

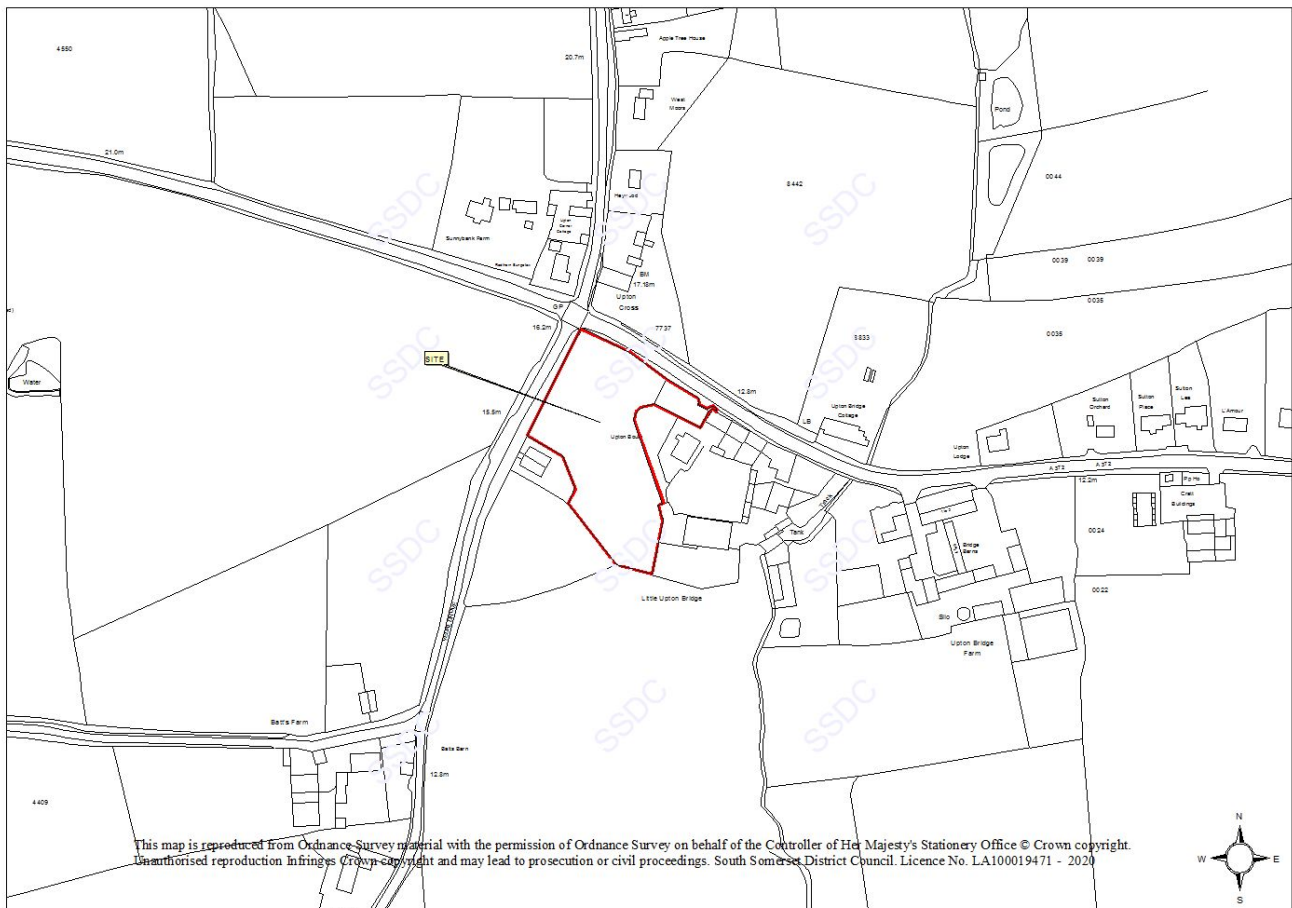
Officer Report On Planning Application: 19/02460/FUL

