

## Appendix B – Copy of report - Area North Committee 24/08/2016

### Officer Report On Planning Application: 15/05090/FUL

<b>Proposal :</b>	Change of use of agricultural storage barns to domestic storage and workshop for Long Sutton House. Change of use of barn to holiday/ancillary cottage. Change of use of root cellar to Laundry, domestic store, home office and holiday/ancillary cottage with basement. Erection of 2 no. holiday let/ancillary cottages. Change of use of barn to holiday let/ancillary cottage with store and potting shed. Change of use of agricultural land to domestic use. (Part retrospective application) (GR 346561125675)
<b>Site Address:</b>	Land OS 5560, Crouds Lane, Long Sutton
<b>Parish:</b>	Long Sutton
<b>TURN HILL Ward (SSDC Member)</b>	Cllr Shane Pledger
<b>Recommending Case Officer:</b>	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
<b>Target date :</b>	26th January 2016
<b>Applicant :</b>	Mr N Gould
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### UPDATE

At its meeting of 27 April 2016, Area North Committee considered the report and resolved as follows:

*That planning application 15/05090/FUL be DEFERRED to allow for a site visit and to clarify business plan, drainage and drawings to show artist's impressions.*

A site visit was held on 25 July 2016. For that meeting, some additional drainage details were circulated, along with an amended business plan submitted by the applicant. No 'artist's impressions' of the buildings have been received.

#### Update: Business Plan

The amended business plan retains the same essential features as those originally considered and referred to in the attached report. Fuller detail of certain aspects has been supplied. It remains the officer view that the proposal is broadly compliant with Policy EP8 of the Local Plan, and that the proposed tourist accommodation would enhance economic activity locally and in the District.

#### Update: Drainage Plan

A detailed drainage scheme has now been received, and circulated to members. The Council's Engineer Comments as follows:

*The plan and the calculations now offer a satisfactory surface water drainage solution with the principle of retaining all run off within the confines of the site.*

*This is achieved by soakaway design for the buildings and porous paving for the parking areas.*

*The only issue to be [covered] and partially identified in the submission and associated notes is*

*maintenance. There is a note that the infiltration factor of the base has been reduced by 50% to allow for siltation. It is also noted that this is not the detailed design layout and the position of silt traps, etc., are to be included once this detailed design layout is produced.*

*There needs to be acceptance of the requirement for maintenance of the soakaway features.*

*In my view all of the above could be determined by condition but as some of the building has already commenced it would seem necessary for this condition to be discharged immediately on any permission being given.*

**Update: Artist's Impressions of Development**

These have been requested but not supplied by the applicant. However, the Committee has visited the site and the submitted elevations clearly indicate the appearance of the proposal.

