



## JOINT AREA COMMITTEES IN SOUTH SOMERSET

### Officer Report On Planning Application: 08/04733/FUL

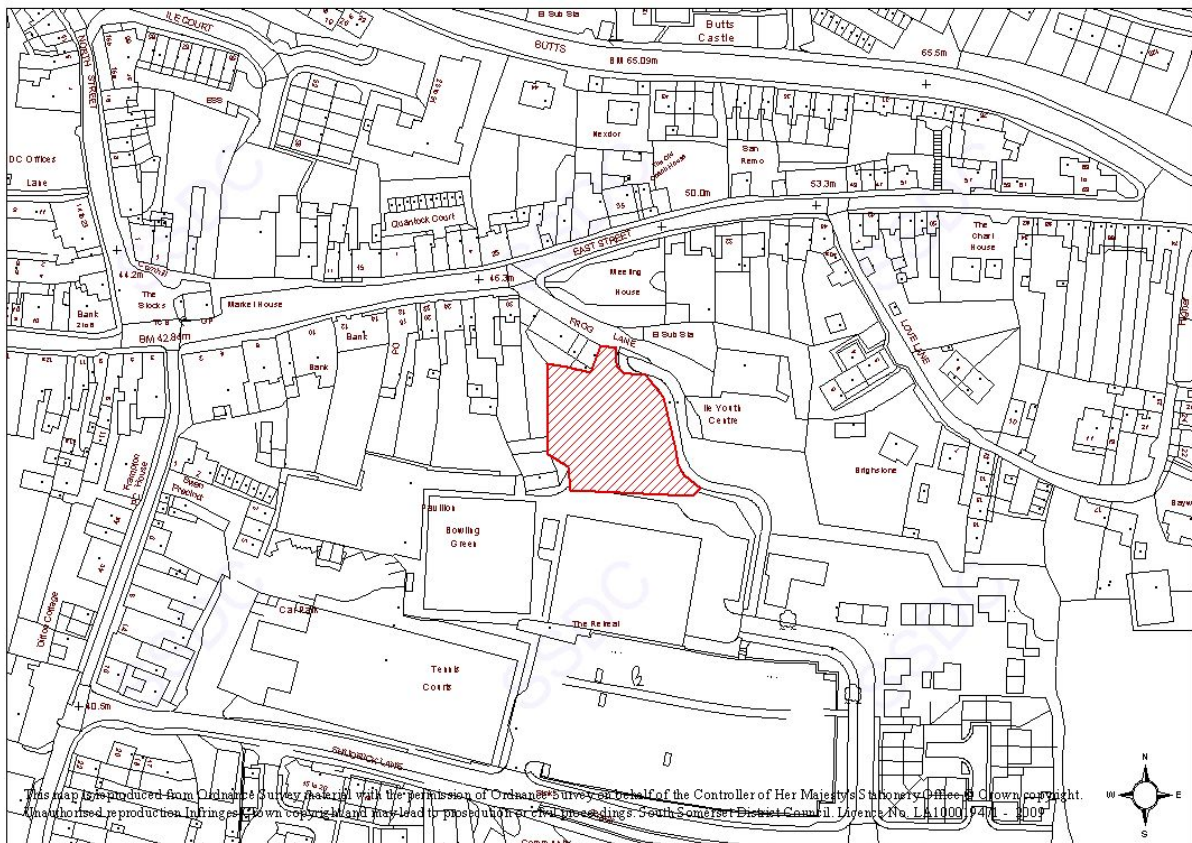


<b>Proposal:</b>	The erection of 5 No dwellings and alterations to vehicular access thereto. (GR: 336277/114198)
<b>Site Address:</b>	Land to the rear of Trebarwith Frog Lane Ilminster
<b>Parish:</b>	Ilminster
<b>Ward: (SSDC Member)</b>	ILMINSTER: Kim Turner (Cllr) Carol Goodall (Cllr)
<b>Division (SCC Member)</b>	ILMINSTER: Kim Turner (Cllr)
<b>Recommending Case Officer:</b>	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
<b>Target date:</b>	29th December 2008
<b>Applicant:</b>	Albourne Property Plc
<b>Agent:</b>	Philip Proctor Associates 7 Grosvenor House Bleke Street Shaftesbury Dorset SP7 8AW
<b>Application Type:</b>	Minor Dwellings 1-9 site less than 1ha