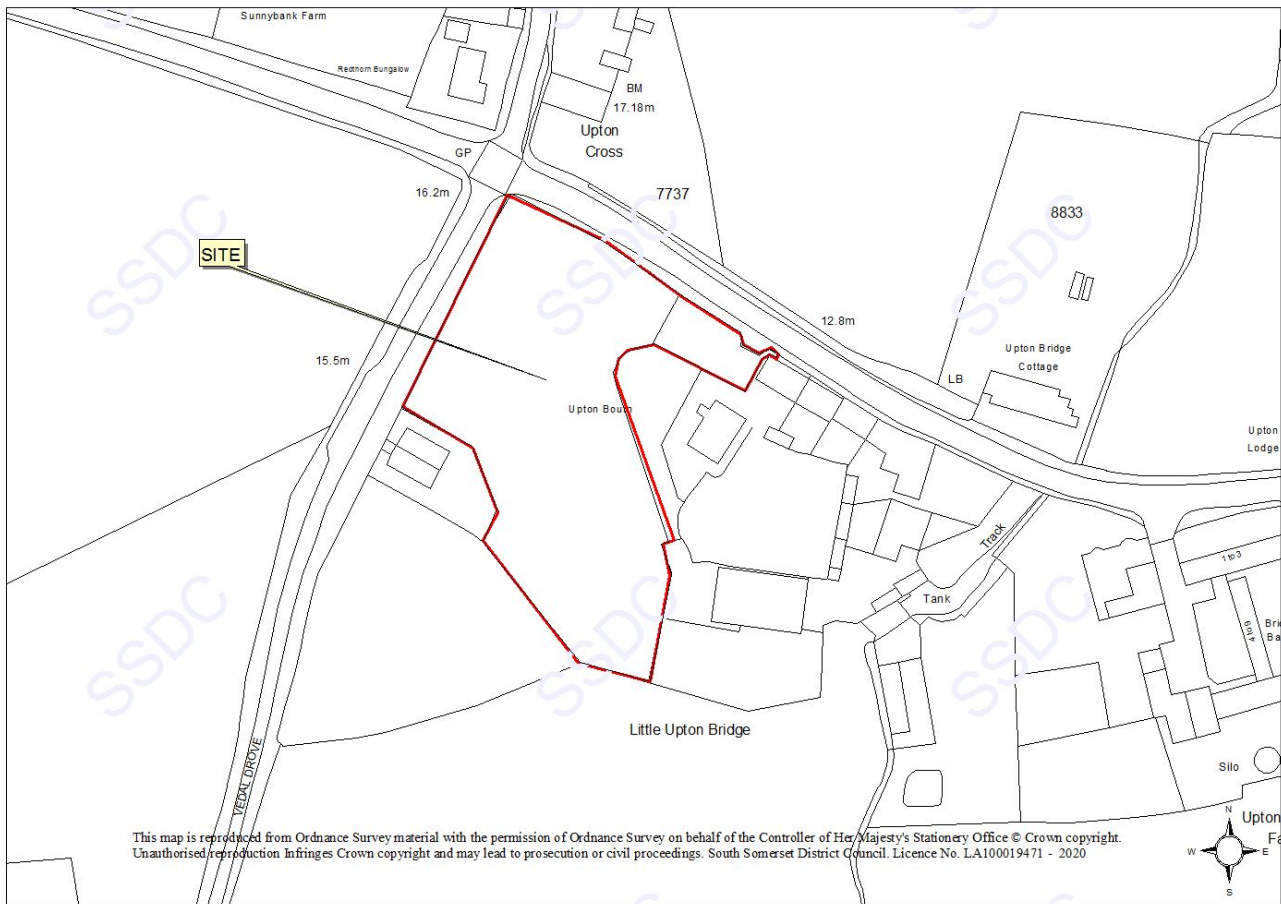
Proposal :	The erection of 3No. detached holiday letting units with parking and associated works.
Site Address:	Land At Little Upton Bridge Farm, Langport Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr G Tucker
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	9th December 2019
Applicant :	Mrs Gill Rickards
Agent: (no agent if blank)	Mr Ian Lloyd, Greyskies Ltd, 6 Old Orchard, Butleigh, Glastonbury, Somerset BA6 8JW
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to Area North Committee at the request of the Ward Member and with the agreement of the Area Chair to allow for the economic arguments and local concerns to be discussed in further detail.

SITE DESCRIPTION AND PROPOSAL





This application is seeking full planning permission for the erection of three units of self-catering holiday accommodation.

The application site comprises a parcel of agricultural land that sits within the southeast corner of the Langport Road (A372) / Vedal Drive / Hermitage Road crossroads. The site sits immediately alongside the applicant's own residential property and self-catering holiday business. There are two grade II listed cottages on the opposite side of the A372, Upton Cross which is directly opposite the site, and Upton Bridge Cottage which is a short distance to the north east. To the south of the site is an agricultural barn and farmland as well as a relatively new agricultural workers dwelling. There is some mature tree planting along the northern roadside boundary as well as along the southwest corner of the site. The west boundary with Vedal Drive is contained by a stone wall.