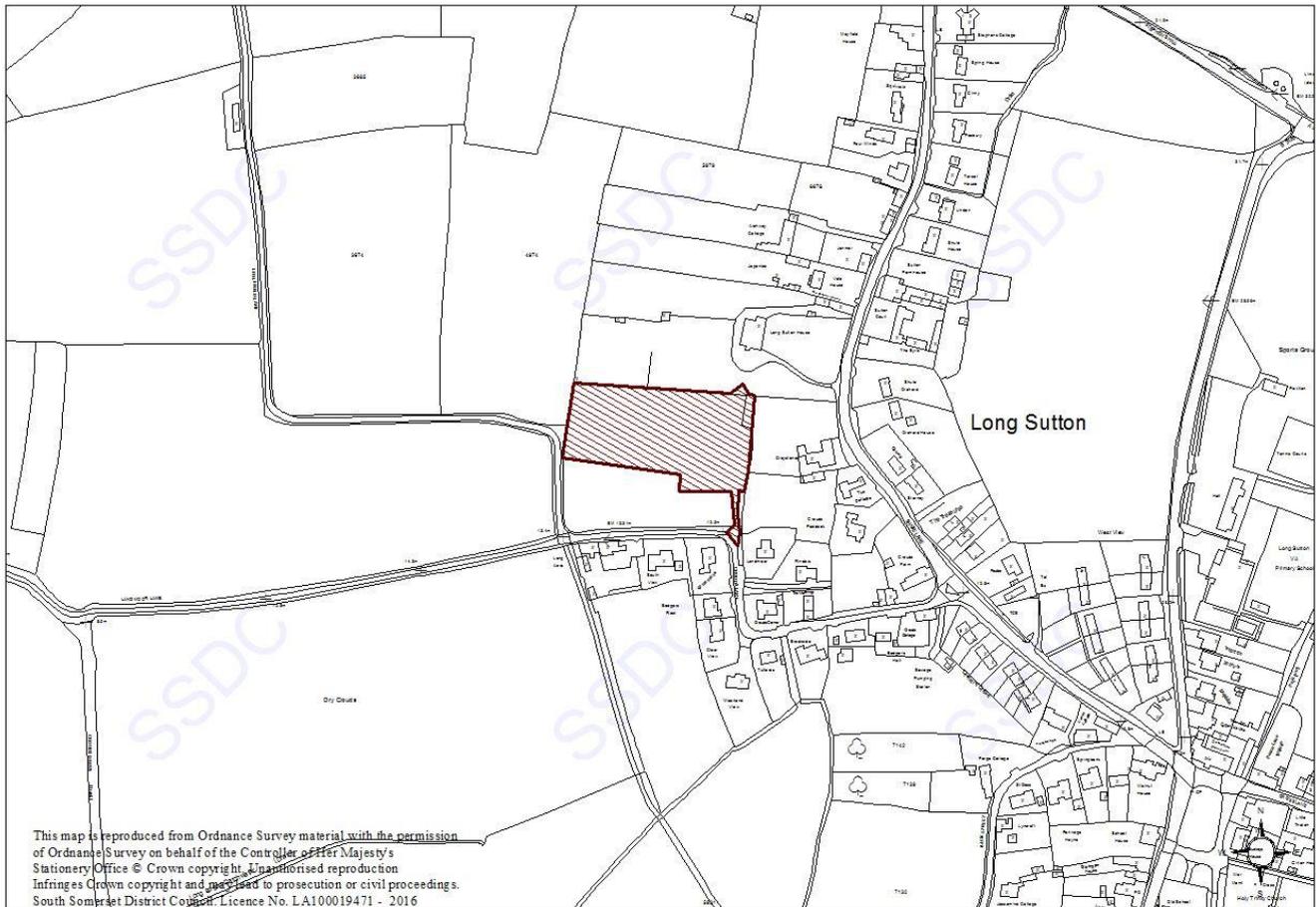
**ORIGINAL OFFICER REPORT (AMENDED AS NECESSARY):**

**REASON FOR REFERRAL TO COMMITTEE**

The report is referred to Committee to enable a full discussion of concerns raised by local residents and the Parish Council

**SITE DESCRIPTION AND PROPOSAL**





The site is located immediately south of the main garden area of the Grade 2 listed Long Sutton House. It forms part of the greater land holding of the House, being bounded to the south by Crouds Lane, and to the west by open countryside. On its east side is a further parcel of land under the same ownership which in turn backs onto the gardens of houses fronting onto Crouds Lane to the south, and Shute Lane to the east. One of these buildings fronting onto Shute Lane, 'Greystones' is also a Grade 2 listed building, and its curtilage adjoins the eastern boundary of the site.

Application is made for the change of use of the land for a mixture of ancillary accommodation and holiday accommodation related to the main use of the site associated with Long Sutton House. The application includes:

- change of use of existing barn to domestic storage building;
- change of use of barn to domestic workshop;
- completion and change of use of partially built structures (retrospective) to create 5 holiday lets/ancillary cottages
- completion of structure to create laundry, domestic store and office with basement;
- creation/change of use to additional storage space and potting shed; and
- repairs and extension to summerhouse

## HISTORY

The greater site, including Long Sutton House and land immediately to the east of this site, has a long and varied history. Particularly relevant to this application are the following:

15/00066/FUL- Erection of a gatehouse- withdrawn

14/01207/FUL- Amendment of materials arising from previous planning consent 11/02636/FUL and erection of agricultural storage barns and garage block - withdrawn

11/02636/FUL - Erection of agricultural buildings comprising two barns and root cellar with ancillary walls and composting enclosures including solar PV roof on barn and hard surfacing -permitted with conditions

09/01923/AGN - The erection of an agricultural storage building - permission not required.

