

Area North Committee – 28 August 2013

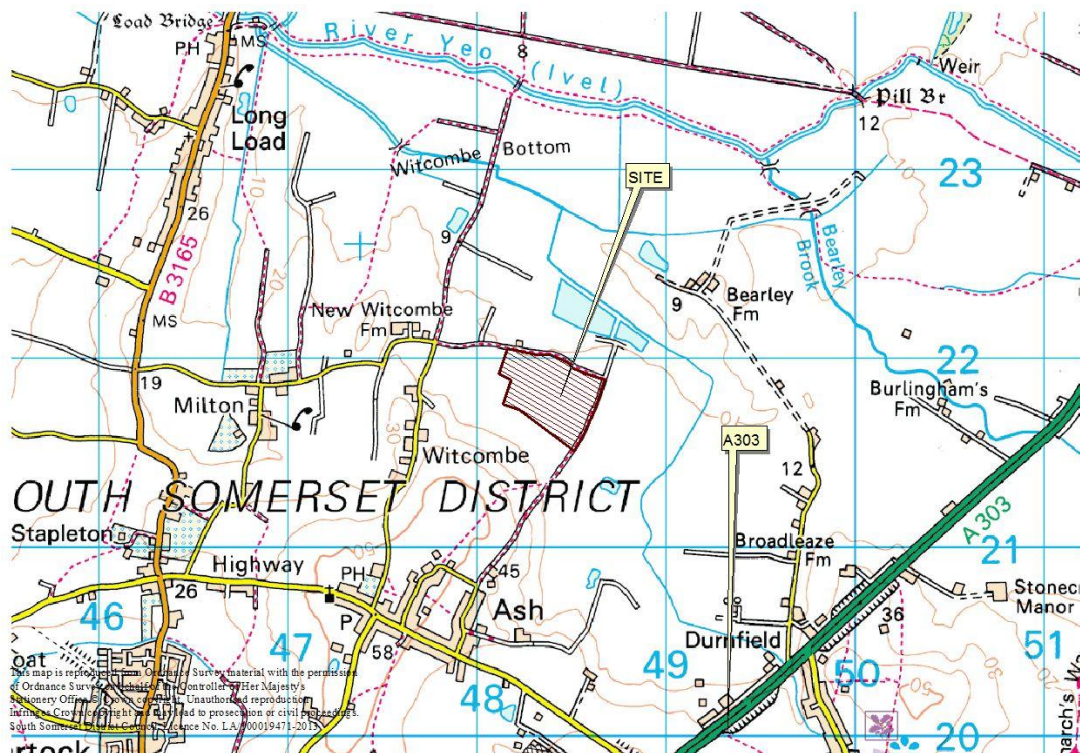
Officer Report On Planning Application: 13/02470/S73