The site is not located within any areas of special designation and is within flood zone 1 which is considered to be at the lowest risk of flooding.

RELEVANT HISTORY:

18/00028/REF: Appeal against refusing planning application 17/03020/FUL. Appeal dismissed.

17/03020/FUL: Erection of four detached dwellings with associated external works. Refused for the following reasons:

- "01. The proposal would represent new residential development in the countryside, for which an overriding essential need has not been justified. The application site is remote from local key

services and as such will increase the need for journeys to be made by private vehicles. The proposal fails to enhance the sustainability of any settlement, and constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.

02. The proposal, by reason of its layout, design, scale and massing, represents a dominant and visually intrusive development that fails to respect the established character and appearance of the locality, or to reinforce local distinctiveness of the setting, contrary to the aims of the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan (2006 - 2028).
03. The proposal, by reason of its siting within the setting of a Grade 2 listed building, fails to safeguard or enhance the setting of a designated heritage asset, contrary to the aims of the NPPF and Policy EQ3 of the South Somerset Local Plan."

Applicant's existing house and holiday business:

16/03391/FUL: Creation of new access to rear of Little Upton Bridge Farm. Permitted.

14/04506/FUL: Conversion of an unused industrial building to a four bedroom dwelling. Permitted.

11/00475/FUL: Change of use of the Cider Barn to holiday let. Permitted.

10/00938/FUL: Conversion of two barns into one dwelling and one holiday let together with associated access, parking and turning. Permitted.

882456 (Reserved Matters): Erection of a bungalow. Permitted

872219 (Outline): Erection of a bungalow. Permitted.

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

EP8 New and Enhanced Tourist Facilities

TA1 Low Carbon Travel

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

National Planning Policy Framework

Part 2 - Achieving sustainable development

Part 5 - Delivering a sufficient supply of homes

Part 6 - Economy (Para 83) Supporting a prosperous rural economy

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 Policy Guidance

Climate change

Design

Other

Somerset County Council Parking Strategy (September 2013)

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

CONSULTATIONS

Long Sutton Parish Council: Recommends this application is refused in the strongest terms on the following grounds

"SSDC is reminded that the erection of 4 residential houses on land at Little Upton Bridge Farm (17/03020/FUL) was refused by SSDC and HM Planning Inspector who said "I consider that the appeal site does not lie within the settlement; it forms an open field on the edge of an outlier cluster of development which forms a loose ribbon of development along Langport Road. Even if that were not the case, the proposal would not fall within any of the specified circumstances where exceptions may be made to the presumption against new development, that is, development which provides employment opportunities appropriate to the scale of the settlement, or creates or enhances community facilities and services to serve the settlement or meets identified housing need, particularly for affordable housing. Accordingly, the proposal conflicts with Policies SS1 and SS2"

This new application should be judged against the same criteria set out by HM Planning Inspector and while the applicant's Planning Statement attempts to justify a material difference it is our view that the proposed use and design conflicts even further with the views of the Planning Inspector. There is no justifiable need or requirement for such a development.

The Planning Inspector for the original application for 4 houses discusses "sustainability" and that each element of sustainability should be "assessed in the round". This new application fails the test of policies TA1, TA5 and EQ3 even more so than the refused application. Everyone has to drive to the venue which increases the need for car travel (TA1) ; there is little opportunity for low carbon travel (TA5); there is little evidence in any of the plans or supporting material that this application does anything to address climate change (EQ3) in fact it could be argued that the continual traffic movements in and out of the site on an on-going basis is more harmful to the environment and CO2 emissions than the original application for residential; with the exception of a minimal socialising off-site, the venture offers little economic benefit to the local community.

