028.

08. Prior to the submission of any application for the approval of the reserved matters a Waste Management Plan, setting out the principles for waste management and refuse collection throughout the site, shall be submitted to and approved in writing by the local planning authority. This shall then be used as the basis for all submissions of applications for approval of reserved matters.

Reason: To ensure that the development is appropriately served by waste management strategies and refuse collection in the interests of the amenities of future residents in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

09. Within four years of the occupation of the first dwelling the link road through the site shall be fully completed generally in accordance with the details shown on drawing numbers 18-138-020C; 18-138-021C; 18-138-022C; 18-138-023B; 18-138-024B; 18-138-025B; and 18-138-SK02B, full details of which, including levels, drainage, lighting and landscaping, shall have been submitted to and approved in writing by the local planning authority. During this time no more than 199 dwellings shall be occupied unless the link road is provided.

Reason: To ensure that the impact of this development on traffic circulation in Crewkerne is reasonably mitigated in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

10. Notwithstanding the details on the drawings hereby approved, prior to the commencement of the construction of the junction of the link road with the A30 details of all retaining structures, levels changes, landscaping and drainage of the junction shall be submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and highway safety in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028.

11. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work involving further evaluation and excavation, followed by analysis and publication of results in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard the archaeological interest of the site in accordance with Policy EQ3 of the South Somerset Local Plan 2006-2028.

12. No development shall take place on any phase or part thereof, unless a Construction Environmental Management Plan (CEMP) for that part of the development has been submitted to and approved in writing by the local planning authority. Subsequent development shall be carried out in accordance with the requirements of the approved CEMP.

Reason: In the interest of the amenities of the locality in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028.

13. There shall be no development, except that associated with the link road, within that part of the site liable to flood as shown 1 in 100 year plus climate change floodplain shown in South Somerset District Council's Strategic Flood Risk Assessment drawing Tile Set 3, Tile C.

Reason: To ensure that there will be no risk of flooding to people or property in accordance with Policy EQ1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

14. No development approved by this permission shall be commenced until a surface water run-off limitation scheme (master plan and phased plans) has been submitted to and approved in writing by the LPA. The scheme must be in accordance with run off limitations proposed in the FRA-Supplementary Statement dated November 2011 by Phoenix Design Partnership Limited. The scheme shall:

- identify details of attenuation features,
- identify future ownership, operation and maintenance liability of all drainage infrastructure works,
- confirm connections to the public/private drainage system,
- detail proposed local SUDs,
- provide details on mitigation from any existing surface water flood risk including risk from the existing culvert under station road,
- flow routes through the site from exceedance or failure,
- provide details of proposed planting scheme(if any),
- be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding and to provide satisfactory drainage for the development in accordance with Policy EQ1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

15. No development approved by this permission shall be commenced until details of the existing and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is subject to the minimum risk of flooding in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

16. The crossing of the Viney Brook water course shall not be commenced until such time as engineering and hydraulic analysis details of the proposed crossing have been submitted to and approved by the local planning authority. The scheme must include flood depths and extents for all events up to and including the 1 in 100 plus climate change and provide a clear indication on the impact on surrounding area. Once approved such scheme shall be implemented in accordance with the approved programme and details.

Reason: To ensure that the link road is not put at flood risk, nor increases flood risk to adjacent third party land upstream of the crossing in accordance with Policies TA5, EQ1, EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

17. No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To alleviate the increased risk of flooding in accordance with Policies EQ1, EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

18. There shall be no temporary or permanent storage of any materials, including soil, within that part of the site liable to flood as shown 1 in 100 year plus climate change floodplain shown in South Somerset District Council's Strategic Flood Risk Assessment drawing Tile Set 3, Tile C.

Reason: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity in accordance with Policies EQ1, EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

19. Flood warning notices shall be erected in the public open space in numbers, positions and with wording all to be agreed with the local planning authority on the land that is at risk of flooding.

Reason: In the interests of residential amenity and public safety in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

20. The culvert carrying the Viney Brook under the proposed new link road should be designed to allow passage for otters on both banks, details of which shall be submitted to and approved in writing by the local planning authority prior to the commencement of the construction of this structure. The culvert shall thereafter be completed in accordance with the approved details and maintained and retained in this fashion in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the interests of protected species in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2028.

21. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with

contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:-

- 1) A preliminary risk assessment which has identified:
 - all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect controlled waters in accordance with Policy EQ7 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

22. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters in accordance with Policy EQ7 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

23. Streetlighting columns shall not exceed six metres in height and shall be equipped with maximum cut-off and downlighting in accordance with details which shall be submitted to and approved in writing by the local planning authority. There shall be no variation of this height unless otherwise agreed in writing by the local planning authority.

Reason: To protect wildlife habitats, in the interests of visual amenity and to prevent light pollution in accordance with Policies EQ2, EQ4 and EQ7 of the South Somerset Local Plan 2006-2028.

24. No more than 200 dwellings shall be occupied prior to the provision of footpath and cyclepath links in the direction of the town centre up to the site boundary, details of which shall have been submitted to and approved in writing by the local planning authority.

Reason: To promote sustainable transport links to the town centre in accordance with Policies TA1 and TA5 of the South Somerset Local Plan 2006-2028.

25. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus laybys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as

appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highways safety, visual amenity and the amenities of future occupiers in accordance with Policies TA5 and EQ2 of the South Somerset Local Plan 2006-2028.

26. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highways safety and the amenities of future occupiers in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

27. The development hereby permitted shall not be brought into use until that part of the spine road that provides access to it has been constructed in accordance with the approved plans.