#### REASON FOR REFERRAL TO COMMITTEE

This application has been brought before the Committee at the request of the Ward Member and with the agreement of the Vice-Chairman to allow the issues raised by the Town Council to be discussed in more detail.

#### SITE DESCRIPTION AND PROPOSAL



The application site is a parcel of land situated to the south of Frog Lane, it sits at the top of the slope at the rear of East Street. There was once a house on the site but this has now been demolished and the site has become very overgrown. The land itself is relatively flat and occupies a highly visible location when viewed from the south, it is approximately 0.14 hectare in area. To the north are commercial premises, the Meeting House and the Youth Club, to the west are residential boundaries, to the south is the tennis/bowling club car park and to the east a piece of unused land. The footpath/cycle path leading from East Street to Tesco's runs along the eastern boundary. The application advises that the site is surplus land left over from the development of the supermarket and housing to the south.

The application proposes the erection of 5 no. two storey traditionally designed houses arranged in an 'L' shape with the parking provision at the front facing onto Frog Lane and the footpath/cycle path leading down to Tesco's. The application proposes that the houses be built in hamstone with slate roofs and timber doors and windows. There is also an area of land to the east of the site (within the applicant's ownership) and it is proposed that this overgrown piece of land would be used to relocate the badgers that are currently on the application site.

The site is within the defined development area of Ilminster, the very northern most part of the site that would provide the access to the site is within the conservation area.

## **HISTORY**

950798 - Outline application for alterations to access and residential development of land (for a much larger site including the application site). Approved 1996.

911500 - Outline application for alterations to access and residential development of land (for a much larger site including the application site). Approved 1992.

## **POLICY**

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

### Relevant Development Plan Documents

Regional Spatial Strategy (RSS) for the South West (RPG10) (adopted September 2001):  
VIS1 Expressing the Vision  
VIS2 Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):  
STR1 - Sustainable Development  
STR5 - Development in rural centres and villages  
8 - Outstanding Heritage Settlements  
48 - Access and Parking  
49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):  
ST2 - Development Areas  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
EH1 - Conservation Areas  
EH12 - Areas of High Archaeological potential  
EC8 - Protected Species  
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.

#### Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):  
SD4 Sustainable Communities  
Development Policy C - Development in Small Towns and Villages  
Development Policy E - High Quality Design

PPS's/PPG's  
PPS 3 - Housing  
PPG15 - Historic Environment

South Somerset Sustainable Community Strategy  
Goal 8 - Quality Development  
Goal 9 - Homes

#### **CONSULTATIONS**

*Ilminster Town Council:-*

'Recommend refusal

The Town Council responded on 10 December 2008 to the initial application for development of houses on this site and on 1st April 2009 to an amended plan. This response addresses two further amended plans dated 20 April and 5 May 2009 and seeks to consolidate all views previously expressed.

In relation to the general principle of introducing housing into vacant areas in the centre of towns, the Council is conscious that PPG17 encourages the creation of more open space including natural and semi natural urban green areas to develop wildlife biodiversity and natural conservation as well as benefiting the quality of life of the community. The Council would wish to be satisfied that this aspect has been addressed. Furthermore PPS3 indicates that design which is inappropriate in its context or fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

The Council would offer the following comments:

1. The proposal constitutes over development of the site
2. (a) The provision (now) of seven parking places for five substantial properties is considered inadequate for an area of the town where there are no reasonable alternatives for residents. Additionally it does not meet the maximum criteria of SSDC of 1.5 places per property in town centres.  
  