Other matters:

1. While SS2 allows for employment opportunities, we would argue that this should not be at any cost. Are the minimal jobs that are estimated to be created by this large expansion of the present business worth the increased disruption caused by increased traffic; even more unregulated anti-social noise emanating from the party houses; and the proposed visual intrusion of the gateway to the village?
2. EP8 allows for tourism businesses, but as set out above, not at any cost. If this application is approved, it will increase the total population of the village by 10% when fully occupied. The present use of the entire site and business can cater for 50 bed spaces, so with another 30 being

proposed this takes the total number of bed spaces to 80 - the equivalent to some of the largest hotels in Somerset. This is an unfair impact on village life and for the local residents in particular as these "visiting residents" do not have the social and civic conscience as people who live in the community - they are in party mood with little respect for the community they are in, and do not appear to be West Country tourists. There is ample bed capacity in the village's hotel, pubs, Air BnBs, holiday lets and bed & breakfast establishments to meet the demand of future tourism in the village.

3. Excess and unacceptable noise pollution is a growing issue at present. The noise from the site is unregulated as is the time at which revelling concludes. Any entertainment venue would normally have hours of activity and noise levels managed through planning conditions. This site has been allowed to incrementally grow and with it the impact of noise on neighbours. This new application, with the front of the properties facing outward on the edge of the village would exacerbate this considerably. As with point 2 above, this application will have a greater negative impact on the community and the environment than the earlier refused application.
4. We are concerned about the impact on the management of surface water. We believe that the use of soakaways to take the water from such a large roof expanse and parking places will be insufficient at times of heavy rain and we cannot allow any increased risk of flooding caused by an additional circa 950 sq metres of roof area and similar area of tarmac and trackway.
5. Finally the design of the 3 buildings. It is wholly inappropriate to allow anyone to build what are glorified agriculture/chickens houses in the name of sustainable development. Over 3,000 sq ft of "box" shows no architectural respect for the village and the buildings that border the site, including Listed Buildings, and no architectural imagination in attempting to make the buildings aesthetically pleasing on the eye."

County Highways: Referred to their standing advice.

SSDC Highway Consultant: No comments received.

Environmental Health: Raise no objection.

I have looked through the objections, and I think the only thing that we can add is an advisory. Holiday Lets are not noisy by their very nature and as far as I can tell we have never received any complaints regarding noise.

Suggested advisory note: The applicant is reminded that the granting of this consent does not preclude the Council from taking action for noise generated from the site under the Statutory Nuisance provisions of Part III of The Environmental Protection Act 1990 or the Antisocial Behaviour Crime and Policing Act 2014. The applicant is therefore minded to reduce noise from the holiday lets so that it does not adversely impact on neighbouring properties.

Wessex Water: No objection, however, they note that the area is prone to sewer flooding caused by high levels of groundwater during prolonged periods of wet weather, they therefore recommend a condition to secure details of a sealed foul drainage system to address this concern. They also recommend that there be no increase in surface water from any new areas of hardsurfacing.

Ecology: No objection subject to conditions to protect bats, birds, amphibians and reptiles as well as biodiversity enhancements.

Tree Officer: (Verbal comments) No objection. The revised position of Plots 1 and 2 and additional planting set out on the amended plans are as discussed and acceptable. Please secure the planting scheme through an appropriate condition.

SSDC Economic Development: Support this application. The tourism sector is critical for South Somerset's economy and its growth is a priority for the Council. In February 2019 South Somerset

District Council published its Economic Development Strategy. The Strategy includes the priorities for economic development and growth established by our Elected Members through the District Council's four Area Committees. These priorities also feature within the Council Plan. Priorities identified which directly relate to this application include:

- promote and develop tourism
- attract tourists and increase spend in, and visits to, the district

It will also indirectly benefit 2 other priorities:

- support local food and drink producers
- support businesses across all sectors

The tourism sector in South Somerset is long established as part of the wider South-west region's offer and features as a bedrock economy within the Heart of the South West's Local Enterprise Partnership's Productivity Strategy thus emphasising its importance to the area.

This particular application seeks to expand a successful tourism business through a capital investment in the creation of three additional holiday letting units. Not only will this attract additional visitors to the district, and therefore spend, but it will add to our year round tourism offer which is imperative to the growth of the sector.

The impact that the current business has on the wider economy should not be overlooked. We are aware of several companies who have benefited from additional visitors as a direct result of tourists staying at the current accommodation provision. Furthermore we anticipate that the additional units will benefit our local market towns, in particular Langport and Somerton, through increased footfall and visitor spend.

REPRESENTATIONS

Written representations have been received from 10 local households / businesses, of these 2 were expressing support of the proposal and 8 were raising concerns and objections. A summary of these comments are provided below, please note the full comments can be viewed on the public website.