Buildings have been erected under these permissions, including various changes to the approved details, as well as some additional unauthorised works. An application to amend (retrospectively) these works was withdrawn.

## **POLICY**

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

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

- SD1 Sustainable Development
- SS1 Settlement Strategy
- SS2 Development in Rural Settlements
- EP8 New and Enhanced Tourist Facilities
- TA5 Transport Impact of New Development
- TA6 Parking Standards
- EQ1 Addressing Climate Change in South Somerset
- EQ2 General Development
- EQ3 Historic Environment
- EQ4 Biodiversity
- EQ7 Pollution Control

### **National Planning Policy Framework (March 2012):**

1. Building a strong, competitive economy
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

**National Planning Practice Guidance** - Department of Communities and Local Government, 2014.

## Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.  
Somerset County Council Highways Standing Advice, June 2013.

South Somerset Sustainable Community Strategy (2008-2026)

## CONSULTATIONS

**Parish Council:** *Long Sutton Parish Council objects to the above application on the following grounds:-*

- 1. The development encroaches onto agricultural land.*
- 2. It would lead to an increase of traffic using Crouds Lane.*
- 3. The visual impact resulting from the size of the development.*
- 4. The combined issues of drainage and sewerage.*

*The Parish Council requests that the application is deferred to Area North and if they are minded to support this, that the following conditions are made:-*

- 1. That the cottages are occupied only by bona fide holiday tourists.*
- 2. All permitted development rights are removed.*
- 3. That other proposals within the Design & Access Statement, that do not appear in the application, should be included:*
  - Creation of a new formal garden.*
  - Construction of boundary wall.*
  - Planting Scheme.*
  - Use of Store to hold fire fighting equipment.*
  - Retention of compost bins, fire pit and compost storage areas.*
  - Communal aerials for satellite, TV and radio.*
- 4. No change of use from agricultural to gardens.*

**Highways Authority:** Standing Advice Applies.

**SSDC Highways Consultant:** *With regards to the part of the proposals for holiday let accommodation, consider the suitability of Crouds Lane to accommodate additional traffic, albeit sporadic. Support the highway conditions set out in the DAS although it would be advisable to widen the access to 5.0m.*

**SSDC Conservation Officer:** No objection.

**SSDC Landscape Officer:** *It is noted that the majority of these structures already have consent, but for an agricultural use, rather than a domestic/holiday function. I recollect that when the initial farm buildings were applied for, in their favour was (i) the close relationship with Long Sutton House, and (ii) the 'estate' character of the farm building group.*

*From a landscape standpoint, the site is already characterised by building form, which has a unified expression in its general appearance, whilst its 'estate' character helpfully lends itself to conversion from agricultural to domestic uses. Hence the potential landscape impact of these proposals comes down to (a) the introduction of a domestic use, such as vehicular activity; nightlight etc. and (b) the incursion of built form toward open countryside. Looking first at domestic use, there will clearly be greater activity within the site, of both visitors and vehicles, but I note the site to be partially contained by stone walling, and for the structures to be primarily inward-looking, such that much of this additional activity will be contained. As for nightlight, again the current containment should limit this, and with external windows*

*limited in number and scale; and with the potential to condition the type and location of lighting, these impacts are likely to be low. Turning to the new build, it is clear that this structure would add to the intensification of the current building group, and will project building form toward the open countryside. However, whilst the subsequent arrangement does spread development form across the site, it remains contained within the site; is of the same design style; and has residential land to 3 sides. I also observe that (i) residential form extends further west of the village, to both north and south of this site, than this build proposal, and (ii) the paddock within which the site is located is bounded by an established hedgerow to the west, which is the landscape feature that separates residential land from farmland extending north, and this is a significant boundary containing the site, and relating it to village form. Hence on balance, I do not consider the landscape impacts to be of sufficient magnitude to warrant an objection.*

**SSDC Ecologist:** Concerns raised initially about the possible impact on the natural environment from the on-site sewage treatment plant. These concerns have been addressed in consultation with Natural England.

**SSDC Engineers:** Discussions are on-going with the applicant to agree a scheme of surface water drainage and disposal. In principle, it is considered that an acceptable solution can be provided. To be updated at Committee.

