

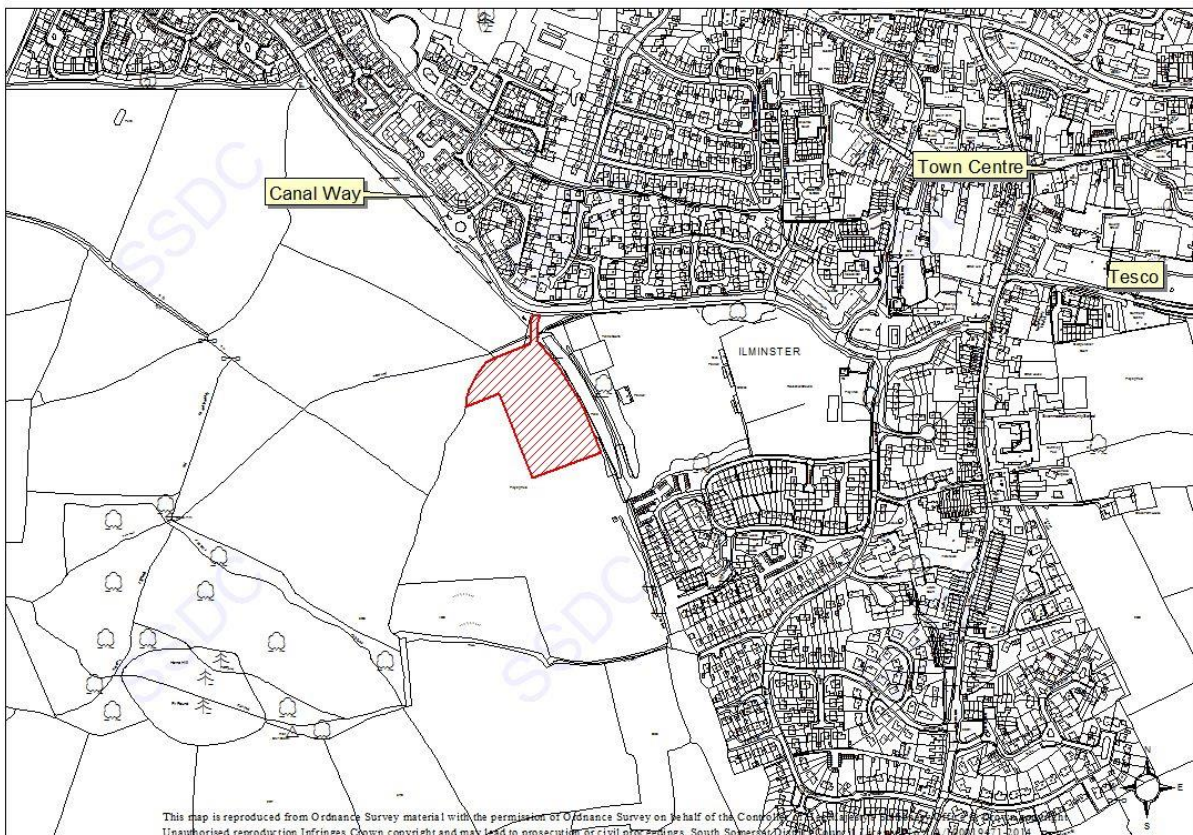
## Officer Report On Planning Application: 14/04748/FUL