(b) Furthermore, from the plans presented, the width of the turning space appears inadequate. As a result of this and its position in relation to other parking slots, it seems most unlikely that in practice vehicles will be able to enter and leave the site in a forward gear which is felt to be essential.
3. The Council continue to be extremely concerned at the safety issues at the entrance/exit to the site at its junction with Frog Lane. There continues to be potential conflict between vehicles entering/leaving and pedestrians/cyclists using the existing

adjoining footpath. There is no pavement and the road which is already narrow is further constricted at that point. Frog Lane is used not only by pedestrians/cyclists accessing the town centre but also by young people visiting the Youth Club as well as younger children undertaking out of school activities at the Centre.

Furthermore the concept of Frog Lane as part of an inner vehicular route has been rejected in the past on the grounds of its inadequacy which can hardly be helped by the introduction of further traffic turning across the main stream.

4. The proposal is environmentally unfriendly. Whilst the Town Council appreciates the strategy of relocation of existing wildlife, it is concerned at the practicalities of what is suggested. The successful move of such a large population of badgers to an artificial sett to the east is open to question and in addition will bring its own problems to neighbouring properties to the east as foraging routes extend. Furthermore there is a walnut tree subject to a Tree Preservation Order in that area which will need protection.
5. The Council would wish to see adequate arrangements in place for the management of common areas on site so that they are maintained to a satisfactory standard.
6. The proposed boundary arrangements where all boundaries are now stone walls are welcomed provided that they are stone faced and not rendered. Repair and maintenance would be expected to be covered by the comments made under paragraph 5 above.
7. It is noted that the application states that there are no trees on site. The Council would expect the SSDC Tree Officer to be asked to confirm that existing saplings do not qualify and would observe that there does appear to have been some action on trees close to the site entry.
8. The Council also has considerable concerns at the works being undertaken both on the proposed development site and the neighbouring land prior to determination of the application.'

*County Highway Authority:*

Originally recommended that the application be refused. However, the applicant's Highways Engineer has been in talks with the County Highway Authority and as a result amended plans have been submitted. The County Highway Authority have now responded as follows:-

'In response to the amended plan relating to the above proposal I have the following comments to make on the highway aspects of the proposal.

As you are aware the Highway Authority in previous applications have raised concerns regarding vehicles in connection with the development emerging on to Frog Lane and the restricted level of pedestrian visibility. This current proposal has relocated the access away from the adjacent building and has therefore created this necessary visibility. The proposed build out is generally acceptable. However, I would advise the applicant to liaise with our Conservation Officer Mr Roger Hagley regarding the detail aspects of the build out.

The level of parking proposed has previously been accepted by the Highway Authority.'

As a result, they advise that from a highway point of view there is no objection to the proposal however in the event of permission being granted they recommend that conditions be imposed.

*Development Control Archaeologist at Somerset County Council:-*

Advises that the site is within the probable boundaries of the medieval town of Ilminster, it is therefore possible that there are remains relating to this on the site. They recommend that the

applicant be required to provide archaeological monitoring of the development and report on any discoveries made via the imposition of a condition.

*Natural England:-*

Support the recommendations of the reptile survey and provide details as to how to properly handle the relocation of the badgers from the application site to the new proposed setts.

*Ecologist:-*

'The majority of this site is currently occupied by a main badger sett and will consequently require substantial mitigation and compensation measures before this development can proceed. Other issues that will need addressing are the likely presence of slow worms and use by nesting birds. Careful co-ordination will be required to avoid conflict during implementation of mitigation measures for different issues.'

The Ecologist recommends a number of conditions relating to protected species, reptiles and nesting birds.

*Somerset Trust Badger Group:-*

Object to the application as they are concerned about the accuracy of the report submitted by the applicants; concerned about proposed location of new sett due to possible disturbance and lack of cover vegetation; and request provision of adequate fencing to protect badgers.

