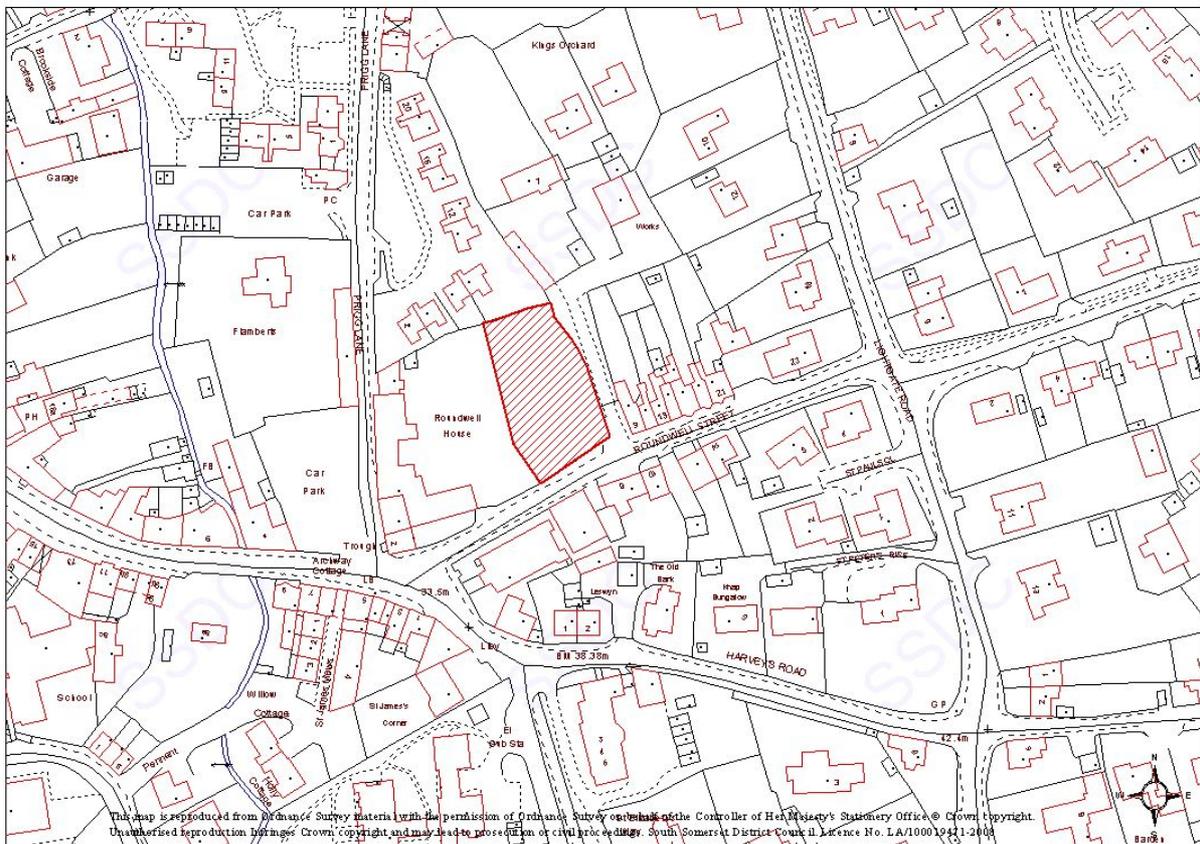


OFFICER: Linda Hayden 01935 462534
APPL.NO: 08/01811/FUL APPLICATION TYPE: Full Application
PARISH: South Petherton WARD: SOUTH PETHERTON
DESCRIPTION: Demolition of existing house and outbuildings and the erection of 6 dwellings and associated works (GR 343426/116899)
LOCATION: 5 Roundwell Street, South Petherton, Somerset TA13 5AA
APPLICANT: Westpalm Ltd
AGENT: Smith Planning & Design Ltd, Wayside, Fivehead, Taunton, Somerset TA3 6PQ
DATE ACCEPTED: 25 April 2008

The application is to be considered by the Committee at the request of local members with the agreement of the Chairman due to the strong feeling in the community.

Site Description and Proposal



This is a reasonable sized plot, measuring approximately 1242m², located near the centre of the village of South Petherton. The site is located on a hillside location and currently houses a large detached cottage and a number of outbuildings. The property is in a state of disrepair and the site very overgrown. To the rear of the site and located at a lower ground level is a small 1960's housing estate comprising of 10 pairs of semi-detached properties. To the north east of the site is a row of traditional cottages, to the south west is a large detached property separated from the site by gardens and opposite is a three-storey former Sunday school building that has been converted to provide two flats and two maisonettes.