Reason: In the interests of highways safety and the amenities of future occupiers in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

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

- 18065_L01.02 (Site Plan)
- 18065_L06.03 (Outline 1 – Updated Link Road Alignment)

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

Informatives:

01. *You are reminded of the contents of the Environment Agency's letter of 02/12/11, a copy of which is available on the District Council's website. Specifically the detail required in connection with condition 11 should take the Agency's views into account.*
02. *You are reminded that any hedgerow or tree removal that affects protected species may require a licence from Natural*

Agenda Item 13

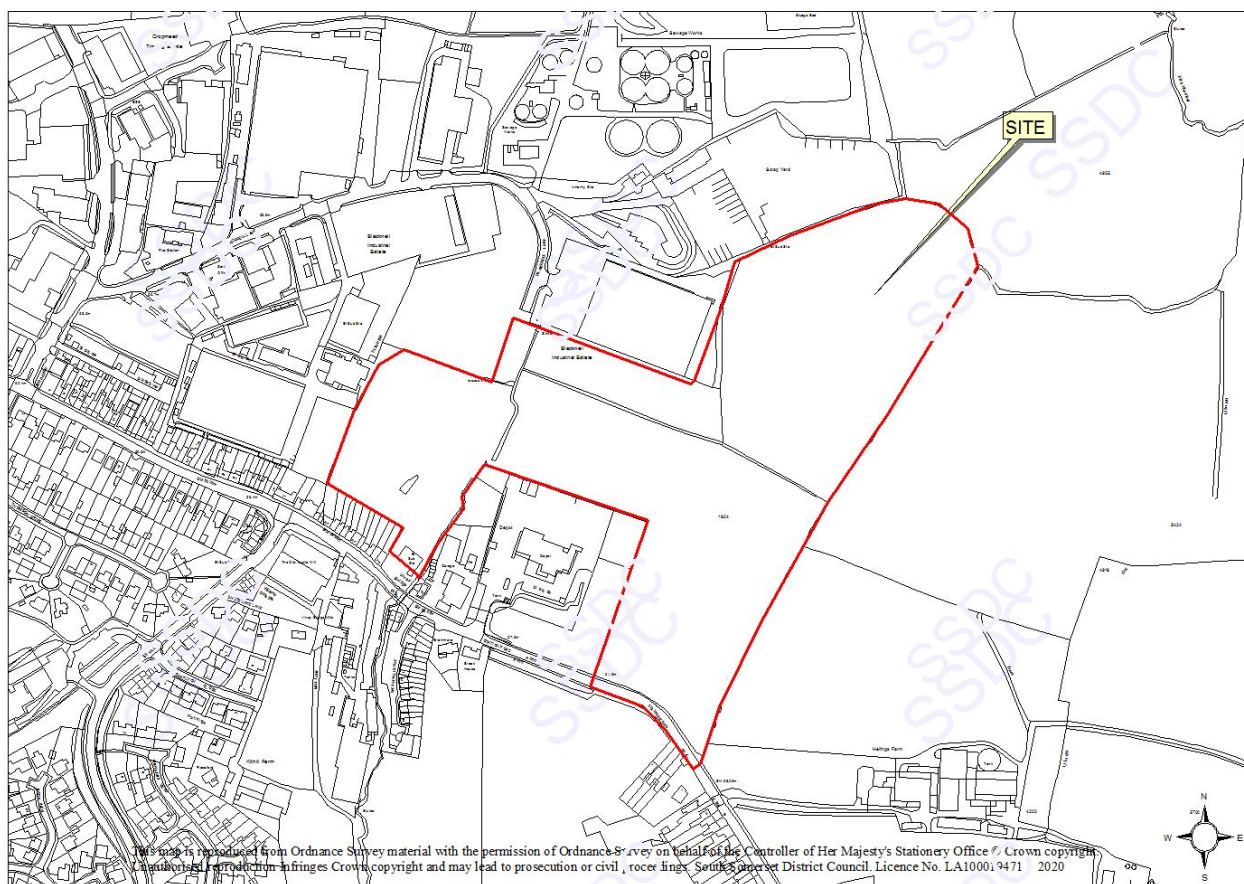
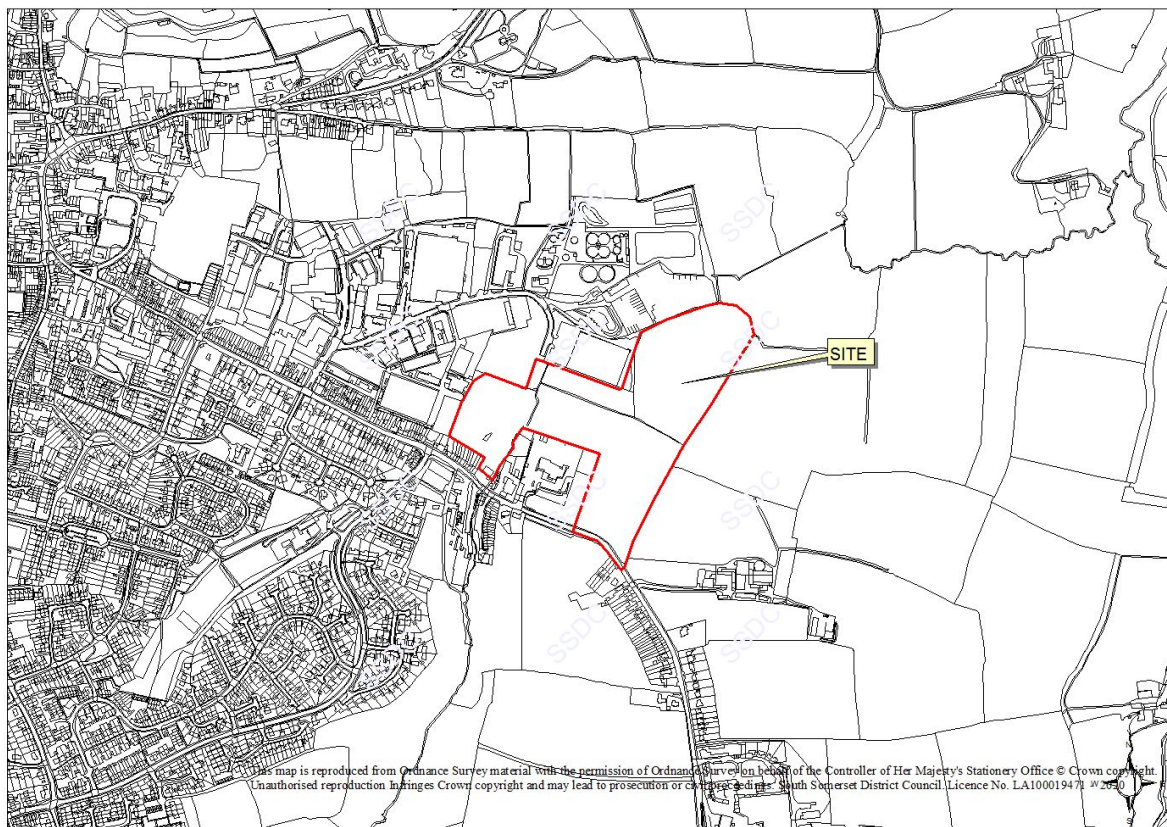
Officer Report on Planning Application: 19/03483/S73**