**SSDC Environmental Protection Officer:** No observations.

**SSDC Economic Development Officer:** *This is a reasonably unusual application in so much the land is currently described as being agricultural, yet there is an insufficient amount to justify traditional agricultural activities. Equally, the location of both the land and the buildings are towards the village centre and therefore any reversion back to agriculture would quite probably cause difficulties to those living in proximity. Therefore, the applicant has little choice than to look for alternative uses for both the buildings and the adjacent land. He has brought forward an idea which will provide an income for himself and opportunities to enhance the incomes of many other local businesses through the provision of quality food and drink. In addition, numerous additional staff will be required when the growth of the business justifies their input. This will take the form of gardeners, drivers, waiting and catering personnel. The opportunity to encourage people to South Somerset is to be encouraged in anticipation that they will bring secondary spend to the area. There are no reasons why from an economic perspective this application should not be supported.*

**Area Development Officer:** *I have no particular comments from a community / local perspective. The application includes additional holiday accommodation, if planning policies require specific justification then ED would advise.*

*However I can confirm that within the area in general there is a strong interest in promoting opportunities for extended stay and spend by visitors - hence we would support this application subject to the usual assessments including design in keeping and accessibility for users.*

**Environment Agency:** No comments received

**Natural England:** No objection. Original concerns raised about the possibility of harm from phosphate and other pollution resulting from the on-site sewage treatment arrangements were addressed by the applicant to the satisfaction of NE.

**Wessex Water:** *The application made for development proposals at this location has indicated that no new connections to the public sewer system will be required to serve these new buildings.*

*We advise that separate systems of drainage are utilised to form satisfactory means of disposal subject to Building Regulations. We request that South Somerset consult with Wessex Water if these details are*

*amended to require connections to the public sewer system.*

*This location suffers from groundwater induced sewer flooding during prolonged rainfall and mitigation measures are in place to maintain service levels under these conditions.*

**SSDC Tourism Officer:** No comment received.

**County Archaeologist:** No objection.

## **REPRESENTATIONS**

Five letters of objection have been received, making the following main points:

- the scale of development is inappropriate for the setting;
- Crouds Lane is narrow with awkward turns, and additional traffic would be harmful to highway safety; the Lane is not appropriate to carry the additional traffic;
- the proposal would exacerbate existing surface water and foul drainage problems in the village, by reason of additional persons on site and ; both systems operate at capacity and increases in run-off would compromise their use by existing residents;
- retrospective permission for this development sets an undesirable precedent;
- permission for this development on agricultural land will set a precedent for similar developments on agricultural land in future;
- there have been noise and traffic disturbances in Crouds Lane for a long period of time associated with this site;
- there has been little local consultation;
- the need for a stand-by generator is queried; it will create unacceptable noise;
- access for visitors via Shute Lane should be assured.

## **CONSIDERATIONS**

### **Principle of Development: Tourist Accommodation**

The NPPF states that policies should support sustainable economic growth in rural areas to help overcome the unfulfilled economic potential in rural communities, tackle an over-reliance on traditional low paid employment and under-employment, and help limit skilled workers having to move elsewhere for work.

As a consequence, the Local Plan considers various employment options, including the important contribution that can be made by the tourism sector.

Policy EP8 addresses this issue, and encourages the creation of new tourist facilities where:

- They are of a scale appropriate to the size and function of the settlement within which they are to be located;
- The proposal ensures that the district's tourist assets and facilities are accessible through sustainable modes of travel including cycling and walking;
- They do not harm the district's environmental, cultural or heritage assets;
- They ensure the continued protection and resilience of the district's designated nature conservation features;
- They benefit the local community through access to facilities and services; and
- There is no adverse impact on Natura 2000 and other internationally and nationally designated sites

Subject to compliance with these criteria, and the demonstration that a need is met, the principle of provision of the creation of tourist accommodation is accepted.

### **Ancillary Accommodation**

The application partially also seeks the change of use of part of the site/buildings to ancillary accommodation - three buildings specifically for that purpose (storage, workshop and potting shed); and a combination of either tourist accommodation or ancillary residential accommodation for the main house. The intention of the applicant is to use the cottages created by this development either as holiday lets or in conjunction with the domestic accommodation requirements of the main house (Long Sutton House). This house is a large property, with a total internal floor area of around 650 sq m, additional outbuildings of an additional 250 sq m, situated on a site of 2.8 Hectares. It is considered reasonable within this context to include further floorspace as ancillary accommodation, subject to appropriate design, layout and other relevant considerations.