The application proposes the demolition of the existing house and the erection of six dwellings.

The site is within the defined rural centre of South Petherton and within the conservation area.

History

07/00719/FUL - Demolition of existing house and outbuildings, formation of a new access and erection of 6no. dwellings. Refused 11/01/2008, for the following reason:-

'By reason of the design of the proposed front terrace and new access, the development fails to preserve or enhance the character and appearance of the conservation area and as such is in contravention of PPG 15, policy EH1 of the South Somerset Local Plan (adopted April 2006)

07/00720/CON - Demolition of existing house and outbuildings, formation of a new access and erection of 6no. dwellings. Approved 12/10/2007

02/02221/FUL - Erection of a new dwelling and garage (approved December 2002)

02/02240/CON - Demolition of existing outbuildings (approved October 2002)

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 decisions must be made in accordance with relevant Development Plan documents unless material considerations indicate otherwise.

Relevant Development Plan Documents
Regional Spatial Strategy September 2001:
VIS1 Expressing the Vision
VIS2 Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policies:-
STR1 - Sustainable Development
STR5 - Development in rural centres and villages
8 - Outstanding Heritage Settlements
9 - The Built Historic Environment
Policy 39 - Transport And Development

South Somerset Local Plan (Adopted April 2006):

Policies:-
ST1 - Rural Centres
ST5 - General Principles of Development
ST6 - The Quality of Development
EH1 - Conservation Areas
EH2 - Demolition of Buildings in a Conservation Area
H12 - Areas of High Archaeological potential
HG1 - Provision for New Housing Development
HG4 - Housing Density
TP7 - Residential Parking Provision

Section 72 of the Listed Buildings Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The desirability of

preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

PPG 15 Historic Environments is also relevant.

Consultations

The Conservation Manager comments:-

'The current proposed design follows closely that which was discussed pre-application. The roof of the element above the accessway on the street frontage must be expressed as a separate roof with a break between it and the adjacent house plot 3. If this issue is covered I can support the proposal as an appropriate design for a conservation area infill and in accordance with Policy EH1.

I recommend approval with conditions - windows and doors painted timber, balanced designs with 65mm reveals; no meter boxes on front elevations; stonework, coursing and pointing by sample panel; fascias black.'

Note: The agent has confirmed that amended plans will be submitted imminently for this very minor amendment in accordance with the Conservation Mangers advice.

South Petherton Parish Council:-

'recommend refusal because the footprint of the 6 dwellings is similar to that of the 7 previously proposed and hence does not address their main concern of over development of the site and future parking problems. The original comments relating to this application stand i.e. concern of the close proximity to existing residential properties, over development of the site, an unsympathetic design for a conservation area and the impact of the lack of light that three storey buildings fronting on a narrow road would create. Whilst the plans allow for one car parking space per dwelling plus two extra, the level of off street parking when most households, even smaller dwellings, have two cars is a concern in this narrow road. It is appreciated that the Old Sunday School opposite was approved on appeal even without parking but Simon Gale in a training session with parish councillors indicated that this need not set future precedent as further background work had now been carried out and SSDC could support any decision they made on the basis of inadequate parking provision.'

Area Engineer, Technical Services Department requests that the details of water drainage should be submitted for approval.

County Highway Authority comment:-

'As I am sure you are aware the Highway Authority raised no objection to a previous proposal at the site which involved the creation of seven residential units. As this current proposal is for the creation of six, a reduced density, it may be unreasonable for the Highway Authority to raise an objection to the proposal.

The level and arrangement of parking within the site is adequate to serve the development and the level of visibility achieved from the access is adequate for the speed of passing traffic at this point.

Therefore, I would advise you that from a highway point of view there is no objection to the proposal. However, in the event of permission being granted I would recommend conditions be imposed.'

Senior Leisure Facilities Officer and Senior Play and Youth Facilities Officer have requested contributions towards pitches/strategic community facilities and play space.

Natural England comment that there have been badgers noted on site and the house has been identified as a resting place for a small number of brown long-eared bats. They requested that the site is fully inspected prior to the commencement of works on the site. They support the mitigation strategy that has been prepared.

The Council's Ecologist has no objection to the proposal and welcomes the accommodation of badgers on the site. He recommends the imposition of a condition relating to the submission of a detailed mitigation plan in respect of badgers and alternative bat roost provision.