Proposal :	Section 73 application to amend the approved plans condition (no. 26) of planning consent 14/02141/OUT to amend the highway plans and the provision of supplemental environmental statements to reflect such changes
Site Address:	Crewkerne Key Site 1 Land East of Crewkerne Between A30 and A356 Yeovil Road, Crewkerne
Parish :	Crewkerne
CREWKERNE Ward (SSDC Member)	Cllr R Pailthorpe Cllr M Best Cllr B Hodgson
Recommending Case Officer :	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	19th March 2020
Applicant :	Taylor Wimpey Exeter C/O Agent
Agent: (no agent if blank)	Ms Hannah Bizoumis Stantec 10 Queen Square Bristol BS14NT
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE:

The application is a 'major major' development and recommended for approval and as such is required to be referred to committee under the scheme of delegation.

In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2 starred for the immediate future to safeguard the Council's performance, pending a more substantive review. This application is 2-starred under the Scheme of Delegation meaning the application will be referred to the Regulation Committee if the Area Committee resolves that the application should be refused.



SITE DESCRIPTION AND PROPOSAL

This application relates to the Crewkerne key site which is located on the eastern side of Crewkerne and is approximately 50 hectares in area. The site currently has two associated extant planning permissions which the applicant refers to as Outline 1 and Outline 2 and which sit together as one overarching scheme and are linked by a single Section 106 agreement.

Outline 1 relates to planning approval 05/00661/OUT, which granted permission for a large scale mixed use development comprising up to 525 houses, employment land, community facilities, playing fields, public open space and landscaping and associated infrastructure including a link road and highway improvements.

Outline 2 relates to a later planning application, approval 14/02141/OUT, which was submitted in respect of the southern portion of the wider site. Under the earlier scheme this part of the site was to include no residential dwellings and instead was to accommodate the employment element of the scheme along with other associated infrastructure. However, they successfully argued that the scheme as originally approved was unviable and through this 2014 application gained permission for up to 110 dwellings and a 60 bed care home, this in turn led to a reduction in the overall land for employment use to 3.74 hectares. This potentially brings the total number of residential dwellings across the whole site to 635.

At a similar time to planning application 14/02141/FUL being considered the applicant submitted a separate application to vary to the S106 agreement to allow for variations to the associated planning obligations and so that these obligations were applicable to and included the amendments to this latest scheme. Both of these applications were approved and the matters secured under the revised S106 agreement were:

- the completion of the link road through the site, between the A30 and the A356, prior to the occupation of 200 houses or within 4 years of first residential occupation, whichever is sooner;
- the completion of the link between the new link road and Blacknell Lane prior to the occupation of 1,000sqm of employment space or within 4 years of commencement of the employment land or within 7 years of the first occupation of any dwelling, whichever is sooner;
- the delivery of 17.5% of the housing as affordable homes for 'social rent';
- the delivery of the serviced school site;
- an education contribution of £2,000,000;
- a contribution of £260,000 towards sports, arts and leisure facilities;
- a contribution of £635,624 towards off site highways mitigation and sustainable travel planning, to include:-
 - £100,000 towards town centre improvements (upon commencement);
 - contributions to off-site traffic calming and improvements to footpath/cycle path links (prior to first occupation);
 - contributions towards bus services to serve the development (upon completion of the link road);
 - contributions towards travel planning measures;
- the provision and maintenance of on-site play areas;
- the landscaping and maintenance of c.24 hectares of 'country-park', including any landscaping necessary for dormouse mitigation measures;
- the completion of the dormouse bridge prior to the completion of the link road through the site with a requirement for the developer to make all reasonable endeavours to re-assess the dormouse population prior to commencement of the dormouse bridge and, if justified, to agree appropriate alternative mitigation
- appropriate badger mitigation measures as required by the Council's ecologist;
- 3 yearly reviews of the viability of the development throughout the construction phase.