Note: The Ecologist has spoken to Natural England about the concerns of the Badger Group and they have informally indicated that they remain satisfied with the proposals. It has however been recommended that any condition relating to mitigation should include requirements for adequate fencing and prevent the relocation of the badgers until the new artificial sett is established (approximately 12 months).

*Tree Officer:-*

'To clarify, trees with a diameter less than 75 mm at 1.5 m above ground level are exempt from the need for a Conservation Area notification.

Until now, I have not been made aware of any concerns regarding unauthorised tree works in this area.

I recall serving the TPO upon the Walnut as a result of the Tesco development.'

(Officer Note:- There are no mature or significant trees on the application site).

*Landscape Officer:-*

'In view of site context, and the visual profile of the site, I would suggest the following approach to the layout, to balance all concerns;

- 1) A stone wall boundary to the front and east side of the development, ending at the southeast corner of House 5's rear garden;
- 2) a close-board fence along the south (rear) boundary of the plot. Whilst in many respects I would prefer to see hedging, I have to acknowledge that individual plot approaches to hedge maintenance can vary, thus to achieve a conformity with the house elevations, boarding appears to be a better option. Finally;
- 3) a reduction in the wall's height to 1.35 metres height is an option to lessen demand for stone.'

(Officer Note:- The plans have been amended to incorporate these comments).



*Area Engineer, Technical Services Department:-*

Requests that soakaways for disposal of surface water (as specified on application form) be designed in accordance with BRE Digest 365.

## **REPRESENTATIONS**

2 representations have been received: one in support with the other outlining concerns about the consultation process and availability of plans. The supporting response makes the following comments:

- 1) Wish to support application due to badger damage that they are experiencing, hope that planning approval can be given to this overgrown area.
- 2) Badgers are an enormous problem in writer's garden and the only solution is to remove the badgers under licence as proposed in this scheme.

## **CONSIDERATIONS**

It is considered that the main planning considerations with regard to this proposed development are:

- 1) The design of the proposed development
  - 2) Highways and parking
  - 3) Impact upon protected species
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- 1) Design of the proposed development

The design is considered to be well conceived and will incorporate the use of traditional materials. The plans have been amended to remove the small hipped roof and, as such, the buildings will now have a more traditional roof form. It is considered that the proposals will sit comfortably within the existing landscape and will not be unduly prominent when viewed from the south. The plans have also been amended in order to provide a stone wall around the eastern boundary of the site in order to provide an appropriate barrier between the proposed development and the adjacent footpath/cycle path. As such, the proposal is considered to be acceptable in design terms and will enhance the character and appearance of the conservation area.

In terms of the number of units on the site, this equates to approximately 36 dwellings per hectare, which is considered appropriate within this town centre location. All of the proposed houses would have their own private garden space of an adequate size. In the circumstances, it is not considered that the proposal represents over development of the site.

Due to the distances involved and the layout of the proposal it is not considered that this proposal will have any significant impact upon the amenity of nearby residential properties.

### **2) Highways and Parking**

The County Highway Authority has had lengthy discussions with the applicant's highways engineer regarding this site and the plans have now been amended in line with the comments of the Highway Authority. As such, there are now no highways reasons to refuse this development. In terms of the levels of car parking this has been accepted by the County Highway Authority as it accords with the requirements of policy TP7 of the South Somerset Local Plan adopted 2006. The detailed plans requested by the County Highway Authority clearly show that there is sufficient space within the site to enable vehicles to turn and leave the site in a forward gear. In addition, the amended plans also indicate that the access has been moved and this along with the provision of new piers at the entrance of the footpath/cycleway has now provided sufficient pedestrian splays so that drivers emerging from the site will be fully able to see any pedestrians. In addition, the pillars ensure that the pedestrian 'desire line' is away from the access.

In the circumstances, it is not considered that the application could be refused on the grounds of impact upon highway safety or lack of parking.