In response to the original application, the Council's Landscape Officer - Verbally confirmed that although the development would result in the loss the tree and shrubs to the front of the plot, the tree is not a particularly high quality specimen and the proposed development is consistent with the nature of the built environment. Some of the better species within the site especially around the boundary should be retained and incorporated within the landscaping scheme. Full plans should be submitted to show the existing trees to be retained in conjunction with new planting and significant specimens outside the boundary of the application site

Representations

There have been nine letters of objection received. Their comments are summarised as follows:-

- 1) As before, total objection to the whole concept
- 2) As little appears to have changed from previous application all objections still apply.
- 3) Fail to see how this 'new and improved' scheme meets and overcomes the failures of the rejected original application and revisions
- 4) Demolition of the stone cottage and traditional stone wall within a conservation Area should not be allowed. Refurbishment of existing cottage and retention of stone wall is perfectly feasible. It should be treated as a listed building.
- 5) Development should remain within the walls of the site
- 6) With number of houses proposed, site will be virtually concreted over. More sympathetic development would allow a greener footprint
- 7) Overdevelopment of site within a conservation area
- 8) Proposed development and new access will exacerbate the existing parking problem on a well-used route and introduce road safety issues. Existing houses have no off street parking.
- 9) New application is basically the same as that refused and previous reasons for refusal still apply
- 10) Concerned about boundary wall and loss of house as this forms part of boundary. Condition should be imposed requiring retention of wall.
- 11) Extant permission is for renovation of existing cottage and erection of a 4 bed roomed house and garage.
- 12) Applicant does not address or justify his intent to remove existing building. Council's Conservation Officer supported its retention.
- 13) The design of the proposed development is not in keeping with the conservation area
- 14) Applicant has again failed to supply drawings, which show the impact of the proposed development on residents and appearance of area.
- 15) Request that all previous objections be taken into account on this application.
- 16) No justification for such an increase in density

- 17) The infrastructure and quiet enjoyment of the area is already under very considerable strain from drainage, parking and the development of the Old Sunday School and cannot accept more on-street parking which will result.
- 18) The conservation area comprises a large number of historic houses in hamstone and old Petherton stone.
- 19) The street is at the heart of the village and the proposed development would disrupt the whole character of the street resulting in a 'hotch potch'.
- 20) Dispute landownership
- 21) Do not like the way plot 6 is angled towards front yard, do not wish to be overlooked and wish to preserve privacy
- 22) Will not consent to felling of trees outside the site to give light to the development
- 23) Children walk up the street and the increased traffic will be a danger
- 24) Wish to see that badgers are protected
- 25) Need to ensure that if permission is granted, conditions be imposed to prevent parking on the road and ensure that the materials used are appropriate, must be hamstone

Considerations:

Key Issues

Principle

The application site is situated inside the development limits of the village of South Petherton where there is a presumption in favour of development, subject to the usual planning controls.

The demolition of the existing house has already been approved under the previous conservation area consent 07/00720/CON.

The previous application for planning permission was refused for the following reason:-

'By reason of the design of the proposed front terrace and new access, the development fails to preserve or enhance the character and appearance of the Conservation Area and as such is in contravention of PPG15 policy EH1 of the South Somerset District Local Plan (adopted April 2006).'

In essence this means that the only issue for this application to address was improvements to the design of the proposal to ensure that it preserves and enhances the character of the conservation area.

The effect of the proposal upon the character and appearance of the area.

The area is located close to the centre of the village and is characterised by a variety of older buildings, with a large detached house to the south west of the site, rows of more traditional cottages to the north east. Opposite is a three-storey building, formerly the Old Sunday School that has been converted to form two flats and two maisonettes.

The site is on a hillside location with the ground dropping away from the north east to the south west, the south western end of the house is raised to the ground level of the building at the north western side. The proposal includes the demolition of the existing property and a number of outbuildings to the rear. The demolition of the house and outbuildings is consented under planning ref. 07/00720/CON. To the front it is proposed to erect a terrace of three properties with a new vehicular access gained through an archway between plots 2 and 3. The height of these dwellings as indicated, does not exceed the height of the existing cottage. Conditions can be imposed to ensure that natural stone is used in order to preserve and enhance the character and appearance of the area. Although these properties will incorporate a bedroom in the roof area, there are no longer any dormer windows proposed. The overall height of the buildings will not exceed the height of the existing house. The

design of the houses has been simplified in accordance with the advice of the Conservation Officer, in addition a front boundary wall has been included to provide a better sense of enclosure to Plot 3 and so improve the relationship with the conservation area. As such, the proposal is now considered acceptable in design terms.

The three properties to the rear are simpler in design comprising one pair of semi detached two bedroom houses and a linked three bedroom detached house. A landscaped courtyard is located between the two rows of properties, which provides a secured parking provision for these houses. The existing stone boundary wall along the north eastern boundary is to be repaired or replaced.