The agreed obligations reflected the District Valuer's then advice that, the development, including the provision of the link road, the school site, landscaped areas and employment land (as per allocation KS/CREW/1 in the local plan) was only viable with 17.5% affordable houses (all for rent) and c. £8.6m towards planning obligations. Included within this figure was an allowance for an

enhanced use of natural stone to meet the findings of the Enquiry by Design conducted at the allocation stage.

Site description

The site sits between the A30 Yeovil road and the A356 Misterton road to the south. The northern part (Outline 1), where the main residential element is approved, adjoins the A30 and lies to the east of the town cemetery. This is the highest part of the site at the top of a scarp slope, which runs roughly east-west.

The central part of the site (Outline 1) includes the scarp slope with the lowest lying parts of the site mainly grassland. A corridor of open countryside extends westwards from the site boundary into the town centre. This area has been identified as a good habitat for dormice. This central part of the site is to be retained for informal recreation. New balancing ponds associated with the drainage of the site would be located in this area and will be designed to attract wildlife. In addition to the informal recreation provision there will also be a community sports area including a playing pitch.

The southern part of the site, as covered by the application 14/022141/OUT (Outline 2), slopes gently upwards to the A356 at the southern boundary. This part of the site adjoins the town's main industrial area at its western boundary and open countryside to the east and is comprise the employment and care home elements along with residential development for up to 110 dwellings and provides the southern part of the link road where it leads on to Station Road.

Both the 2005 and 2014 submissions were supported by an Environmental Statement which addressed the proposal's impacts on traffic, ecology, drainage, landscape, air quality and amenity. The current application is supported by further updates to the Environmental Impact Assessment (EIA) in response to the proposed amendments to the layout of the link road and the attenuation measures. The updates address transport and travel planning, ecology, flood risk / drainage, noise and air quality.

Proposal

The current application is seeking to vary condition 26 (approved plans) of planning approval 14/02141/OUT in order to correct what can be described as discrepancies between the two planning consents. In essence these relate to small alignment divergences for the spine road between the two approvals and are sought in order to make the spine road workable and deliverable for both schemes.

The current application is also seeking a mechanism to secure the delivery of the drainage pond to Outline 2 which sits outside the redline area for this approval and within the site area for Outline 1 but has always been intended to serve both schemes.

The applicant has also noted that there is a discrepancy in the plans listed on the planning approval and that listed in the associated S106 agreement.

These matters will need to be addressed through an amended S106 agreement prior to the issuing of any approval in relation to the current revised application.

In parallel with this, a separate Section 73 application has been submitted to vary planning consent 05/00661/OUT. Whilst separate planning applications, the two s73 applications should be read together.

HISTORY

19/03482/S73: Section 73 application to amend conditions 3 (phasing) and 9 (highway plans) of planning approval 05/00661/OUT. Pending consideration.

15/04084/DPO: Application to modify S106 agreements dated 31st January 2013 between SSDC and SCC and Taylor Wimpey Ltd in respect of planning permission reference 05/00661/OUT.

14/02141/OUT: Outline development of up to 110 houses, 60 bed nursing home, up to 2 hectares of employment land, vehicular access from Station Road and Blacknell Lane. Permitted.

13/02201/REM: Reserved matters application for development comprising 203 dwellings, the first section of the Crewkerne link road, drainage and service infrastructure, landscape and ecological mitigation measures (Phase 1 of 05/00661/OUT). Permitted.

05/00661/OUT: Outline permission granted for mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements. This comprised:

- 525 dwellings, including 17.5% affordable housing (14.8 Hectares - 36 acres)
- Employment land for a range of employment uses (9.8 hectares - 24 acres)
- A local centre, including a convenience store
- A primary school site(1.4 hectares - 3.5 acres)
- Open space and structural landscaping
- Balancing ponds/attenuation areas to manage surface water
- A new link road between the A30 and the A356
- Detailed design of the new junctions with the A30 and A356
- A dormouse bridge over the link road, to be linked to the habitat to the west of the site and the open countryside to east by additional planting to enable a 'wildlife corridor' to be maintained across the site.
- Badger mitigation proposals
- On-site footpaths and cycle ways and enhanced links to the town centre
- A detailed package of planning obligations, agreed following an 'open-book' appraisal of the viability of the scheme by the District Valuer.

9000793/OUT: Construction of primary distributor road & the residential & industrial development of land together with local centre & community facilities, highway improvements & public open space. Refused.

POLICY

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

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

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

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS4 - District Wide Housing Provision
SS5 - Delivering New Housing Growth
SS6 - Infrastructure Delivery
EP3 - Safeguarding Employment Land
HG1 – Strategic Housing Site
HG3 - Provision of Affordable Housing
HG5 - Achieving a Mix of Market Housing
TA1 - Low Carbon Travel

TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
HW1 - Provision of open space, outdoor playing space, sports, cultural and community facilities in new development
EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ5 - Green Infrastructure
EQ7 - Pollution Control

National Planning Policy Framework - March 2019

Part 2 – Achieving sustainable development
Part 5 – Delivering a sufficient supply of homes
Part 8 – Promoting healthy and safe communities
Part 9 – Promoting sustainable transport
Part 11 – Making effective use of land
Part 12 – Achieving well-designed places
Part 14 – Meeting the challenge of climate change, flooding and coastal change
Part 15 – Conserving and enhancing the natural environment
Part 16 – Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

Other

Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

The responses from the following consultees are provided below in summary form only, for the most part. Where not included below, the full responses are available on the public planning file.