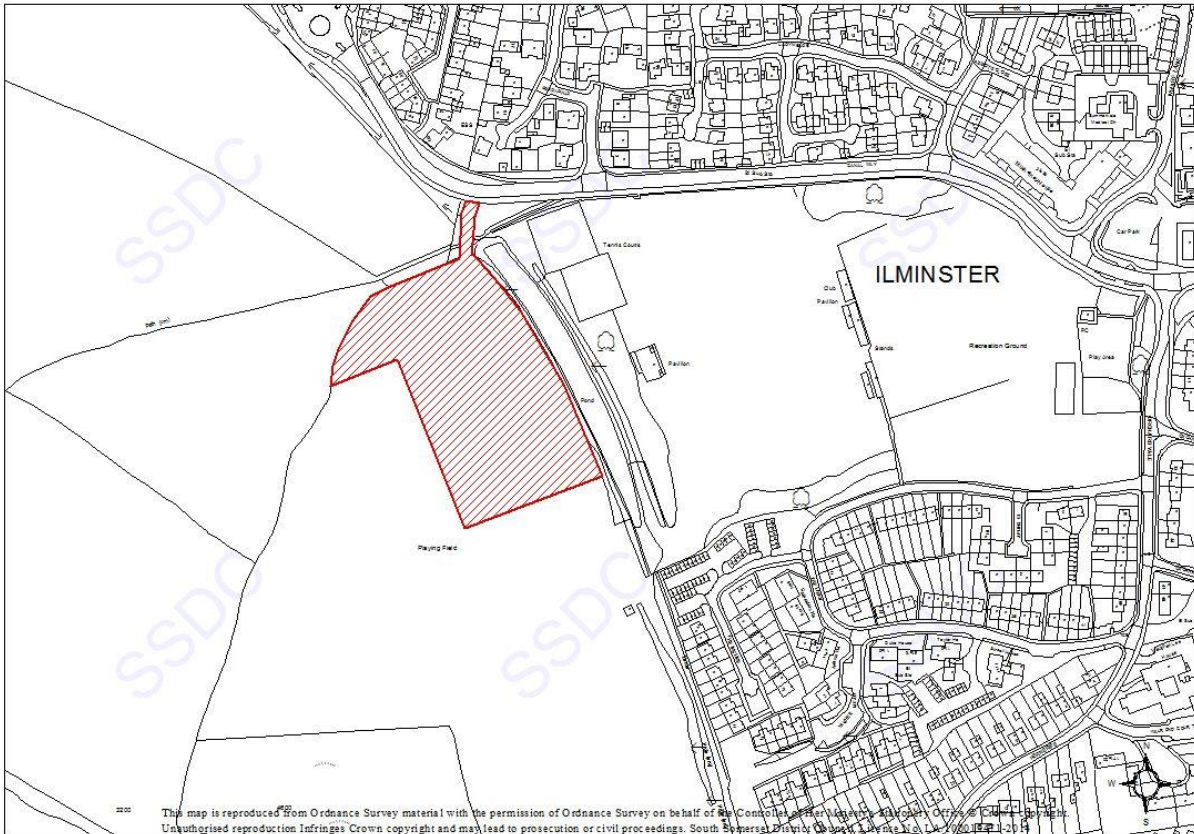
<b>Proposal:</b>	The erection of a clubhouse/changing rooms, provision of a football pitch, floodlighting and formation of a new vehicular access and improved pedestrian access. (GR 335521/114357)
<b>Site Address:</b>	Land Adjacent Canal Way Ilminster Somerset
<b>Parish:</b>	Ilminster
<b>ILMINSTER TOWN Ward (SSDC Member)</b>	Cllr C Goodall Cllr K T Turner
<b>Recommending Case Officer:</b>	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
<b>Target date:</b>	18th December 2014
<b>Applicant:</b>	Ms Joy Norris
<b>Agent: (no agent if blank)</b>	
<b>Application Type:</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON(S) FOR REFERRAL TO COMMITTEE

The application is referred to committee with the agreement of the Ward Member and Chair in order to discuss the relevant planning issues.

### SITE DESCRIPTION AND PROPOSAL





The site, known as Britten's Field, is located along the southern edge of Ilminster, to the south of Canal Way. The site is currently grassed and is bounded by hedgerows and trees. The main recreation ground, containing football, cricket and tennis facilities is located to the east of the site. Open fields exist to the west and south with Herne Hill to the south west. The northern part of the site is relatively flat but starts to rise up towards Herne Hill at the southern end of the site.