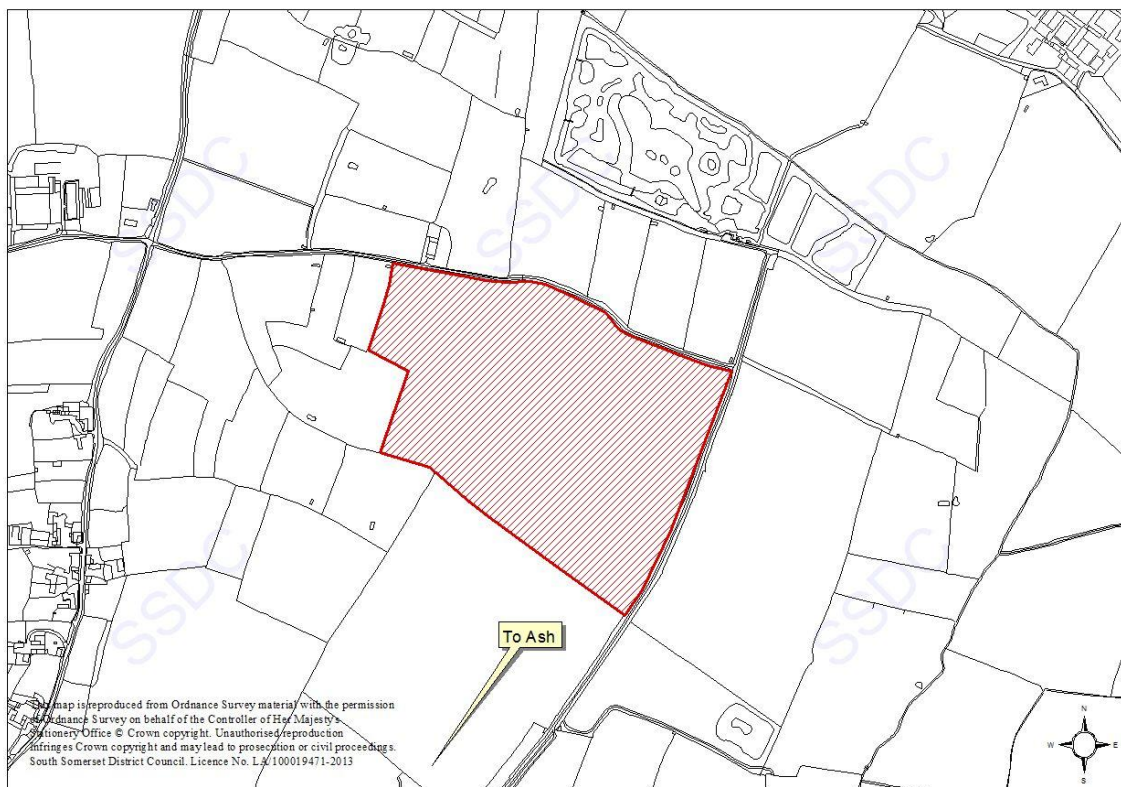
Proposal :	Section 73 application to amend condition 2 (approved plans – to amend position of parlour building) and to discharge conditions 3, 7, 8, 9, 10 and 13 on planning approval 12/04945/FUL (GR: 347616/121354)
Site Address:	Land At Lower Witcombe Farm Thornhill Drove Ash, Martock
Parish:	Ash
MARTOCK Ward (SSDC Member)	Cllr Graham Middleton Cllr Patrick Palmer
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	17 September 2013
Applicant :	Mr Matthew Cobden
Agent: (no agent if blank)	Mr Harvey Dickinson Bourne Works Collingbourne Ducis Marlborough Wiltshire SN8 3EQ
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO AREA NORTH COMMITTEE

The size of the proposed development is such that under the scheme of delegation the application must be determined by committee.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission to amend planning permission 12/04945/FUL, which granted permission for a new dairy unit to be erected on land at New Witcombe Farm. The current application is seeking to re-orientate the milking parlour building so that it is at right angles rather than running parallel to the main cubicle building. The reasons for this amendment is due to animal movements from the cubicle building to the parlour, to improve their welfare, and to reduce the amount of open yard that the cows will need to cover and in turn to reduce the potential for dirty water runoff and contamination.

This application relates to the erection of a new 800 cow dairy unit in association with the existing dairy / cattle holding known as New Witcombe Farm. The application site extends across a 17 hectare site and the proposed development comprises the remodelling of a large section of the site, the erection of a cubicle building measuring approximately 330m long, milking parlour, general purpose storage building, isolation boxes, silage clamp, slurry lagoon, manure store, dirty water store, clean sand tank and attenuation pond. It is understood that the existing farmstead will operate as their calve rearing and cattle unit with all the dairy operations taking place at the new unit.

The existing farm extends to 1100 acres and is principally operated as a dairy enterprise with 470 cows and 500 calves with the existing farmstead located approximately 480m to the west of the application site. The site of the proposed new dairy is accessed via Thornhill Drove, a green lane, along which passes a public footpath (Y1/17) and is approximately 470m to the east of the existing farmstead. Part of the drove, which leads to an existing barn on the north side of the drove, has already been surfaced with concrete however the last 120m to the access of the application site has yet to be surfaced. There are three potential routes for farm traffic to get to the site, Witcombe Lane, Westover and Milton Lane, with Witcombe Lane offering the shortest route to a main road. Each of these lanes are narrow, winding single track lanes with limited passing opportunities.

The redline site is a single large field that occupies a relatively low position within the landscape and has a gently sloping gradient rising towards the middle of the field. The field is bounded by native hedgerows and appears to have last been used to grow maize. An overhead power line passes through the field which will need to be relocated to facilitate the proposed development. There are also two high pressure gas pipelines that pass close to the site, one to the north and the other to the south and the site is located within the middle consultation buffer zone for these pipelines. At the time of the visit there was a large mound of spoil deposited towards the western side of the field.