The site is very overgrown and has not benefited from regular maintenance for a number of years. It has a number of younger trees within the curtilage, the most significant specimens however are located near to the site boundary. Many of these can be retained within the landscape scheme that can be conditioned for submission prior to commencement of any works. The most significant loss will be the loss of the tree and shrubs to the front of the plot. The landscape officer has previously advised that the tree is not a particularly high quality specimen and the proposed development is consistent with the nature of the built environment. It is not considered that this loss would be significantly detrimental to the character of the area.

The effect of the proposal upon the living conditions of neighbouring residents.

The previous refusal of permission related only to design issues and therefore accepted that it the development would not have such an impact upon neighbouring amenity as to justify refusal on this basis. It is however thought appropriate to address these issues in this report.

Concerns have been raised over the potential impact of the development on adjacent properties. Opposite the site is The Old Sunday School building, which is currently being converted to form maisonettes and flats with windows facing onto the road, including bedroom windows. Currently the existing cottage has 4 windows facing this building, two at ground floor level and two at first floor level. The two buildings stand approximately 7.8m apart separated by the road and pavements and concerns have been raised over the number of new windows, which will face directly onto the new development opposite. Although it is acknowledged that there is an increase in the number of windows, the part of the development standing directly opposite the Old Sunday School will form two new dwellings. With regard to the ground floor windows these windows will serve the kitchen and the hallway. The first floor windows will serve a bedroom and a landing window per dwelling and at second floor level the rooflights are at the rear. The other proposed dwelling which fronts the site is offset to the east from the Old Sunday School and set back from the road by 4.5m. The properties opposite this part of the development include 6 Roundwell Street, which is also set slightly further back from the road giving a distance of approximately 15m between the front elevations of the properties. It is therefore not considered that the new development would lead to a significant increase of overlooking or loss of privacy to the properties to the south of the site to that which exists already.

Roundwell House is situated approximately 18m to the west of the site and with whilst there are small windows on the side elevations of Plots 1 and 4 these serve landings and a w.c. and can be conditioned to be obscure glazed.

To the north of the site is a row of semi-detached properties, with 8 Prigg Lane standing directly to the rear of the site. This property stands at a lower ground level than the site. In terms of the potential loss of light from the dwelling and the potential impact of the development on the retaining wall between the two properties, using the 25-degree rule of thumb it does not appear that the new dwellings would result in a loss of light to the existing dwelling. It should be noted that the existing unmanaged undergrowth and trees along the

site boundary already block direct light to the rear properties and this vegetation along with the badger activity have already undermined the retaining wall. Within the context of any landscaping scheme these issues could be considered to improve the existing situation.

To the east of the proposed development a lane runs northwards off Roundwell Street giving access to Lightgate Farm and Lightgate Stable. 9 Roundwell Street is the nearest property and is set immediately adjacent to the footpath of Roundwell Street but at right angles to it, facing and parallel with the lane. The proposed dwelling at plot 3 is set back 5m from the path and will stand approximately at the nearest point 7.5m from the front elevation of the existing dwelling however it is offset by approximately 10 degrees and graduates away from the existing dwelling to a distance of 8.5m.

There are no perceived significant overlooking or loss of amenity issues resulting from the proposed development of the site.

Access and parking

The Highway Authority, have confirmed that they have no objection to the proposal. The level of visibility that can be achieved from the site is of an acceptable level given the speed of the road and level of parking provided within the curtilage of the site is adequate to serve the proposal and not encourage parking on the public highway. It should be noted that the proposal includes the provision of 9 parking spaces equating to 1 ½ spaces per dwelling.

Within the context of the provision of parking under policy TP7 of the South Somerset Local Plan, there is no requirement for the provision of parking spaces for a residential development in a rural centre such as South Petherton.

Environmental Impact

This development does not fall within the scope of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999 and so Environmental Impact Assessment is not required.

Other Issues

- Wildlife mitigation - The scheme has been revised to accommodate the wildlife on the site and the District Council's Ecologist considers the mitigation scheme submitted by the applicant acceptable
- Infrastructure - The issue of the capability of the existing infrastructure to cope will be a consideration of Building Regulations and the service providers
- As the road is a public highway, it is not possible for us to restrict the use by any member of the general public
- Boundary treatments can be conditioned for submission prior to commencement of works
- The requirement for contributions towards sports/play can be dealt with by way of a planning condition.