The proposal seeks consent for the erection of a new clubhouse with changing facilities and function room, vehicular/pedestrian access, a car park and floodlighting. The new building and car park will be located in the northern part with access gained from an existing point of access off Canal Way. 48 parking spaces will be provided, to include 3 disabled spaces.

The proposed building will measure 37.2 metres (length) x 16.4 metres (width including gable extension) with a ridge height of 5.5 metres. The building will contain 4 changing rooms, shower and lobby areas and 2 official's rooms. Those rooms will be served by a side entrance. The main entrance will be located on the northern elevation and contain an entrance lobby and store area. The rest of the building will contain a function room, seating area, store rooms, toilets, a bar and food preparation area. 6 floodlights are proposed around the new main football pitch, each 15 metres in height.

The supporting information submitted with the application states that the clubhouse has been designed predominately for the use of Ilminster Football Club. Their current facilities are in need of upgrading and improvement in order to meet Football Association Standards. The clubhouse however, will provide a function room with bar/food preparation facilities which will be made available for wider community use.

## **HISTORY**

No relevant recent history.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

### Relevant Development Plan Documents

South Somerset Local Plan (adopted April 2006)

Saved Policies:

ST5 - General Principles of Development

ST6 - Quality of Development

EC3 - Landscape Character

CR1 - Existing Playing Fields/Recreation Areas

Other Relevant Documents:

National Planning Policy Framework:

Core Planning Principles

Chapter 8 - Promoting Healthy Communities.

Chapter 11 - Conserving and Enhancing the Natural Environment

Somerset County Parking Standards

## **CONSULTATIONS**

### **Town Council:**

Ilminster Town Council are the applicant for this proposal.

### **Landscape Officer:**

The proposed football clubhouse with its associated parking, floodlit pitch and site access arrangement is noted.

Assuming it is accepted that there is a need for such a facility, then I can confirm;

1) The location of the club house, in close proximity to the current built edge of Ilminster, and over that area of the field which is at low elevation, is appropriately sited. Whilst the scale of the clubhouse at 37 x 14 metres is substantive, I note that its mass has been scaled down by (i) provision of a hipped roof, and (ii) creation of gabled projections to break-up the long elevations, and I similarly consider this to be appropriate.

2) Car parking is sited to both the north and east sides of the proposed club house, and is broadly acceptable. In most part, this siting will ensure views of parked cars from the elevated land to the south - primarily the footpaths and open space links to Herne Hill - are restricted, to thus reduce the potential for reflective glare. However, I consider there to be a need for visual containment of the parking area to the east of the club house, and suggest this is achieved by a line of trees between, and parallel with, the edges of both the pitch and the car park. This siting and species-choice should be agreed pre-determination, and

species-wise I would suggest something akin to field maple and/or hornbeam, due to its robust winter tracery.

3) The site access and car park edge lays close to a mature hedgerow, which is inclusive of individual specimen trees, and it is possible that their RPA may fall within the construction area. No construction works should be undertaken that would threaten the integrity of these woody features, and to that end, I would suggest a tree protection plan is required - you may wish to discuss the timing and detail of this with Phil.

4) Lighting in this area has the potential to be intrusive. I appreciate that pitch floodlighting can be strictly controlled, both in terms of its concentration; extent, and timing, and clearly these limits should be agreed. Car park lighting should similarly be minimal. On both fronts, we need to be satisfied that there will be no adverse impact upon the local bat population, and I suspect Terry will comment further on that. I also note that there is a proposal that the building is fixed with motion sensor lighting, to detect night-time movement. As animal movement can cause lighting to flick on at any time of darkness, which can be intrusive to both local residents and wildlife, I would suggest such sensors are strictly limited and contained if they are to be permissible.

Should you be minded to approve, please condition detailed landscape proposals and a tree protection plan, as (2) and (3) above. Any tree planting required by planning should be implemented in full in the first season following completion of the construction works.

#### **Ecologist:**

The application site lies adjacent to a mature hedge and tree line, and the former canal. These habitats could potentially be important to bats for foraging and as a commuting corridor.