Crewkerne Town Council: No objections.

Misterton Parish Council: No objections.

Merriott Parish Council: No comments received.

County Highway Authority: Raised no objections and made the following comments and observations:

“The new drawings have been audited for safety and the following comments have been received;

The highway works are subject to a S106 Agreement and consists of a road linking the A356 Station Road to the A30 Yeovil Road via two new signalised junctions. A Toucan Crossing will also be provided along with off-carriageway cycle infrastructure.

The following drawings have been provided for consideration: -

Drawing No Rev:

Highway Alignment [Sheet 1 of 6] 18-138-020 C
Highway Alignment [Sheet 2 of 6] 18-138-021 C
Highway Alignment [Sheet 3 of 6] 18-138-022 C
Highway Alignment [Sheet 4 of 6] 18-138-023 C
Highway Alignment [Sheet 5 of 6] 18-138-024 B

For the junction onto the A30

The junction on the A30 to the northern end of the Crewkerne Link Road has been subject to a number of detailed audit submissions already in November 2013. The design team should confirm that the information contained on the original Phoenix drawings has been incorporated into this latest design and highlight those areas that have changed.

For the A356 Station Road junction:

- It is recommended that suitable and sufficient infrastructure such as tactile paving and signs are provided to connect the existing footway into the new cycle infrastructure.
- It is recommended that a clear signing strategy is put in place and the location of advanced signing is identified at an early stage to ensure that the land is available to erect the signs.
- It is recommended that an Advanced Stop Line is provided on the western arm for cyclists.
- It is recommended that swept path drawings are provided for the largest known vehicles that will travel through the junction. It is also recommended that these drawings are passed to the Avon and Somerset Police Abnormal Loads team at Avonmouth to make comment and provide any observations.
- It is recommended that a phasing diagram is provided for the junction so that the audit can see how the junction might operate. If north west bound vehicles are expected to wait and turn right in gaps, then a marked area should be provided to ensure they are clear of through traffic.
- It is noted, from the drawings provided, that controlled crossings will be provided across the south-eastern arm of the proposed junction. There is no footway on the south-eastern side of the carriageway, and it is not clear where the demand will come from to cross at this location. The designer should provide some background information to the reasons behind this design and whether it is proposed to provide onward connections. The controlled crossing should be removed if it does not serve any existing or anticipated desire line.
- It is recommended that smaller junction radii are provided.
- It is noted, from the drawings provided, that long lengths of shared cycle route will be provided alongside the carriageway. It is recommended that a segregated route is provided for pedestrians.

It is noted that the majority of these comments from the Audit Team can be attended to through the technical approval process associated with amending the existing s106 agreement as an alteration to the phasing agreement is required in order to facilitate a s278 agreement to secure and construct the junction at the southern end of the link road.

In this regard, the Highway Authority does not object to this application subject to appropriate work being required to amend the existing s106 agreement and secure a new s278 agreement.

SSDC Highway Consultant: Refer to SCC advice.

SCC Rights of Way: I can confirm that there are public rights of way (PROW) recorded on the Definitive Map that run through the site at the present time (public footpaths CH 33/36, CH 33/35, CH 33/37, CH 33/40, CH 19/27, CH 19/21, CH 19/22, CH 19/52, CH 33/51) and PROWs that run adjacent to the site (public footpaths CH 33/17, CH 33/38, CH 33/41, CH 33/34, CH 33/39, CH 33/41, CH 33/46). The long-distance path, The Liberty Trail, also passes through the site.

We have no objections to the proposal, subject to the following:

1. Specific Comments

Please note that the County Council has made an order to modify the Definitive Map and Statement by upgrading public footpaths CH33/34 (part), CH 33/35 and CH 33/36 to restricted byways. The order received objections and has therefore been submitted to the Secretary of State who will be holding a public inquiry in autumn 2020. A copy of the order is attached. Further details on the

modification process can be found on the relevant SCC's webpage: <https://www.somerset.gov.uk/waste-planning-and-land/apply-to-add-delete-or-upgrade-a-public-right-of-way/>

The assessment of the road crossings for path CH 33/35 and CH 33/36 could change depending on the outcome of the public inquiry. Safety audit requirements will be different if the crossings end up being for equestrian routes (bridleway or restricted byway), and if the public use cannot be adequately catered for on their current alignment then a diversion order will be necessary. If the site does not go through the adoption process, a s278 agreement will be required to control the works that will occur on the public rights of way.

2. General Comments

Any proposed works must not encroach onto the width of the PROW. The following bold text must be included as an informative note on any permission granted:

Development, insofar as it affects the rights of way should not be started, and the rights of way should be kept open for public use until the necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so. If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Installing any apparatus within or across the PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- make a PROW less convenient for continued public use; or
- create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:

<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/>.

Police Designing Out Crime Officer: No comments.

Natural England: No comments.

SSDC Ecologist: No objections or recommendations.

SSDC Tree Officer: No comments received.

SSDC Environmental Protection Officer: No comments.

SW Heritage Trust Archaeologist: As this is an application to vary conditions dealing with phasing and highways there are no archaeological implications to this proposal and we therefore have no objections on archaeological grounds. However, there is an archaeological condition on the original permission that requires excavation of the significant archaeological site within the proposal area and this email has no bearing on that condition.