Comments raised in objection include:

- Contrary to local plan policies, i.e. SD1, SS1, SS2, EQ2, EQ3.
- Location. Outside the village envelope and unsustainable.
- Scale. The site already caters for around 53 guests plus their associated vehicles. This application will take the total to 83 beds. This number of people staying (and partying) on this small area would and already does create noise and traffic problems which has become totally unacceptable.
- The accommodation being provided could easily be adapted to enable even more sleeping space with more people and activity than suggested.
- There has been a long succession of applications on this site, where will it end.
- There is no need for this accommodation, there is already plenty of tourist accommodation locally.
- There exists a government policy local democracy where the views of local residents are prioritised over unnecessary and inappropriate building applications, such as this.
- Matters of concern raised by the Inspector in respect of the previous application for four houses on this site remain the same for the current application.
- The site does not lend itself to this type of holiday business, it is surrounded by agricultural land, there have been incidences of holiday makers straying off the footpaths, this will only get worse.

- Have had problems with groups wandering into the farmyard to see the livestock and machinery which is a health and safety problem.
- Misuse of our farmland by people using to play ball games on, not sticking to the footpaths, trampling crops and dropping litter.
- Noise from the site can be very intrusive and particularly loud on still evenings. This is a quiet rural location.
- Benefit to local economy is questionable. Once on site the guests do not seem to get out to spend money locally.
- Poor design / aesthetics. The proposed buildings look like chicken houses, there is no attempt to accord with the local vernacular.
- The buildings are very big and totally out of context.
- Harmful to the countryside.
- Loss of view.
- Harm to the setting of nearby listed buildings, i.e. Upton Cross and Upton Bridge Cottage.
- How will the rural aspect, context, character and setting of Upton Cross be preserved by the building of these huge sheds opposite which will completely block any historical views.
- The planting along the northern boundary is deciduous and will not provide the visual buffer/screen claimed.
- Highway safety. The existing access on to the main road is poor. Evidence shows that the majority of passing traffic are over the speed limit.
- Increased parking requirements and traffic to and from the site. There is already parking problems.
- The accommodation is designed to accommodate larger groups which will have a higher parking requirement.
- Guests are often lost when arriving and drive onto our drive in error and ask for directions.
- Existing local drainage problems. Concerned whether soakaways will be workable due to local ground conditions.

Comments received in support include:

- The tourist industry is critical to the economic health of the local area and communities.
- Visitors staying in the area represent a high proportion of our customers and makes a huge contribution to the viability and growth of ours and other local businesses, especially in the hospitality industry.
- Without good quality accommodation tourism and the economy will suffer.
- Little Upton attracts guests with very high disposable incomes who actively seek out local food and drink and so are a benefit to sustainable employment.
- The units reflect an agricultural style which in an attractively landscaped setting will reflect and compliment the historic farm use of the site.

CONSIDERATIONS

This application is seeking full planning permission for three new units of detached holiday accommodation in support of the applicant's existing holiday accommodation business operating at Little Upton Bridge Farm.

Principle of Development

The site has been subject to a previous planning application (17/03020/FUL), which sought permission for the erection of four dwellings, and which was refused for multiple reasons including on the matter of principle as it was considered to be too distant from the local services that are available within the village of Long Sutton. Whilst the site's distance from local services clearly has not altered since that time, the

nature of the current proposal varies from the previous scheme in that it is seeking three new units of holiday accommodation and needs to be considered on this basis.

Paragraph 83 of the NPPF is clear in its support of a prosperous rural economy and states that planning policies and decisions should enable "the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings" and "sustainable rural tourism and leisure developments which respect the character of the countryside.

Policy SD1 of the Local Plan also recognises that, when considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF and seek to secure development that improves the economic, social and environmental conditions within the District. Planning applications that accord with the policies in the Local Plan will be approved, unless material considerations indicate otherwise. Policy EP8 of the Local Plan also makes provision for new and enhanced tourist facilities.

Bearing this policy context in mind, it is accepted that the sustainability arguments are applicable to new tourist accommodation but that a more flexible approach can be taken in terms of the arguments relating to accessibility to local services and public transport compared to new build dwellings. Indeed this approach is supported by paragraph 84 of the NPPF (Chapter 6 - Supporting a Prosperous Rural Economy) which states that "Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport".