Some species of bat are particularly sensitive to artificial lighting and the proposed floodlighting could cause significant disturbance and harm to bats, contrary to planning policy and legislation (Habitats Regulations 2010).

The Bat Conservation Trust's 'Bat Survey Guidelines 2012' (considered to be the industry standard) recommends bat surveys for: floodlighting proposals within 50 metres of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water.

Natural England's Standing Advice makes reference to the above guidelines.

Government Circular ODPM 06/2005 ('Biodiversity and geological conservation - statutory obligations and their impact within the planning system') advises '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 the planning permission is granted. The survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.'

Furthermore, all bat species are subject to the strict provisions of The Habitats Regulations 2010 to which local planning authorities must have regard to in the exercise of their functions. To ensure any planning permission is legally compliant with these regulations, it will be necessary to establish any impacts or otherwise upon bats before permission is granted.

I therefore recommend against granting consent until bat activity surveys and an impact

assessment have been completed and submitted. As bats hibernate over the winter, it will not be possible to undertake the surveys until the main survey season of May to September 2015.

### **Highway Authority:**

No comments received. An oral update will be given with regard to any comments received.

### **Community, Health and Leisure Service:**

Our evidence base indicates that there is a shortfall in playing pitch and changing room provision within Ilminster, both in terms of quantity and quality.

The existing changing room provision on site is not fit for purpose and does not meet Football Association standards or the needs of Ilminster Town Football Club or Ilminster Youth Football Club. This development proposal will significantly reduce the identified quality and quantity deficiencies in the town and is also a priority project for the Football Association who is keen to see improved football facilities to support the growth and development of the clubs.

While the proposed development will result in the loss of a small part of the existing recreation ground, overall there will be better provision in term of quantity and quality of pitches and ancillary facilities and therefore the benefit will outweigh the loss and consequently is not considered contrary to the NPPF or saved Policy CR1. This project will also provide Ilminster Town Council with the opportunity to remove the old football changing accommodation and increase open space in the central part of the recreation ground.

The Community Health and Leisure team has, over the last 12 months, been working with Ilminster Town Council and a qualified landscape architect on the development of a master plan for their recreation ground in order to help prioritise future improvements. The Town Council has recently completed this master planning exercise with input from key local stakeholders and the general public and this development, if approved, would deliver a key component of the agreed master plan for the site.

Overall, given the benefits that this development will deliver and the deficiencies that will be addressed, the Community Health and Leisure service supports this planning application.

### **Sport England:**

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184). The consultation is therefore statutory and Sport England has considered the application in the light of the National Planning Policy Framework (in particular Par 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England

The proposal is for the erection of a clubhouse/changing rooms, provision of a football pitch, floodlighting and formation of new access. The proposal has an impact on football and cricket. We have sought FA and ECB views on the proposal:

### **FA**

The need for the new changing pavilion and club house are critical to ensure the continued success of this football club - the current facilities are in a really poor condition and will soon be condemned. The new football pitch is simply a switch from the existing 1st team site to

this new location with the same number of pitches remaining - the existing pitch will still be available for football use and is essential for the clubs proposed development. Permission for floodlighting is being requested as the club have aspirations to gain promotion in the near future. There is a cricket square that needs moving on the site for the new 1st team pitch that needs to be agreed.

The design is technically compliant as the club have been working with the Football Foundations technical advisor as well as the County FA and FA regional facilities manager.

No loss or gain of pitch provision - The provision of a new fit for purpose pavilion is essential for the club to remain compliant for adult and youth football provision and for its continued growth. Full backing from the Local Authority and Town Council with significant s106 money being provided.

## **ECB**

The site is used by Ilminster CC as a second ground. Last year it was used by the 3rd and 4th teams but next year they won't be able to run a 4th team. The club has a strong junior section and fully intends to restart the 4th team in the coming years and will do this by migrating juniors into senior cricket. The site is also available for junior cricket as an additional facility to their main ground.