The site is located close to a number of designated wildlife sites including RAMSAR, SSSI, RSPB reserve and County Wildlife sites located to the north / northeast/west of the site. The wildlife site to the north is also used as a commercial fishery.

The nearest residential properties to the site include an agriculturally tied bungalow approximately 370m to the west, properties located within the hamlet of Witcombe approximately 490m to the west and a farmstead approximately 690m to the northeast. Lower Witcombe Farm, which is the last property in Witcombe en route to New Witcombe Farm, is grade II listed and is visible from the site.

RELEVANT HISTORY

12/04945/FUL: Creation of a new dairy farm. Permitted.

Planning history in respect of the existing farmstead:

12/04552/FUL: Erection of an extension to a livestock building. Permitted.

12/03665/AGN: Notification of intent to erect an extension to an agricultural building to house straw and machinery. Permission required 2012.

97/02192/AGN: Notification of intent to erect a cattle shed. Permitted.

91067/C: Erection of agricultural buildings and use of an existing access. Permitted.

91067/B: Erection of agricultural dairy buildings including two silage barns, two cow buildings, loose boxes, bull pen, milking parlour and dairy and alterations to existing access. Permitted.

91067: Erection of an agricultural dwelling. Permitted.

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.

The development plan comprises the South Somerset Local Plan. The policies of most relevance to the proposal are:

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development

EC3 - Landscape Character

EC4 – Internationally Important Sites

EC5 – Nationally Important Sites (SSSI)

EC6 – Locally Important Sites

EC7 – Networks of Natural Habitats

EC8 – Protected Species

EH5 – Development Proposals Affecting the Setting of Listed Buildings

EH12 – Areas of High Archaeological Potential and Other Areas of Archaeological Interest
 EP2 - Pollution and Noise
 EP3 – Light Pollution
 EP4 – Building Waste
 EP7 – Potential odour generating developments
 EP9 – Control of other Potentially Polluting Uses
 EU6 – Culverting
 ME8/9 – Hazardous Installations
 CR9 – Public Rights of Way and Recreation Routes

National Planning Policy Framework:

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

CONSULTATIONS

Ash Parish Council: No objection.

Long Load Parish Council (adjoining parish): No comments received.

Tintinhull Parish Council (adjoining parish): No comments received.

Area Engineer: No comment.

Health and Safety Executive: They do not advise, on safety grounds, against the granting of planning permission.

County Highways: No observations

National Grid: Have raised a holding objection.

Wessex Water: (Comments from previous application) The site lies within a non sewered area. New water supply connections will be required to serve the proposed development.

Environment Agency: No objection to the amended position of the parlour building.

Condition 7 (Construction Environment Management Plan) – The CEMP produced is very generalised and does not offer sufficient detail to recommend discharge of this condition.

Condition 8 (Scheme for Contamination and Clean Surface Water Runoff) – Whilst we are satisfied with the floor risk element of this condition we request further information relating to pollution.

Environmental Protection Unit: (Comments from previous application) In their initial comments they recommended that an odour modelling survey be undertaken and a

scheme of lighting be provided prior to the determination of this application. These details have since been provided by the applicant and Environmental Protection have confirmed that they are satisfied with both the lighting scheme and with the odour survey provided and that odours from the development should not be a problem for the occupiers of nearby residential properties.

Natural England: (Comments from previous application) The protected species survey has identified that great crested newts may be affected by this application. It is advised that further survey effort is required in accordance with the great crested newt mitigation guidelines and you should request additional information from the applicant.

Natural England deem that airborne emissions resulting from the proposed development are unlikely to have any significant effect on the nearest SSSI. If any associated slurry wastes are to be spread on fields adjacent to Wet Moor or any other sensitive designated sites as a result of this dairy unit then we suggest stipulating that the Code of Good Agricultural Practice (CoGAP) be adhered to and that a 10m buffer zone should be established excluding the spreading of wastes around any sensitive sites.

SSDC Ecologist: I am satisfied with the surveys and method statements in respect of badgers and great crested newts and recommend the relevant conditions can be discharged.