Tourist accommodation needs to be located where it will attract to potential visitors, in the case of South Somerset one of its most attractive qualities for visitors is its countryside. It is accepted that the rural characteristics of this location are likely to prove attractive to potential visitors, which the success of the applicant's existing business would appear to support. The Council's Economic Development Officer has noted the importance of the tourism sector to South Somerset's economy, noting that its growth is a priority for the Council and the benefits that it brings to other local businesses, in particular local food and drink producers, the hospitality industry and local attractions.

It is noted that local residents have stated that there is no need for this development, however, there is no evidence to support the suggestion that the development would not be meeting a need. Indeed in the current economic climate it is clear that 'staycations' are increasingly popular and the Economic Development has not raised any concerns that would not be a market for such accommodation.

Therefore whilst the site is located beyond an accepted walking distance of the facilities found within Long Sutton, it is within a short driving distance of the village as well as surrounding market towns and settlements where a plethora of facilities can be found. The attractive qualities of the locality are likely to prove a draw to potential visitors and overall, bearing in mind the economic arguments in favour of the proposal, it is considered to be an appropriate location for new tourist accommodation that is broadly inline with the principles of sustainable development.

On this basis the principle of the proposed development is considered to be acceptable.

Visual amenity / impact on nearby listed buildings

The application site is not located within a conservation area but there are two listed building in close vicinity, including Upton Cross which sits on the opposite side of the A372 from the site and Upton Bridge Cottage which is located a short distance to the northeast. Both are grade II listed.

The previous application for four two-storey detached houses on this site was refused for reasons of their layout, scale and design which was considered to have a negative impact upon the character of the area as well as the setting of a nearby listed building (Upton Cross).

- “02. The proposal, by reason of its layout, design, scale and massing, represents a dominant and visually intrusive development that fails to respect the established character and appearance of the locality, or to reinforce local distinctiveness of the setting, contrary to the aims of the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan (2006 - 2028).
03. The proposal, by reason of its siting within the setting of a Grade 2 listed building, fails to safeguard or enhance the setting of a designated heritage asset, contrary to the aims of the NPPF and Policy EQ3 of the South Somerset Local Plan.”

That decision was challenged at appeal and whilst the Inspector felt that the application site made little contribution to the attractiveness of the surrounding open countryside, he did agree that the scheme was overly suburban in character and that the houses, which were of a large scale, would appear dominant and at odds with the surrounding varied local development. He noted that "rather than providing an appropriate transition to the open countryside to the west, the development would appear as overly suburban, with an insufficient landscaped buffer to Vedal Drove and the open field beyond". He did not however offer a view that the site was not capable of accommodating development.

The Inspector also concluded that the site contributed to the setting of the listed property Upton Cross located on the opposite side of the A372 from the site, although he recognised that the intervening planting did impede views between the two properties. In his observations he noted that proposed Unit 1 was to be a large two-storey dwelling positioned close to the boundary with the main road and for these reasons it would compete with Upton Cross, causing a small amount of harm to its setting. He concluded that the harm was less than significant. He raised no setting concerns in respect of Upton Bridge Cottage.

The scheme currently proposed is very different to that previously refused. Whilst the footprint of the holiday units are relatively large, the buildings are all low profile, single storey buildings and of a functional agricultural design that is similar to one of the applicant's existing holiday units. It is acknowledged that the design may not be to everyone's taste however what is relevant here is how they respond to the context in which they sit, including the setting of Upton Cross.

The applicant has provided an amended site plan and landscaping plan at the request of the planning officer and following consultation with the Council's Tree Officer. The purpose of these amended details is to move Unit 1 (the northern most unit) into the site slightly from that originally proposed so that the planting, which is also to include understorey planting to provide a denser screen, along the northern side of the site. The amended landscaping plan also includes additional planting along the western boundary which abuts Vedal Drove.

Based on the scale, layout and design of the units it is considered that they should have a relatively unobtrusive presence within views into the site, in particular in views from the public highways to the west and north. The low profile of the buildings coupled with the proposed landscaping should mean that not only will they be little seen from beyond the site but also that they should not compete with or intrude into the setting of Upton Cross. The functional agricultural design has avoided any suggestions of suburbanisation and is considered to be in keeping in this rural context. Overall the proposal is considered to have successfully addressed the concerns of the previous scheme. Subject to appropriate conditions to secure the materials and the landscaping, the proposal is not considered to be harmful to the setting of nearby listed buildings.

Residential amenity

Due to the nature, layout, scale and design of the proposed development it is not considered to give rise to any new demonstrable harm to neighbour amenity.