As such the site is very important that cricket is retained as it provides an important facility for cricket in the town. The development is ok in principle but the cricket club do have some concerns about the development. Where the cricket ground is being proposed is on a hill so location of the cricket ground is important to make sure the ground is still usable. It is possible to 'move' a cricket square but there are some considerable challenges with this. None of the details were included in the planning application.

The key issues are as follows

- No detailed master plan was provided so unable to comment on the compliance to min dimensions for a cricket ground. There appears to be enough space but need a detailed site plan to comment fully.
- The orientation of the square in the draft site plan appeared to be on an east west orientation which is not compliant. It needs to be broadly on a north south orientation.
- Moving a cricket square means you will essentially need to construct a new square on the site. As such is a fine turf consultant being involved in this process and who is it, i.e. is it someone from the Sport England framework.
- Lastly who is paying for the work required to move the cricket ground and new square construction.

Current usage information is important as it will also determine the specification of the new cricket square. Last year the club started with four teams so the pitch was used every Saturday. Unfortunately the 4th team folded so the second half of the year it was only used every other Saturday. The pitch was also used every Wednesday in the Chard midweek community league by either Ilminster or two local community teams. The pitch was also used by junior teams at the club to ease the burden on the main pitch.

In summary before we cannot support this application at this time and we would need more information to understand how cricket will be retained on the site.

### **Police Architectural Liaison Officer:**

Regarding this application I make the following observations and recommendations:

The development itself is some way from Canal Way and would be considered isolated with existing hedgerow and trees/shrubs in the vicinity. This offers very little in the way of natural surveillance. There is a history of Anti Social Behaviour in this area. The proposed building design provides a covered area at the front which would offer a refuge for young people to congregate and protection from inclement weather.

With the lack of natural surveillance this could potentially lead to criminal damage/graffiti etc.

I would also recommend that consideration is given to using enhanced standard doors and windows made to PAS 24. 1012. These should also be fitted with Laminate glass to prevent access through windows. Any waste water down pipes should be protected from criminal damage as this is also common on public buildings.

Consideration should also be given to providing low level dusk to dawn lighting operated by photo electric cell in order to illuminate the area to allow for staff and visitors to be able to see their approach to the building.

I am pleased to see that access control is proposed at the entrance to the car park. It is important that this car park is not allowed to become a meeting place and catalyst for nuisance behaviour.

### **County Archaeologist:**

While there are no known archaeological sites recorded within the application area, recent investigations in the immediate vicinity have identified extensive evidence for previously unknown, prehistoric (Bronze Age) and Roman occupation activity. The site therefore lies within an area of high archaeological potential. There is however currently, insufficient information contained within the application on the nature of any possible archaeological remains to properly assess their significance.

For this reason I recommend that the applicant be asked to provide further information on any archaeological remains on the site prior to the determination of this application. This should comprise a field evaluation as indicated in paragraph 128 of the National Planning Policy Framework.

### **REPRESENTATIONS**

37 letters/emails of support have been received, 2 letters/emails making general observations and 13 letters/emails objecting to the proposed scheme. A petition has also been submitted with over 1300 signatures objecting to building of any permanent structures or car parks on Britten's Field.

The following objections have been made:

#### **Loss of recreation land**

- Loss of community space that is used for activities other than sport
- Lack of land for other sports to be played recreationally or for other sports (eg Hockey, Netball, bowls etc.) to have facilities at the site
- Concern that majority of football club members are not residents and so development would not represent wishes of the majority of the town

- Concerns over the provision for Cricket
- Support principle of new facilities but not supportive of the location.