Environment Agency: I have checked our records and we have assessed the above application and can confirm that we have no comments to make as this consultation did not fall within a category (N) to which we required a consultation on.

Lead Local Flood Authority (County Drainage): Latest comments in response to the submission of additional information relating to the attenuation feature had yet to be received at the time of writing this report and will be updated to Committee verbally.

Initial comments - Whilst we have no objection to the realignment of the spine road to regularise the approved planning drawings, we would request further information on the attenuation feature.

The “Environmental Statement Flood Risk and Drainage Compliance Note – Section 73 OUT1” states that “the team are now in a position to update the size of pond required for the OUT2 offsite drainage mitigation” however doesn’t expand upon this any further. Any changes to the approved attenuation due to this planning application should be explained and demonstrate that the system will function appropriately.

Wessex Water: No comments received at the time of writing.

REPRESENTATIONS

Written representations have been received from 5 local households raising the following concerns and observations:

- This will be a traffic disaster for Crewkerne.
- Concerned at the light-controlled junction proposed on Station Road which features a pelican crossing directly outside the terrace of houses known as 2, 4 and 6 Station Road. Concerned about the higher levels of sound and air pollution by vehicles idling whilst waiting for light phases and how it will impact on our ability to park in front of our own homes and access to our properties. This could be avoided by re-positioning this junction or having a roundabout instead.
- Is it true that the local flood plain will be re-positioned? It is unclear how this is possible and in view of climatic matters this should be re-visited.
- The location of the care home so close to the sewage treatment works and industries is wrong.
- The plans showing the new alignment of the link road do not seem to show any dormouse crossing.
- For the signalled junctions, link road to Station Road and Yeovil Road, are the paths from east side and west side encouraging people, including school pupils to use the crossing. The paths on the north side of the road, are these wide enough for the expected numbers. Also there is a path parallel on the west side of the link road, is this needed?
- Balancing ponds – an additional one is to serve the additional housing and industry in the southern part of the site? Will petrol / oil interceptors be installed to prevent contamination and protect pond life.

CONSIDERATIONS

This Section 73 application relates to planning approval 14/02141/OUT (Outline 2), which granted permission for an amended scheme for the southern portion of the Crewkerne key site. Under that application permission was granted to reduce the overall level of employment land coming forward and also allowed an additional 110 dwellings and a 60 bed care home. Whilst this approval was a separate application to the earlier scheme approved in 2011 (05/00661/OUT) it forms part of a single master plan for the whole key site site, with one over-arching S106 agreement to secure the various planning obligations, and as such should be considered as a single scheme alongside Outline 1.

Unfortunately since Outline 2 was approved it has come to light that there are discrepancies with the alignment of the link road that runs through the length of the site, with the road not fully aligning between that approved for Outline 1 and that approved for Outline 2. It has also become apparent that the attenuation feature which is located within the southeast corner of the public open space on the master plan, is to serve both schemes, but sits outside the redline site area for Outline 2. This needs to be secured appropriately through the Outline 2 permission.

In all other respects the schemes remain unaltered and the planning obligations secured through the existing associated S106 agreement will remain intact.

Alterations to the link road

The proposed amendments to bring the link road into alignment, and therefore a workable and deliverable state, are very minor. The Highway Authority has no objection to the proposed revisions and the slight adjustments to the roads realignment is such that they are not considered to result in any new amenity or environmental impacts above and beyond that resulting from the approved schemes. On this basis these changes are considered to be acceptable.

Drainage matters

The drainage scheme includes an attenuation pond which is to be located within the southeast corner of the public open space, which occupies the central part of the key site, and is to serve both Outline 1 and Outline 2. The location of the pond remains unaltered from that previously approved, but as noted above this drainage feature needs to be secured appropriately for both schemes.

The Statutory Consultees for drainage and flood matters are the Environment Agency, Wessex Water and the Lead Local Flood Authority (LLFA). At the time of writing this report the Environment Agency had confirmed that they had no objection to these amended applications, however comments had yet to be received from Wessex Water. The LLFA in their response noted that the submitted *“Environmental Statement Flood Risk and Drainage Compliance Note – Section 73 OUT1”* states that *“the team are now in a position to update the size of pond required for the OUT2 offsite drainage mitigation”* however doesn’t expand upon this any further. Any changes to the approved attenuation due to this planning application should be explained and demonstrate that the system will function appropriately”. The applicant has provided additional information in response to this query which has been passed to the LLFA, however, they have yet to provide their final comments. As such comments from both Wessex Water and the LLFA will have to be reported verbally to Committee.

On the basis that neither the LLFA or Wessex Water raise any objection to these applications, the proposed amendments are not considered to raise any new substantive drainage or flooding concerns.

Other matters

The very minor nature of the proposed amendments are such that they will not give rise to any new ecological or environmental concerns. The concerns raised by local residents are noted, in particular in regard to the impact of the new junction arrangements on their ability to park on the road as well as air quality from vehicles waiting for the signals to change. However, such impacts

formed part of the considerations of the original applications, the current applications are not proposing any changes to these junction arrangements, it would therefore be unreasonable to revisit these matters at this stage. There are a number of public rights of way that cross the sites, however, again the amendments are not considered to give rise to any new issues in their respect.