It is noted that a number of local residents have raised concerns regarding noise and activities arising from the existing holiday units which they say affect the enjoyment of their own properties and which would be made worse if the current proposal were allowed.

It is acknowledged that the site is relatively close to a number of neighbouring residential properties and as such it is quite feasible that noise from the guests may be audible from these properties. In view of these concerns the views of the Council's Environmental Health Officer have been sought. He has confirmed that he has received no complaints from local residents in relation to noise coming from the site and that he has no objection to the proposal. He has suggested an informative to remind the applicant that the granting of planning permission does not preclude the Council from taking action for noise considered to be a Statutory Nuisance and to accordingly ensure that noise from the holiday lets do not adversely impact on neighbouring properties. On the basis of these comments it would be unreasonable to object to the scheme on this basis.

Highway safety

The proposal is seeking to utilise an existing access located at the northeast corner of the site and which currently serves the applicant's private residence. The access is of a good design, with a wide bellmouth and visibility splays of 2.4m by 43m in either direction that comply with the Highway Authority's standing advice. Each unit is to be served by five dedicated parking spaces each along with additional space for on-site turning, which exceeds that required under the HA's standing advice and parking standards. Subject to these parking spaces and visibility splays being secured by condition, the proposed development is not considered to give rise to any new substantive highway safety concerns.

Other matters

- Drainage and flooding - The site is located within flood zone 1 where it is at low risk of flooding. It is acknowledged however that there are localised foul drainage issues, with the area prone to sewer flooding caused by groundwater infiltration during prolonged wet weather. In view of this Wessex Water has been consulted however they have raised no objection to the proposal subject to the imposition of a condition to secure details of a sealed foul drainage system. Therefore subject to this condition and a condition to secure a surface water drainage scheme the proposal is not considered to give rise to any substantive flooding or drainage concerns.
- Ecology - Subject to a number of conditions sought by the Council's Ecologist it is accepted that the proposal should not be detrimental to biodiversity or any protected species.
- CIL - The scheme will be liable for the Community Infrastructure Levy (CIL). A completed Form 1 has been provided by the applicant.

Conclusion

For the reasons set out above, the proposed development is considered to represent an appropriate and sustainable form of development that will be beneficial to the rural economy without causing harm to the setting of nearby heritage assets or demonstrable harm to residential amenity, highway safety, ecology, flooding and drainage or other environmental concern. On this basis the proposal accords with policies SD1, TA1, TA5, TA6, EP8, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework and is therefore recommended for approval.

RECOMMENDATION

Grant consent for the following reasons:

The proposed development, by reason of its siting, layout, nature, scale and design, represents an appropriate and sustainable form of development that will be beneficial to the rural economy without causing harm to the setting of nearby heritage assets or demonstrable harm to residential amenity, highway safety, ecology, flooding and drainage or other environmental concern. On this basis the proposal accords with policies SD1, TA1, TA5, TA6, EP8, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan (2206-2028) and the provisions of the National Planning Policy Framework.

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 be carried out in accordance with the following approved plans:

- Location Plan - numbered 1393-01A
- Proposed Site Plan - numbered 1393-05G
- Proposed Elevations - numbered 1393-08B
- Floor Plan of Unit - numbered 1393-06B
- Section Through Unit - numbered 1393-07A

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

03. The accommodation hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of owners/occupiers of the accommodation provided, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: To ensure an appropriate form of development, in the interests of sustainable development and the benefit of the local economy 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed on the approved plans, with the colour and finish to match that used on the existing Unit known as the Pictureworks (permitted under planning permission 14/04506/FUL), unless otherwise agreed in writing by the local planning authority.

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

05. The planting scheme, as detailed on the drawing titled 'Proposed Landscape Site Plan' and numbered 1393-09, shall be carried out in the first dormant planting season (November to February inclusively) following the commencement of any aspect of the development hereby permitted. If any trees or plants which within a period of twenty 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 otherwise agreed in writing by the Local Planning Authority.

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

06. Prior to commencement of this planning permission, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures, including tree protection fencing and signage; shall be prepared, installed and made ready for inspection. The locations and suitability of the tree protection measures shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall be implemented in their entirety for the duration of the construction of the development.

Reason: To safeguard the character of the conservation area and in the interests of visual amenity to accord with policy EQ2, EQ3 and EQ5 of the South Somerset Local Plan 2006-2028.