#### Residential Amenity

- Harm to amenity - increased noise and light levels

#### Highways & Parking

- Inadequate Access (blind bend)
- Access considered inappropriate for GP Surgery - lack of consistency as access considered adequate for sports club which may have a greater volume of traffic than surgery
- Access conflicting with that of GP Surgery - particularly in regard to the elderly
- Existing Car Park facilities adequate for expansion of football club and currently underutilised - also agreement with GP surgery to use their parking at weekends when surgery is closed.
- New car park used inappropriately instead of drivers utilising underused existing car park

#### Ecology / Open space

- Loss of wildlife habitat for birds, badgers and bats
- Loss of hedgerows and trees
- Concerns over decreasing water/landscape quality of the canal section
- Damage to landscape and peaceful nature of site
- In light of new development direction; concerns over loss of a greater amount of green space than necessary in the area - particularly as it is currently community land

#### Flooding

- Significant Waterlogging and some flooding (particularly in winter) of the site of field requiring extensive drainage which is already in place at previous site.
- During recent significant flooding (2012-2014) the field was used as a major soakaway for floodwaters therefore protecting houses -concerns that this flood management strategy would be removed therefore increasing effects of flooding in residential areas.

#### Other issues

- Competing social clubs - and image that associating sports and drinking represents to younger society members
- Policing of Area - and costs associated with this
- Concerns over enclosure of part of the field restricting access for other residents
- Town Councils Consultation and notification of this process considered highly inadequate
- Lack of consistency with the Town Council's position of non-residents that petitioned against proposal being excluded whilst comments from non-residents that support proposal being included
- Financial issues not included in Town Councils Consultation
- Unsatisfactory consultation over the amendments to the scheme
- Lack of Sound business plan
- Use of Public money (& possible increase of council tax) to pay for the scheme
- Misrepresentation as community project as community rooms not available for most nights on 8 months of year (Football season)
- Covenants placed on the land at time of sale? - feeling that these have not been properly considered

#### Summary of supporting comments:

- Good facility for inclusive football club (which involves people of all abilities and ages) that the town can be proud of



- Existing facility inadequate for use
- Recreational uses for other clubs (e.g. fitness, darts skittles, bowls)
- Can be used for schools and significant youth team presence
- Enabling the accommodation of increasing population
- Floodlight design can be used to minimise light pollution
- Pitch some distance from badger sets and canal
- Large field can accommodate the development without a large impact
- Badgers do not seem bothered by light levels in neighbouring street areas

## **CONSIDERATIONS**

### **Need for the development**

The football club's existing changing facilities are located within the centre of the recreation field to the east of the application site, located adjacent to their main football pitch. As advised by the Community, Health and Leisure Manager, those facilities are not fit for purpose, do not meet Football Association (FA) standards nor meet the needs of Ilminster Town Football Club or the youth football teams. In addition, the proposal would make a significant contribution towards addressing the identified qualitative and quantitative sporting deficiencies in the town. Moreover, it is a priority project for the FA who are seeking improvements to football facilities in the town. On the basis of the above points, it is clear that there is an identified need for new facilities for the football club.

### **Location**

Having identified and concluded that there is a need for the new changing facilities, the choice of location is a key consideration. The proposed location is the key factor behind the objections to the scheme. In terms of visual impact, the landscape officer has not raised an objection subject to additional planting. In landscape character terms, the car park and clubhouse would sit in the northern corner of the site, around 100 metres to the south east of the medical centre. As a result, the clubhouse would sit in an area on the southern side of Canal Way where built form development has been accepted. The choice of location allows for sufficient car parking to be provided. In addition, concentrating match and training pitches in one area has practical and safety benefits.

### **Residential amenity**

It is considered that the proposed building will be sufficient distance from residential properties to avoid adverse impact to residential amenity. Moreover, the land is currently used for cricket and football matches. Whilst the level of matches/ training sessions may increase as a result of improved facilities, given this type of use is well established on this site, it is not considered that this use or possible increase of such use is considered to cause adverse harm to residential amenity to warrant refusal.

The introduction of floodlighting can be a source of light pollution and harm to residential and visual amenity. 6 floodlights, each 15 metres in height are proposed. The applicant has suggested the latest that these will be used is 9.30pm. A plan has been submitted showing the range of the lighting. However, for ecological reasons outlined later in this report, no consent will be granted for floodlighting at this stage, until a satisfactory bat survey has been undertaken and approved by the Council's Ecologist. Subject to this approval, details of the lighting will need to be submitted and approved by the Local Planning Authority. Along with control in terms of hours of use, these measures will ensure that the floodlighting does not cause any harm to residential amenity.