Landscape Officer: The main change to the proposed dairy unit, intends a reorientation of the parlour building, to run at right angles to the main cubicle building. I have previously considered the overall impact in my detailed consultation response of 29/01 which concluded there would be no undue impact upon settlement or listed building settings, nor that the visual impact upon local receptors are significantly adverse once landscape mitigation measures are put in place. I do not see this proposal as changing that judgement, and note that a revised landscape plan is offered to provide impact mitigation. Consequently, if you are minded to approve the application, could you please condition that planting be undertaken in the first dormant season following completion of the ground formation works, all in accord with submitted plan 495/01 P3.

County Rights of Way: (Comments from previous application) There is a public right of way (PROW) that runs along the access to the site. The proposed works must not encroach on the width of the footpath and the health and safety of walkers must be taken into consideration during works. SCC will not be responsible for putting right any damage occurring to the surface of the footpath resulting from vehicular use during or after works to carry out the development. It is an offence to drive a vehicle along a public bridleway unless the driver has lawful authority to do so.

SSDC Rights of Way: (Comments from previous application) No objection. The surface of Thornhill Drove is the responsibility of SCC so the applicant will need authorisation for any surfacing works of the drove, for example the continuation of the concrete track to the development site. It is recommended that the gate at the entrance to the drove be removed.

As the development is of an agricultural nature the possible offence under the Road Traffic Act of taking a motor vehicle onto a footpath or bridleway does not seem to apply.

Conservation Officer: (Comments from previous application) Agrees with the views of the landscape officer.

County Archaeologist: (Comments from previous application) The site lies within an area of high archaeological potential and there is a record of ridge of furrow on the

Historic Environment Record as well as roman finds in the area, therefore the proposal is likely to impact on a heritage asset. There is currently insufficient information contained within the application on the nature of any archaeological remains to properly assess their interest. I therefore recommend that the applicant be asked to provide further information on any archaeological remains on the site prior to the determination of the application. This is likely to require a desk-based assessment and a field evaluation as indicated in paragraph 128 of the NPPF.

REPRESENTATIONS

Written representations have been received from the owner of Ashmead Fishing Lake which is located a short distance to the north of the site, expressing the following observations and concerns:

- The development will damage the enjoyment of our property and the recreational amenity it provides to anglers who fish there and my family.
- The impact of chronic water pollution and risk of catastrophic failure of the slurry and dirty water management systems on the site, as well as noise, light and odour pollution will be hugely damaging to my interests and to the ecology and amenity value of Ashmead.
- Even chronic, low level nutrient enrichment resulting from the development has the potential to destroy the fishery as a result of eutrophication and a related oxygen crash which could kill fish stock.
- The Parrett Catchment is already failing to meet the requirements of the Water Framework Directive, primarily because of agricultural nutrient enrichment. The intensive nature of the proposed development is counter to obligations under the Water Framework Directive to ensure the catchment meets its target quality.
- SSDC failed in its duty to consult appropriately on the application and their duty of care by failing to consult myself, an important neighbouring landowner.
- The biodiversity and environmental impact reports posted on your website are so inaccurate and scant in the information they contain that they are misleading. Ashmead and the area surrounding our wetland has resident otter and innumerable species of birds.
- The description of the proposal is obscure and it is difficult to link this amendment to the original application.
- The relocation of the parlour moves the built structure closer to my property, increasing unacceptably the visual, noise, smell and light impacts from this element of the proposal to my property. The parlour will be operations at times throughout a 24 hour period and any increase in cow numbers will exacerbate the unacceptable disturbance this will cause.
- The new dairy unit is designed for a capacity of 3000 cows. The proposal should be limited in scale and design for 800 cows as described.
- The new location of the parlour creates a physical block to surface water movements across the site in the direction of the overall catchment drainage (east to west). This makes pollution of my wetland more likely.
- The location of the new parlour, if approved, would require additional planning conditions to be applied to mitigate the impact and risk to my property and business including
 - screening of the dairy site from Ashmead through landscaping (earth bunds and planting) to reduce noise, visual presence, smells and light impacts.
 - Limiting the size and design of the parlour to accommodate the stated 800 cows.
 - Blocking of all the drainage ditches crossing the fields between the site

and Ashmead and the return of the fields between to permanent pasture to create a buffer against catastrophic pollution risk to Ashmead.