Of the buildings seeking planning permission, three are proposed to form dedicated ancillary accommodation for the main dwellinghouse: buildings numbered 1, 2 and 7c - a store; a workshop and a potting shed.

### **Applicant's Business Plan: Compliance with Policy EP8**

The applicant has submitted a detailed, confidential business plan supporting the application. The plan has been scrutinised and assessed by the Economic Development Officer and the Area Development Manager (comments above). The following main points are dealt with:

- Detail of the proposed business, including the proposed core activity and related business opportunities locally;
- Possible customers - evidence of demand;
- Competitors;
- Overview of Tourist Industry;
- Policy background;
- Information from various data bases;
- Marketing;
- Capital Investment, Employment and partners;

The applicant currently employs five full-time and four part-time staff within this holding. The proposal would increase these numbers by a further four full-time and four part-time staff.

It is pointed out that the proposal would operate in tandem with other businesses existing or proposed in the village (including the village shop) under the same ownership, offering a co-ordinated business approach to providing tourist facilities. The business plan expects that the net employment resulting would be 29 staff employed locally.

The plan highlights linkages with other businesses locally and further afield

Assessing the proposal under the criteria set out in Policy EP8:

Scale: The proposal is of a scale that is considered to relate well to the size of the village, being 5 units of accommodation, and of a form that can be accommodated without visual harm in the space available.

Accessibility: The proposal is well located to tourist assets in the area, providing adequate opportunities for access by sustainable means of transport (cycling or walking).

Harm to Assets: The proposal does not demonstrably harm environmental, cultural or heritage assets (see comments of Conservation Officer and Natural England).

Nature Conservation: Natural England is satisfied that the development will cause no harm to nearby Wet Moor, part of the designated Somerset Levels and Moors. Particular attention has been paid by NE to possible phosphate pollution, which it is now satisfied will not result from the development.

Community Benefit: Whilst none of the facilities directly affect local residents, it is noted that numerous job opportunities could result from the proposal; and the proposal is part of a larger plan involving other community facilities (e.g. the local shop) which would have a local impact.

Natura 2000 and Designated Sites: Natural England has been consulted - there are no harmful impacts anticipated.

It is considered that the applicant has provided a detailed, well-considered approach towards the creation of a tourist-based business on the site. It is supported as being a practical way of utilising this agricultural land for a profitable economic purpose, given that the use of the land would be limited (owing to size, locality, etc.) for agricultural activity.

It is considered that the proposal is broadly compliant with Policy EP8 of the Local Plan, and that the proposed tourist accommodation would enhance economic activity locally and in the District. The proposal offers the opportunity of significant economic benefit, and is accordingly supported for this reason.

### **Visual and Landscape Impact: Impact on Listed Buildings**

The built form proposed is largely in place, mostly to roof height. The potential visual impact can therefore be easily assessed. The structures are all grouped in a courtyard configuration, on a section of the site well away (more than 50m) from Crouds Lane and the dwellings to the south of the Lane. The development is single storey, using high quality material finishes (in particular, local stone), and is of a simple design that respects the general nature of development in the immediate area.

There are two listed buildings within the vicinity - the main dwellinghouse (Long Sutton House) towards the north; and Greystones to the east. The site is outside the curtilages of both buildings. The general layout of the site, with screen planting, limits any impact on the broader setting of these two buildings. For purposes of Policy EQ3 of the Local Plan (and the general aims in respect of heritage assets in the NPPF) it is not considered that there is demonstrable harm to the setting of these buildings that would suggest a refusal of the proposal.

The development is of a scale and design that is commensurate with the existing grain and form of the settlement. Additional planting is proposed. The Landscape Officer's detailed assessment is set out above, and raises no objection. For these reasons, it is not considered that there is any harmful visual impact on the setting or local landscape that would indicate a refusal of the application.

### **Impact on Residential Amenity**

As mentioned, the nearest dwellinghouses are more than 50m from the development. The form is single storey. No amenity harm is therefore identified as regards overlooking or physical dominance of neighbouring amenity space.