Conclusion

In terms of the previous refusal this application has now addressed the concerns that related to the impact of the development upon the conservation area. Pre-application discussions took place with the applicants and the submitted design is a result of these discussions. The front elevations have been simplified from that previously refused and now sit more comfortably within the street scene. In addition, a front boundary wall has been incorporated in front of Plot 3 to provide a sense of enclosure to compensate for the fact that the building has been pushed back from the street in order to protect the amenities of residents in 9 Roundwell Street. Overall the proposed design is considered to be much improved and as such will preserve and enhance the character and appearance of the conservation area.

RECOMMENDATION

Approve

JUSTIFICATION

The proposal, by reason of its size, design, materials and location, represents an appropriate infill which is carefully designed to respect the character of the area, causes no demonstrable harm to residential amenity and does not foster growth in the need to travel in accordance with the aims and objectives of policies ST1, ST5, ST6, EH1, EH2, EH12, HG1, HG4 and TP7 of the South Somerset Local Plan Deposit Adopted 2006.

Application Permitted with Conditions

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

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

02. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for the roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: in the interests of the special architectural and historic interests of the conservation area.

03. No work shall be carried out on site unless full details of the boundary walls, including the materials, coursing, bonding and coping; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel to be provided at a time to be agreed in writing. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Note: on sloping sites, the top of the wall should run with the slope of the land and not be stepped.

Reason: in the interests of the special architectural and historic interests of the conservation area.

04. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: in the interests of the special architectural and historic interests of the conservation Area

05. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the conservation area in accordance with policy EH1 of the South Somerset Local Plan (Adopted April 2006).

06. All of the windows hereby approved shall be traditional side hung balanced painted timber casements (with equal sized panes of glass).

Reason: To safeguard the character of the conservation area in accordance with policy EH1 of the South Somerset Local Plan (Adopted April 2006).

07. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: in the interests of the special architectural and historic interests of the conservation Area

08. No work shall be carried out on site unless design details of all fascias, roof eaves, verges, watertabling, corbels and abutments, including detail drawings at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority. Note: It is expected that the fascias shall be black in colour.

Reason: in the interests of the special architectural and historic interests of the conservation Area

09. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the conservation area

10. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. On (all) buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that the development accords with the character of the area in accordance with Policy ST6 (EH1/EH5) of the South Somerset Local Plan as adopted 2006.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

13. At the proposed access there shall be no obstruction to visibility greater than 300mm above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety.

14. Before the dwellings hereby permitted are first occupied, a 1.8m wide footway shall be constructed over the entire frontage of the site in accordance with a specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

16. 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), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: in the interests of the special architectural and historic interests of the conservation area

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), no windows/dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: in the interests of the special architectural and historic interests of the conservation area

18. 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 to these buildings without the prior express grant of planning permission.

Reason: in the interests of the special architectural and historic interests of the conservation area

19. Prior to the development hereby approved being first brought into use the windows in the western side elevations of Plots 1 and 4 shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of neighbouring amenity.

20. 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 the visual amenity of the conservation area.

21. The development hereby permitted shall not be commenced (including any demolition or site clearance) until there has been submitted to and approved in writing by the Local Planning Authority, a protected species mitigation plan'. The plan shall detail measures for the avoidance of harm, mitigation and compensation in respect of legally protected species (badgers and bats). Proposed measures shall be based upon up to date surveys.

The works shall be implemented in accordance with the approved details and timing of the plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan 2006.

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

Reason: To ensure satisfactory drainage at the site.

23. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 08:00 am and 18:00 pm on Mondays to Fridays and between the hours of 08:00 am to 13:00p m on Saturdays.

Reason: In the interests of residential amenity and to accord with policy ST6 of the South Somerset Local Plan adopted 2006

24. No works shall commence upon the development hereby approved without the applicant first undertaking to enter an agreement for contributions towards pitches/strategic community facilities and play space.

Reason: In accordance with Policy CR2 and CR3 of the South Somerset Local Plan 2006.

25. The development hereby permitted shall not be commenced unless details of all boundary treatments, including any hedges, walls or fences and associated planting, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Conservation Area and in the interests of visual amenity, in accordance with policies ST5, ST6 and EH1 of the South Somerset Local Plan (Adopted April 2006).

NOTES (if any)

01. Note: Having regard to the powers of the Highway Authority under the Highway Act 1980 the applicant is advised that a section 184 Permit must be obtained from the Highway Service Manager at least four weeks before access works are intended to commence.
02. Note: where works are to be undertaken on or adjoining the publicly maintainable highway a license under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Roger Tyson of the Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning him on 01823 356011. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for the Section 171 License is £250. This will entitle the developer to have their plans checked and specifications supplied. The works will also be inspected by the Superintendence Team and will be signed off upon satisfactory completion.