- One of the reasons for relocating the parlour building is to accommodate and facilitate the construction of an anaerobic digester on site. This has not been approved and it is therefore inappropriate to relocate the proposed parlour building on this basis.
- Condition 3 – I have not been consulted on the proposed construction materials.
- Condition 7 – It is unacceptable that I have not been informed on the detail of the Construction Environmental Management Plan (CEMP) or had the opportunity to comment on it.
- Condition 8 - It is unacceptable that I have not been informed on the submitted details for this condition or had the opportunity to comment on it.
- I have particular concerns relating to the structures for the storage and management of slurry, waste water, silage including their design and siting.
- A planning condition should be imposed limiting the future management of the site to 800 cows.

CONSIDERATIONS

This application is seeking a minor amendment to planning consent 12/04945/FUL, which granted permission to erect a new dairy unit on land associated with New Witcombe Farm. The proposed amendments relate to the re-orientation of the milking parlour building so that it is at right angles rather than running parallel to the main cubicle building. The reasons for this amendment is to improve animal movements from the cubicle building to the parlour in the interests of animal welfare, and to reduce the amount of open yard that the cows will need to cover and in turn to reduce the potential for dirty water runoff and contamination. This application is also seeking to discharge conditions 3 (construction materials), 7 (Construction Environmental Management Plan), 8 (Contaminated and Clean Surface Water Run-off scheme), 9 (survey and impact assessment for great crested newts), 10 (survey of badgers) and 13 (hedge protection scheme).

Principle

Under this revised scheme, the scale and nature of the proposed development remains unaltered from that approved under extant permission 12/04945/FUL, as such the principle of the proposed development has already been established.

Visual amenity and landscape impact

The overall impact of this new farm development was previously considered under the original application which concluded that there would be no undue impact upon settlement or listed building settings, nor that the visual impact upon local receptors are significantly adverse once landscape mitigation measures are put in place. The amended position for the parlour building is not considered to alter this view and the revised landscaping plan provided with the current application has been accepted by the Council's Landscape Officer as suitable mitigation.

Discharge of conditions 3 (construction materials), 7 (Construction Environmental Management Plan), 8 (Contaminated and Clean Surface Water Run-off scheme), 9 (survey and impact assessment for great crested newts), 10 (survey of badgers) and 13 (hedge protection scheme)

Condition 3 (construction materials) - The proposed construction materials relating to the new buildings to include anthracite roof sheeting, timber boarding and concrete panelling for the parlour, cubicle, straw and general purpose storage buildings and anthracite roof sheeting and olive green boxed profile metal sheeting for the straight store are considered to be suitable low key. The submitted details relating to this condition can therefore be accepted.

Condition 7 (Construction Environmental Management Plan) – This condition was sought by the Environment Agency in the interests of the environment. The details submitted to date in respect of this condition unfortunately have not met with the Environment Agency's approval and as such cannot be accepted to discharge this condition.

Condition 8 (scheme for contaminated and clean water run-off) - This condition was sought by the Environment Agency in the interests of the environment. The details submitted to date in respect of this condition unfortunately have not met with the Environment Agency's approval and as such cannot be accepted to discharge this condition.

Conditions 9 and 10 (survey and impact assessments relating to great crested newts and badgers) – The Council's Ecologist is satisfied with the details submitted with regard to these conditions, it is therefore recommended that these conditions be revised in relation to these submitted details.

Condition 13 (hedge protection scheme) – The proposed protective fencing detailed on the revised landscaping plan (drawing number 495/03 P1) are considered to be satisfactory for the protection of the hedgerows bounding the site.

National Grid Comments:

Whilst they have put in a holding objection it is noted that previously they raised no objection. The redline of the site remains identical to that previously approved although it is accepted that the repositioned parlour building is now slightly closer to the north boundary of the site and therefore the nearby gas pipeline. There are three 'safety' zones within the pipeline consultation area, the northern part of the site falls within the outer two less sensitive zones. The parlour building as approved and as now proposed sits within the middle zone. The National Grid have been asked to clarify why they now may have a concern and their response will be reported to committee verbally.