07. Prior to the commencement of works on site details of the surfacing of the section of track that connects the existing parking area located within the northeast corner of the site to Unit 1 has been provided. Such details shall include measures that will protect the roots of trees growing within this area. The track shall be constructed in complete accordance with the approved details prior to any site clearance or construction works being undertaken on the wider site.

Reason: In the interest of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

08. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43.0 metres in either direction. Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained and retained at all times.

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

09. The areas allocated for parking and turning on the approved plans shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

10. At least one charging point for electric vehicles of at least 16 amps shall be provided for each unit of holiday accommodation hereby permitted. The charging points shall be provided prior to the first occupation of the associated holiday unit.

Reason: To facilitate and encourage low carbon means of transport in the interests of addressing climate change, in accordance with policies TA1 and EQ1 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

11. Before any foul drainage pipework is installed, the details of that system and how it will be implemented to ensure it results in a sealed system, must be submitted to and approved by the Local Planning Authority. The system must be installed entirely in accord with the agreed details.

Reason: To ensure no groundwater enters the foul water drainage system within the site to accord with Policies TA1 and EQ7 of the South Somerset Local Plan 2006-2206 and the provisions of the National Planning Policy Framework.

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

Reason: To minimise surface water runoff, in the interests of sustainable drainage to accord with Policy TA1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

13. Prior to occupation, a "lighting design for bats", following Guidance note 8 - bats and artificial lighting (ILP and BCT 2018), shall be submitted to and approved in writing by the local planning authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: All bats are afforded protection under the Habitats Regulations 2017 by which populations are to be maintained at Favourable Conservations Status as defined under Article 1 of the Habitats Directive 1992. To accord with Policy EQ4 of the South Somerset Local Plan 2006-2028.

14. Any features such as stone and rubble piles which potentially afford resting places for reptiles [and / or amphibians] will be dismantled by hand by a competent ecologist in April or August to October and any individuals found translocated to a location agreed with the Local Planning Authority prior to works commencing on site.

Reason: In the interests of protecting UK protected and priority species in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2028.

15. No vegetation removal works around the site shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of any trees, shrubs, scrub and tall ruderal vegetation to be cleared or cut back for active birds' nests immediately before works proceed and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended). Although this is a legal obligation the law does not specify a time period - some species can breed outside the time frame given. To accord with Policy EQ4 of the South Somerset Local Plan 2006-2028.

16. A Biodiversity Mitigation and Enhancement Plan (BMEP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the BMEP shall include the following:

- 1 x Build-in WoodStone Bat Box, or similar, to be installed on the southern and/or western elevation of the new dwelling, at a height of over 3m.
- 2 x integrated bee bricks, or similar, must be built into the external wall space of the new building. The bricks will be placed one meter above ground level on a south facing aspect, vegetation must not block the entrance holes. Solitary bees are harmless and do not sting.
- Any new fencing must have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgerows into and out of the site.
- All new shrubs must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native.
- 1x 1SP Schwegler Sparrow Terrace (<https://www.nhbs.com/1sp-schwegler-sparrow-terrace?bkfno=185100>), or similar, will be fitted high (at least 4-5m above adjacent ground level), under the eaves and away from any windows on an north or east facing elevation of the dwelling.
- 1 x log pile for hibernating common reptiles/amphibians to be created on the southern boundary of of the garden
- 3 x new native trees to be planted which will benefit pollinators, selected from 3 of the following: wild cherry, lime, hazel, field maple, hawthorn, common whitebeam and rowan.
- 2 x reptile habitat piles, comprised of stacked branches and logs within the sites boundary.

The requirements of the approved BMEP shall be carried out in full prior to the development being first occupied.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework, and Policies EQ4 and EQ5 of the South Somerset Local Plan 2006-2028; and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions or alterations to the buildings hereby permitted and no outbuildings erected within the site area without the prior express grant of planning permission.

Reason: To control the scale of the proposed use and to protect the rural character of the area in accordance with policies SD1 and EQ2 of the South Somerset Local Plan 2006-2028.

Informatives:

01. The applicant is reminded that the granting of this consent does not preclude the Council from taking action for noise generated from the site under the Statutory Nuisance provisions of Part III of The Environmental Protection Act 1990 or the Antisocial Behaviour Crime and Policing Act 2014. The applicant is therefore advised to ensure that noise from the holiday lets do not adversely impact on neighbouring properties.