As noted earlier in this report the original applications were supported by Environmental Statements. EIA Compliance notes relating to ecology, air quality, noise, flood risk, transport and access have been provided for the current applications in addition to the original ES's. Since the original approvals were granted there have been no relevant or significant changes to planning policy or to surrounding development or the local environment. Subject to no objections being received from Wessex Water or the LLFA, then none of the Council's consultees will have raised any objections to the amendments. With this in mind and considering the nature and very small scale of the proposed amendments it is accepted that these matters have been addressed satisfactorily.

Conclusion

In summary, the proposed amendments, by reason of their nature and minor scale, are such that they raise no new substantive environmental or highway safety concerns. Comments from Wessex Water and the LLFA were still awaited at the time of writing this report, however, subject to their raising no objection to the proposal and any conditions or other recommendations that they may wish to make then the proposal will not be considered to lead to any new or increased flood risk or drainage concerns.

Accordingly, subject to no objections being raised by Wessex Water or the LLFA, the application is recommended for approval.

RECOMMENDATION

The application be approved subject to:-

- (i) The prior completion of an updated Section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, to secure the following matters in addition to the existing obligations already secured:
 - a) To secure the amendments to the alignment of the link road;
 - b) To secure the delivery of the attenuation pond for both Outline 1 (05/00661/OUT) and Outline 2 (14/02141/OUT); and
- (ii) Conditions, as set out below (as well as any additional or modified conditions recommended by Wessex Water and the LLFA):

Justification:

Notwithstanding the allocation of this site for employment uses there are material considerations that justify a policy exception to accept a mixed use development of this site. The proposal would maintain a reasonable level of employment land to meet the anticipated need in the town over the plan period and there are significant benefits in terms of the delivery of additional housing to meet the District wide shortfall as well as the need in the town identified by policy SS5. The proposal would have not undue adverse impact on highways safety, flood risk, ecology, landscape character or visual or residential amenity. The revised package of planning obligations across the site reflects the viability of the allocated site and is necessary to ensure the delivery of this stalled site whilst maintaining the mitigation measures without which the development would be unacceptable. As such, whilst acknowledging, the policy conflict, there are significant benefits and material considerations that outweigh any harm that might arise.

Subject to the following conditions:

01. Details of the appearance, landscaping, layout and scale (herein after 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.

Application(s) for approval of the reserved matters shall be made to the local planning authority not later than 5 years from the date of this permission and the development shall begin not later than 5 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

02. The residential component of development hereby approved shall comprise no more than 110 dwellings.

Reason: To ensure that the mitigation measures negotiated as part of the scheme hereby approved are commensurate with the development as built in accordance with Policies HG1, KS/CREW/1, HG3, HW1 and SS6 of the South Somerset Local Plan 2006-2028.

03. The development hereby granted permission shall not be commenced unless a written programme, showing the phasing of the development, including the relevant parts of the highway and the provision of the new Link Road and associated works; the planting of structural landscaping and delivery of the public open space; and the timings for the delivery of each phase, has been submitted to and approved in writing by the local planning authority. Such phasing shall accord with the recommendations of the Environmental Statement and its addendum, submitted in support of the application. Subsequently each of the phases shall be completed in accordance with the phasing programme unless agreed otherwise in writing by the local planning authority.

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

04. For each phase, or part thereof, all reserved matters shall be submitted in the form of one application to show a comprehensive and coherent scheme in accordance with the aims and objectives of the approved Masterplan and the recommendations of the Environmental Statement and its addendum submitted with this outline application.

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

05. As part of the first reserved matters a Landscape and Ecological Management Strategy for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on the Approved Masterplan and the findings and recommendations of the Environmental Statement submitted in support of this application and shall set out, on a phase by phase basis, the principles by which the impacts of the development on landscape and ecology will be managed. No trees or hedges shall be removed in advance of the agreement of the site wide Landscaping and Ecological Management Strategy.

Subsequently, each application for the approval of the reserved matters shall be accompanied by a detailed Landscape and Ecological Management Plan based on the principles agreed in the site wide Strategy for that phase, including up-to-date surveys and mitigation strategies where necessary. Once agreed such Plans shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with policies KS/CREW/1, EQ1, EQ2, EQ4 and EQ5 of the South Somerset Local Plan 2006-2028.

06. As part of the first reserved matters a Landscape Planting Strategy for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on the Approved Masterplan and the findings and recommendations of the Environmental Statement and addendum submitted in support of this application and shall set out, on a phase by phase basis, the principles by which the landscaping, including structural planting, of the site will be guided. No trees or hedges shall be removed in advance of the agreement of the site wide Landscape Planting Strategy.

Subsequently, each application for the approval of the reserved matters shall be accompanied by a detailed Landscaping Plan based on the principles agreed in the site wide Strategy for that phase, including up-to-date surveys and mitigation strategies where necessary. Once agreed such Plans shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with policies KS/CREW/1, EQ1, EQ2, EQ4 and EQ5 of the South Somerset Local Plan 2006-2028.

07. As part of the first reserved matters a Waste Management Plan setting out the principles for waste management and refuse collection throughout the site shall be submitted to and approved in writing by the local planning authority. This shall then be used as the basis for all submissions of applications for approval of reserved matters.

Reason: To ensure that the development is appropriately served by waste management strategies and refuse collection in the interests of the amenities of future residents in accordance with policy EQ2 of the South Somerset Local Plan 2008-2028.

08. Notwithstanding the details on the drawings hereby approved, prior to the commencement of the construction of the junction of the link road with the A356 details of any retaining structures, levels changes, landscaping and drainage of the junction shall be submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented prior to the occupation of any unit unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and highway safety in accordance with policies TA5 and EQ2 of the South Somerset Local Plan 2006-2028.

09. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard the archaeological interest of the site in accordance with policy EQ3 of the South Somerset Local Plan 2006-2028.

10. No development shall take place on any phase or part thereof, unless a Construction Environmental Management Plan (CEMP) for that part of the development has been submitted to and approved in writing by the local planning authority. Subsequent development shall be carried out in accordance with the requirements of the approved CEMP.

Reason: In the interest of the amenities of the locality in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

11. No development hereby approved shall commence until a detailed surface water drainage scheme for the site, generally in accordance with the submitted Flood Risk Assessment has been submitted to and approved in writing by the local planning authority. Such scheme shall

include measures to prevent the run-off of surface water from private plots onto the highways. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To ensure the development is properly drained in accordance with policy EQ1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework

12. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details agreed.

Reason: To ensure the development is properly drained in accordance with policy EQ1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

13. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:-

- 1) A preliminary risk assessment which has identified:
 - all previous uses,
 - potential contaminants associated with those uses,
 - a conceptual model of the site indicating sources, pathways and receptors,
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the LPA. The scheme shall be implemented as approved.

Reason: To protect controlled waters in accordance with policy EQ7 of the South Somerset local Plan 2006-2028.

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters in accordance with policy EQ7 of the South Somerset local Plan 2006-2028.

15. Streetlighting columns shall not exceed six metres in height and shall be equipped with maximum cut-off and downlighting in accordance with details which shall be submitted to and approved in writing by the local planning authority. There shall be no variation of this height unless otherwise agreed in writing by the local planning authority.

Reason: To protect wildlife habitats, in the interests of visual amenity and to prevent light pollution in accordance with policies EQ2 and EQ4 of the South Somerset Local Plan 2006-2028.

16. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of visual amenity and highways safety in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028.

17. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highways safety and the amenities of future occupiers in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028.

18. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to slow worms, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: To safeguard protected species in accordance with policy EC8 of the South Somerset Local Plan 2006-2028

19. The development hereby permitted shall not be commenced until there has been submitted to, and approved in writing by the Local Planning Authority, details of measures for the protection of badger setts (until such time that Natural England has issued a licence permitting their closure), ecological supervision of works and update surveys for badger setts. The works shall be implemented in accordance with the approved details and timing of the approved badger sett protection measures, unless otherwise approved in writing by the local planning authority.

Reason: To safeguard protected species in accordance with policy EC8 of the South Somerset Local Plan 2006-2028.

20. No works shall be undertaken to any trees that have been identified as having potential to be used by roosting bats until a prior survey and assessment for bats has been completed in full by a licenced bat consultant, and any resulting legal requirements complied with.

Reason: To safeguard protected species in accordance with policy EC8 of the South Somerset Local Plan 2006-2028.

21. No hedge nor scrub, nor any part thereof, nor any tree, shall be removed until a European Protected Species Mitigation Licence (in respect of dormouse) has been issued by Natural England and a copy thereof (i.e. confirmation) submitted to and approved by the local planning authority. Thereafter, only the sections of hedge or trees specifically identified by the licence, or by subsequent such licences, shall be removed, and shall be done so in accordance with the conditions of the relevant licence. Unless otherwise permitted in writing by the local planning authority.

Reason: To safeguard protected species in accordance with policy EC8 of the South Somerset Local Plan 2006-2028

22. Precautionary measures for minimising harm to Priority Species (Common Toad, Otter, Hedgehog) shall be undertaken as detailed in the Environment Statement, and the relevant Landscape and Ecological Management Strategy (LEMS) or Landscape and Ecological Management Plan (LEMP).

Reason: To safeguard priority species in accordance with policy EC8 of the South Somerset Local Plan 2006-2028.

23. Prior to the commencement on each phase of the development hereby approved details of measures for the enhancement of biodiversity, which shall include the provision of bat and bird boxes for that phase (including provision for swallows and swifts) shall be submitted to and approved in writing by the Local Planning Authority. Once approved, such biodiversity enhancement measures shall be implemented as part of the development and maintained at all times thereafter in accordance with the approved details unless otherwise approved in writing by the local planning authority.

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

24. Prior to the occupation of any dwelling or any industrial unit a measures only travel statement, as relates to that part of the development, shall be submitted to and approved in writing by the local planning authority. The approved measures in such travel statements(s) shall thereafter be implemented as part of the development.

Reason: To promote sustainable travel in accordance with policy TP4 of the South Somerset local Plan 2006-2028.

25. As part of the first reserved matters a 'Noise Management Strategy' for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on an update full noise survey of the site and shall set out, on a phase by phase basis, the principles by which the impacts of noise on the development will be mitigated. It shall also show that the development will be laid out in such a manner so as not to compromise the operation of existing users on the adjoining industrial estate.

Subsequently, each application for the approval of the reserved matters shall be accompanied by a detailed Noise Management Plan based on the principles agreed in the site wide Strategy for that phase. Once agreed such Plans shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of residential amenity in accordance with policies EQ2 and EQ7 of the South Somerset local Plan 2006-2028.

26. Development shall be carried out in accordance with the following approved plans:
- 18065_L01.01 (Site Location Plan)

- 18-138-019B (Proposed Link Road Gateway General Arrangement)

Reason: To clarify the development hereby approved.

Informatives:

01. *The health and safety of the public using the footpaths must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of the footpaths, but only to a standard suitable for pedestrians. SCC will not be responsible for putting right any damage occurring to the surface of the footpaths resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a footpath unless the driver has lawful authority (private rights) to do so.*