Other matters:

The owner of Ashmead Fishery, a commercial coarse fishery, located approximately 170m to the north of the application site has objected to the application for a number of reasons, including:

- *The description of the application was obscure and difficult to link to the original application.* The description included the reference of the original application and it is not accepted that the description was obscure.
- *Lack of consultation.* Consultation in regard to this application was over and above statutory requirements and the requirements set out within SSDC's local consultation procedures and included an advertisement in a local paper and the erection of three site notices (one at either end of the drove and one by the access to the application field itself) as well as a number of local residents.
- *Loss of amenity both for his family and anglers using Ashmead Lake resulting from visual impact, noise, odours and light pollution.* Whilst there may be some disruption the amenity of users of the fishing lake as a result of noise, activity,

smells and light resulting from the new farm unit, such amenity is not the same as that of protected buildings (such as a residential dwelling) and it is not considered that the proposal will result in any demonstrable harm to this local business.

- *The revised position of the parlour building will accentuate these problems further as it will be brought closer to Ashmead Lake.* It is accepted that the re-orientation of the parlour building will bring this building slightly closer to Ashmead Lake, however, its amended position is not considered to significantly affect how the new farm unit will be viewed from the surrounding area and its overall impact upon the wider landscape.
- *Pollution resulting from the failure of the slurry and dirty water management systems which could be catastrophic for the wildlife and fish at Ashmead Lake.* The issue of slurry and dirty water storage and drainage was dealt with in detail during the original application and conditions relating to these matters as well as the construction of the slurry and dirty water storage lagoons etc are the subject of condition 7 and 8 and the rigorous scrutiny of the Environment Agency to ensure that their capacity, design and management meet their standards and should not result in any significant pollution risks.
- *Inaccuracies of details relating to biodiversity and environmental impact.* An ecology report accompanied the original application and an Environmental Impact Assessment (EIA) Screening Opinion was carried out in respect of this development. Neither the Council's Ecologist or Natural England raised any substantive concerns in respect of the proposal.
- *Seek a condition restricting the number of cows to be kept on site to a maximum of 800.* The scope and scale of this development has already been established through the original application, in any case such a condition would not be reasonable or very easy to enforceable.
- *The proposal mentions an anaerobic digester.* This application is not seeking permission for an anaerobic digester and as such this matter has no bearing on the current application.
- *It is unacceptable not to have been consulted on the details of the drainage scheme and CEMP.* Details relating to these conditions (7 and 8) have been available to view during the course of this application.

Conclusion

The repositioning of the parlour building is considered to be acceptable visually and, with the exception of the holding objection raised by the National Grid, is not considered to raise any new substantive concerns. With regard to the discharge of the various conditions, the details submitted in respect of conditions 3, 9 and 10 are considered to be acceptable, however, conditions 7 (CEMP) and 8 (contaminated and clean surface water run-off details) as yet are insufficient to meet the Environment Agency's requirements and cannot therefore be discharged at this time.

RECOMMENDATION

Grant permission, subject to the National Grid dropping their holding objection:

Justification

The proposed dairy unit would make an important contribution to the rural economy without significant adverse impact on highways safety, ecology, visual or residential amenity or the environment. As such the proposal complies with the policies contained with the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan – 01920 / 01 received 24/12/2012;
- Site Plan – 01920-00-F /01 received 18/06/2013;
- Landscape Sections – 495/02 P2 received 18/06/2013;
- Cubicle Building (Elevations) – 01920-01-C / 03-C received 08/03/2013;
- Cubicle Building (Elevations) – 01920-01-C / 04-C received 08/03/2013;
- Cubicle Building (Plan) – 01920-01-A / 01 received 24/12/2012;
- Cubicle Building (Plan) – 01920-01- A / 02 received 24/12/2012;
- Isolation Boxes (Plan and Elevations) – 01920-02-A / 01 received 24/12/2012;
- Storage Building (Plan and Elevations) – 01920-04-A / 01 received 24/12/2012;
- Parlour Building (Plans and Elevations) – 01920-03-A / 01 received 24/12/2012;
- Straight Store (Plan and Elevations) – 01920-05 / 01 received 24/12/2012;
- Silage Clamp (Plan and Elevations) – 01920-06 / 01 received 24/12/2012;

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those set out in the letter from ATSS Ltd dated 17/06/2013 unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the rural character of the locality in accordance with Policies ST6 and EC3 of the South Somerset Local Plan.

04. There shall be no means of external illumination / lighting other than that set out within the external lighting scheme, including the written specification and following plans received 08/03/2013, unless otherwise agreed in writing by the local planning authority:

- Storage Building – 01920-04-B / 01-B;
- Cubicle Building – 01920-01-B / 03-B;
- Cubicle Building – 01920-01-B / 04B;
- Parlour Building – 01920-03-B / 01-B.