The issue of amenity is also raised in relation to traffic using Crouds Lane. Given that new traffic accessing the holiday lets is to be accommodated via Shute Lane, it is not considered that there would be additional traffic generated by the scheme onto Crouds Lane that would constitute an amenity nuisance.

### **Highway Safety and Access**

The site enjoys access from both Crouds Lane and from Shute Lane. It is noted that the intention is to use Shute Lane as the access, which enjoys good visibility, for the tourist accommodation purpose, and

it is proposed to secure this by condition. The access onto Crouds Lane also enjoys good visibility in both directions. Adequate on-site parking can be provided.

It is considered that the proposal generally accords with the requirements of the County's Standing Advice, although, as pointed out by the Highway Consultant, some aspects are not optimal. The concerns of the Highway Consultant have been discussed. They did not take into account the intention to use the Shute Lane access for the holiday lets, which overcomes concerns about scale of the existing access, and traffic generation onto Crouds Lane.

It is not considered that there is any highway safety concern that would indicate a refusal of permission.

## **Drainage**

Local concerns have been raised about both surface water and foul drainage.

The proposal aims to make provision for attenuation of surface water on site, its treatment and use for irrigation and other purposes. As requested by Committee when the application was considered in April, a scheme of drainage has now been received, and is acceptable to the Council's Engineer.

As regards foul drainage, Wessex Water has assessed the proposal, and has noted that the site will be independent of mains drainage, and subject to the normal Building Regulations in this regard. As long as no mains drainage connection is sought, Wessex Water raises no objection.

It is not considered that foul or surface water drainage, in principle, would be a reason for refusal of the application. However, given the concerns about surface water disposal in the area, it is recommended that approval be subject to the prior submission and approval of a scheme acceptable to the Council's Engineer.

## **Concerns of Local Residents**

The concerns of local residents have been considered and largely dealt with in the body of the report. The following additional comments can be made:

- Previous traffic concerns, and concerns related to construction traffic, are noted, but on the basis of the submitted information it is considered that the use of the two access points (Shute Lane and Crouds Lane) are more than adequate to meet the needs of the overall proposal without causing either highway safety harm or unacceptable reduction of residential amenity.
- As set out in the report, the concerns about the severe drainage issues have been carefully considered. On the basis of the submitted scheme, and with appropriate control by condition, it is the view of technical consultants that foul and surface water generated by the development can be accommodated without exacerbating existing conditions.
- Retrospective planning applications are not forbidden by the planning system; developers are entitled to seek regularisation of works undertaken without the necessary planning permission (as is partially the case with this application).
- Precedent carries little weight in planning decisions; planning applications are required to be assessed on their own individual merits, and it is not considered that approval of this scheme would bind the Council in any way to other future applications on this or other sites.
- Whilst it is noted that the developer is considered not to have engaged sufficiently with the local community, there is no requirement for a development of this scale to do so; the planning application process has offered the opportunity to anyone to make representations.
- An indoor stand-by generator is not considered to be an issue raising amenity concerns for purposes of this application. Any noise would have to comply with existing noise control legislation, failing which appropriate remedies are available under that legislation. However, the

generator is to be located in a basement, and unlikely to produce any significant noise that would cause amenity harm.

## **EIA Regulations**

Not relevant.

## **Conclusion**

The proposal represents a well-detailed scheme for the creation of tourist accommodation within the village. As such, it would enhance the sustainability and economic vitality of the local village and the District, in accordance with the aims of the NPPF and the Local Plan. The scale, layout and design of the development relates well to the detailed setting within the village. No demonstrable amenity harm is identified, and there are no highway safety, heritage or environmental impacts that would indicate a refusal of the proposal.

Members have had the opportunity to view the development on site, and the plans and elevations are considered adequate to determine the full nature of the proposal. A sustainable drainage scheme for the site is possible, as demonstrated by the additional information from the applicant. It is now considered appropriate to give final consideration to the application, which is recommended for approval.

## **S.106 AGREEMENT**

The applicant has agreed to the signing of a S106 Agreement to ensure the non-fragmentation of the planning unit. This is considered necessary to ensure that the development retains its relevance to the overall property (which includes Long Sutton House) and operates within the context of the submitted business plan, which has justified the proposal.