## **Design**

The building will be timber clad with rendered pillars and a tiled roof. The application has been amended to include the installation of solar panels on the south east facing roof. Whilst the scale of the building is substantive, it has been designed with a hipped roof and a gable projection on the north west elevation to break up the long elevation. The design of the gabled elevation originally included a covered open area at the front which has been amended in response to the Police Architectural Officer's comments. This section has now been fully enclosed. The gabled projection on the south east elevation has been deleted to provide for the solar panels. The design and materials are considered to be appropriate for this form of development in this context.

## **Highways/Parking issues**

Vehicular access will be gained from the north of the site off Canal Way, utilising an existing access point. This will serve the new car park which will contain 48 spaces which will be located around the north and east side of the clubhouse. It is understood from the applicant that in pre-application discussions between the applicant and Highway Authority that the principle of using this access point is acceptable. Concern has been raised that the proposed access would not be safe due its position on a bend. However, the Highway Authority have yet to formally comment on this application. Any comments received will be reported orally at committee.

One of the main reasons for the relocation of the football club is the ability to provide off road parking spaces. The supporting document explains that the football club does not have any allocated parking and as a result parking usually takes place on Canal Way and The Mead. Given the concerns about parking along one of the main roads in the town, it is considered appropriate that a development of this type has on-site parking. This would meet the needs of footballers as well as those attending any function at the clubhouse. The supporting document also states that the parking could be used as an overspill for the adjacent medical centre. However, it is considered that the medical centre has adequate parking and would unlikely need the use of this new car park.

## **Ecology**

Concern has been raised by local residents that the proposed development would have an adverse impact on local wildlife and associated habitat. Comments submitted particularly referred to impact on bats, birds and badgers. Whilst the proposal will not result in the loss of any trees or hedgerows, the advice of the Council's Ecologist was sought in relation those concerns. He identified a concern in respect of the potential impact on bats as a result of the floodlighting proposed to be installed around the perimeter of the football pitch. A bat survey and an impact assessment have therefore been recommended prior to the granting of consent.

The bat surveys would not be able to be undertaken until the main survey season of May to September as bats hibernate during the winter months. As this would result in a significant delay in the determination of the application, given that it is only the floodlighting that is providing the need for the survey, rather than any other aspect of the proposed development, the Ecologist has agreed to the imposition of a condition attached to any consent, that withholds permission for the installation of any floodlighting until the bat survey and impact assessment has been undertaken and agreed by the Council's Ecologist.

## **Landscaping**

The landscape officer has not raised an objection to the proposal but has sought visual containment of the parking area to the east of the clubhouse and suggests a line of trees, between and parallel with, the edges of the both the pitch and car park. Field maple and/or hornbeam is recommended. The applicant has agreed to undertake this planting and a relevant condition will be attached accordingly.

## **Impact on trees/hedgerows**

The proposal does not include the removal of any trees or hedgerows. However, as advised by the landscape officer, construction works may affect the closest trees and hedgerows. It is therefore proposed that a tree protection plan is attached to any consent to provide protection during construction.

## **Loss of Recreational land**

Whilst part of the field is currently used for cricket and football, and will continue to do so, the proposed development including the new building and car park area will clearly result in the loss of an area of informal open space used by local residents and visitors etc. However, given that the proposed area of built development constitutes a small area of land at the northern end of the site, it is not considered that this loss of green space outweighs the benefits that would be gained by the provision of improved facilities. There is no doubt that this is a popular area for local people to use for recreation purposes, either informal recreation or playing cricket or football. However, most of the field will still be available for people to use for recreation purposes.