Reason: To safeguard the rural character of the locality in accordance with Policies ST6, EC3 and EP3 of the South Somerset Local Plan.

05. The development hereby permitted shall not be first brought into use unless the passing places detailed on drawing number 30 dated 07/03/2013 have been constructed and completed to the satisfaction of the local planning authority.

Reason: In the interest of highway safety to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and Policy ST5 of the South Somerset Local Plan.

06. The development hereby approved shall not be commenced unless a Farm Waste Management Plan has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in full accordance with the approved details and agreed timetable and shall thereafter be permanently complied with unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment in accordance with Part 11 of the NPPF and Policy EP9 of the South Somerset Local Plan.

07. Notwithstanding the submitted details, the development hereby approved shall not be commenced unless a Construction Environmental Management Plan, incorporating construction details of the slurry and silage storage facilities, has been submitted to and approved by the local planning authority. The plan shall subsequently be implemented in full accordance with the approved details and agreed timetable, unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment in accordance with Part 11 of the NPPF and Policy EP9 of the South Somerset Local Plan.

08. Notwithstanding the submitted details, the development hereby approved shall not be commenced unless a detailed scheme for contaminated and clean surface water run-off, include details of the surface water run-off limitation scheme, has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify all final construction details and levels/specifications for the sites water management system, and shall also specify the intended future ownership and maintenance provision for all drainage works serving the site. The approved scheme shall be implemented in full accordance with the approved programme and details and shall thereafter been permanently retained and maintained in this fashion, unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment in accordance with Part 11 of the NPPF and Policy EP9 of the South Somerset Local Plan.

09. The development hereby permitted shall only be carried out in full accordance with the recommendations set out within part 7 of the Great Crested Newt Impact Assessment and Method Statement report (by J Taylor Ecology Consulting) dated 03/06/2013, unless otherwise agreed in writing by the local planning authority.

Reason: To protect legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan and to ensure compliance with the Wildlife and Countryside Act 1981 and the Habitats Regulations 2010.

10. The development hereby approved shall only be carried out in full accordance with the method statement set out within the Badger Field Survey and Method Statement (by J Taylor Ecology Consulting) dated 13/06/2013, unless otherwise agreed in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species in accordance with Policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981, and The Protection of Badgers Act 1992.

11. The planting scheme detailed on drawing number 495/01 P31 received 18/06/2013 shall be completely carried out within the first available planting season following the completion of the ground formation works that form part of the development hereby permitted. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a health weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or by appropriate trees or shrubs as may be agreed in writing by the local planning authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the rural character of the area in accordance with Policies ST5, ST6 and EC3 of the South Somerset Local Plan.

12. The ground modelling works that form part of the development hereby permitted shall be carried out in full accordance with the details set out on drawings numbered 495/01 P3 and 495/02 P2 received 18/06/2013.

Reason: To safeguard the rural character of the area in accordance with Policies ST5, ST6 and EC3 of the South Somerset Local Plan.

13. The Hedge Protection details set out on drawing number 495/03 P1 received 18/06/2013 shall be fully implemented during the construction phase of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the rural character of the area in accordance with Policies ST5, ST6 and EC3 of the South Somerset Local Plan.

Informatives:

01. The developer is advised that works will not be permitted to commence on the public highway until a Section 278 Highways Agreement has been signed agreeing to the off-site highway improvements to serve the site.
02. Please be aware of the guidance and notes set out within the Environment Agency's comments dated 13/03/2013, a copy of which is available on the Council's website.
03. The applicant's attention is drawn to the advice set out within the notes set out within the National Grid's consultation response dated 06/02/2013 with regard to the high-pressure gas pipelines that pass close to the application site, a copy of which is available on the Council's website.
04. The applicant's attention is also drawn to the Code of Good Agricultural Practice (GoCAP) for the disposal of slurry wastes and is reminded that a 10m buffer zone should be established excluding the spreading of wastes around any sensitive ecological sites.

05. Please note the comments made by County Rights of Way dated 21/01/2013 in respect of any disruption to the public footpath that bounds the site , a copy of which is available on the Council's website.
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