## **RECOMMENDATION**

That application reference 15/05090/FUL be approved subject to:-

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that no part of the land edged blue on the submitted plan ref. P5427/001E is sold separately from the remainder of that land;
- b) the following conditions:

01. The proposal represents a well-detailed scheme for the creation of tourist accommodation within the village, which, by reason of its siting, layout and design, respects the character and appearance of the setting (and the setting of the listed buildings), and causes no demonstrable harm to residential amenity, highway safety or the environment, in accordance with the aims of the NPPF and Policies SS2, EP8, TA5, TA6, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan.

## **SUBJECT TO THE FOLLOWING:**

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 28 October 2015.

Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. P5427 numbers 001C, 100E, 100H, 101b, 102d, 103b, 106d and 107e.

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

03. The occupation of the units of holiday accommodation hereby approved (i.e. units numbered 3, 4, 6a, 6b and 7a as identified on the submitted plan ref. P5427/100E) shall be restricted to bona fide holidaymakers unless the accommodation is to be used as ancillary accommodation for purposes of the occupants of the main dwellinghouse ('Long Sutton House'). None of the units shall at any time be occupied independently as any person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of occupiers of the units, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies SD1 and EP8 of the South Somerset Local Plan (2006 - 2028) and the aims and provisions of the National Planning Policy Framework.

04. No part of the development hereby approved, with the exception of the units referred to in Condition 3 above, shall be used other than as ancillary accommodation for use in association with the main dwellinghouse known as Long Sutton House.

Reason: In the interests of sustainable development and to ensure that the approved accommodation is not used for unauthorised permanent residential occupation in accordance with Policy SD1 of the South Somerset Local Plan (2006 - 2028) and the aims and provisions of the National Planning Policy Framework.

05. The area allocated for parking on the submitted plan ref. P5427/100E shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety and to accord with Policies TA5, TA6 and EQ2 of the South Somerset Local Plan.

06. Vehicular access to the units of holiday accommodation within the development hereby approved shall be via the site entrance onto Shute Lane. The operator of the approved scheme of tourist accommodation shall use this access point as the address for the development in any advertising, promotional and informational material issued (including any internet online advertising) to promote the scheme and arrange for customers to visit the site. Such material shall not make reference to the access on Clouds Lane.

Reason: In the interests of residential amenity and highway safety, in accordance with the aims of the NPPF and Policies TA5 and EQ2 of the South Somerset Local Plan,

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no outbuildings, garages or any other structures shall be erected other than those expressly authorised by this permission.

Reason: To safeguard the character and appearance of the area in accordance with the aims of the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions or other external alterations to these buildings without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area, and to accord with the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

09. No external lighting shall be installed on the site unless the details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to avoid light pollution, in accordance with the aims of the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

10. Within three months of the date of this permission, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels, shall be submitted to the Local Planning Authority for approval. Such scheme shall be based on the layout shown on the submitted plan ref. P5427/100H. Once approved, all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the approval of the details, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme shall thereafter be retained and maintained.

Reason: To safeguard the character and appearance of the area and to accord with Policy EQ2 of the South Somerset Local Plan.

11. Within three months of the date of this permission, full details of the siting, design and layout of an area for the on-site storage of refuse and recycling bins shall be submitted for approval to the Local Planning Authority. Once approved, the details shall be fully implemented and thereafter retained and maintained. There shall be no storage of such bins outside of the site or in the public highway area.

Reason: In the interests of amenity, and to accord with Policy EQ2 of the South Somerset Local Plan.

12. Within 3 months of the date of this permission the remaining detail of the surface water design in the form of a detailed drainage design layout shall be submitted for approval to the Local Planning Authority. The layout shall be generally in accordance with the submitted plan ref. 201340\_C01B received by email on 8 August 2016. The details shall include:

- design and type of soakaway units and connections;
- maintenance schedule(s) for the system; and
- details of silt traps to be incorporated within the system.

Once approved, the drainage layout shall be fully implemented, and thereafter retained and maintained in accordance with the agreed details.

Reason: In the interests of sustainable drainage and to accord with the NPPF and Policies SD1 and EQ1 of the South Somerset Local Plan.

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