## **Archaeology**

The County Archaeologist has advised that recent investigations in the immediate vicinity have identified extensive evidence for previously unknown prehistoric and Roman occupation activity. Due to the lack of information contained within the application on the nature of any possible archaeological remains, a field evaluation has been sought. This is requested prior to the determination of the application. However, an agent acting for the Town Council has spoken to the Archaeologist and advised that he would accept a condition seeking a field evaluation. The case officer is waiting for confirmation from the Archaeologist and an oral update will be given to members at committee.

## **Flooding/drainage**

Concern has been raised that the site suffers from waterlogging and flooding. The site is located within Flood Zone 1 which means that the site has a low probability of flooding. A Flood Risk Assessment is not required for this development. The applicant has outlined that soakaways will be used to dispose of surface water, details of which shall be sought via condition.

## **Impact on cricket**

It will be noted that Sport England has not been able to support the application until further information is submitted regarding how cricket will be retained on the site. A plan has been submitted with the application showing how the various pitches will be accommodated on the field. In response to Sport England's comments, further information has been submitted by the applicant. A response from Sport England is awaited. The additional information includes a further plan outlining the proposed location of pitches. The main football pitch would not

interfere with cricket pitch and outfield. However, it must be borne in mind that the cricket pitch is not contained within the planning application site and the arrangement of the cricket pitch and smaller youth/training pitches is outside the control of this planning application. In addition, the football club have made it clear that they are fully committed to working alongside the cricket club on issues of concern.

## **Other issues**

### **Covenants**

Comment has been received that covenants have been placed on the land that prevent development within the field. Moreover, that the land was gifted to the residents of Ilminster by the Britten family for recreational purposes. The Case Officer asked the Town Council about these points and was informed that there are no covenants pertaining to the site that prevent development. In addition, the land was purchased by the Town Council from the County Council. The field was named in honour of the Britten family. However, notwithstanding the existence or otherwise of any restrictive covenant, it must be stressed that covenants are not relevant to the consideration of the planning merits of any particular case. Moreover, the grant of any planning permission does not override the need to suitably address any other permissions or consents that may be required.

### **Cost of the development / Role of Town Council**

Concerns have been raised about the cost of the development, use of public money to help fund the development and the actions of the Town Council. However, none of these are valid planning considerations that can be taken into account when assessing the planning merits of the scheme.

## **SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING**

Not applicable to this application.

## **RECOMMENDATION**

Grant Consent

01. The proposed development by reason of its design, siting and location will provide a much needed improved facility for Ilminster Football Club and a community space for the town, would respect the character and appearance of the area, would not harm residential amenity, and make adequate provision for vehicular/pedestrian access and parking. The proposal would therefore accord with saved Policies ST5, ST5, and EC1 of the South Somerset Local Plan and Chapters 8 and 11 of the NPPF.

### **SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external

walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the area to accord with saved Policy ST5 of the South Somerset Local Plan.

03. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety to accord with saved policy ST5 of the South Somerset Local Plan.

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

Reason: In the interests of visual amenity to accord with saved policy ST5 of the South Somerset Local Plan.

05. No floodlighting shall be installed within the application site until a bat survey and impact assessment has been undertaken, and the report and recommendations have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of ecology to accord with saved policy EC8 of the South Somerset Local Plan.

06. Subject to the approval of the Council's Ecologist that floodlighting may be installed, as required by condition 5, no floodlights shall be installed without the details of any such lighting being submitted to and approved in writing by the Local Planning Authority. Once agreed, the floodlights shall not be altered without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and ecology to accord with saved policies ST5 and EC8 of the South Somerset Local Plan and the NPPF.

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

Drawing numbers: ITFC9, ITFC10 REV1, ITFC11, ITFC13 REV 1, ITFC14 REV 1.

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

08. Any floodlighting approved in connection with condition 6, shall only be operated between 16.00 to 21.30 hours.

Reason: In the interests of visual and residential amenity to accord with saved policy ST5 of the South Somerset Local Plan.

09. In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of (IN) from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect existing trees/hedgerows on the boundary of the site during construction.

10. Any additional conditions that may be requested by the County Archaeologist and Highway Authority.
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