### 3) Impact upon protected species

Two reports accompanied the application; one related to badger activity on the site; the other is a biodiversity survey/assessment. There is an existing badger sett on the site, the application proposes that this be moved (subject to the appropriate licences) onto the land to the east. Natural England and the Ecologist have fully considered both reports and consider that subject to appropriate conditions the site can be developed in the manner proposed without undue impacts upon the wildlife on the site.

With regard to the comments of the Town Council not addressed above the following is noted:-

**Open space:** This is currently a very overgrown area of land and whilst it does provide space for wildlife it is not available for any form of public amenity. The site is within the development area and as such is appropriate for redevelopment, it would not be possible to refuse this application on the grounds that the site provides an area of open space within the town centre.

**Management of common areas:** The conditions recommended by the County Highway Authority require that the turning areas are properly constructed prior to occupation of any of the dwellings and that the parking and turning is kept clear of obstruction, as such, these areas will have to be properly maintained. In addition, a condition can be imposed requiring the submission of a scheme indicating how the shared areas are to be maintained in the future.

**Trees:** There are no significant trees on the site and none worthy of a Tree Preservation Order. The walnut tree referred to by the Town Council is not on the site, the nearest protected trees are on the Meeting House site. It is suggested that if permission is granted an informative be attached making the developer aware of these trees so that care can be taken when accessing the site with construction vehicles.

**Works already taken place:** It is understood that some of the adjacent land was cleared prior to the bird nesting season to allow for an easier transfer of the badgers. It should be noted that such works do not require planning permission and therefore no action could be taken in this instance.

It is concluded that the proposed scheme is of an appropriate design that will enhance the character and appearance of the conservation area. The proposal is an acceptable density that does not represent overdevelopment of the site. The County Highway Authority have thoroughly considered the proposal and the plans have been amended in line with their advice as such the proposal is considered to be acceptable in terms of highway safety. With regard to the badgers on the site, proposals have been made to provide artificial setts on a separate piece of land, this is considered to be acceptable by both Natural England and the Ecologist.

## **RECOMMENDATION**

Approve

The proposal, by reason of its size, design, materials and location, represents an appropriate infill which is carefully designed to enhance the character and appearance of the conservation area, causes no demonstrable harm to residential amenity or highway safety and does not foster growth in the need to travel. Appropriate mitigation measures are proposed to deal with protected wildlife on the site. The proposal is therefore in accordance with the aims and objectives of Policies 48 and 49 of the Somerset and Exmoor National Park Joint Structure

Plan (adopted April 2000) and Policies ST2, ST5, ST6, EH1, EC8 and TP7 of the South Somerset Local Plan Deposit Adopted 2006.

**SUBJECT TO THE FOLLOWING:**

1. 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.

2. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to ensure that the development accords with the character of the area in accordance with Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

3. Before the development hereby permitted is commenced details of the material and external finish to be used for all windows, doors, boarding and openings shall be approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

**Reason:** In order to ensure that the development accords with the character of the area in accordance with Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

4. Before the development hereby approved is commenced, a sample panel of the local natural stonework, indicating colour, texture, coursing and bonding, shall be provided on site for inspection and 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 Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

5. 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 listed building and in accordance with policy EH3 of the South Somerset Local Plan adopted 2006.

6. 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 Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

7. 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 order to ensure that the development accords with the character of the area in accordance with Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

8. 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 (specifically including badgers). These works will include the provision of fencing, hedging and underground chain-link barrier together with confirmation that the artificial sett and associated planting will be given 12 months to become established prior to the closure of the existing main sett. 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 adopted 2006.

9. The development hereby permitted shall not be commenced (including any ground works or site clearance) until details of a scheme to avoid harm to reptiles has been submitted to and approved in writing by the Local Planning Authority. Such a scheme should include the results of a survey for the presence of reptiles by a suitable qualified person, at an appropriate time of the year (usually April to September), and using appropriate techniques. Unless such a survey concludes with reasonable certainty that reptiles are likely to be unaffected, then details of the scheme should include:-

- Methods for the safe trapping and translocation of reptiles from area where they are likely to come to harm from construction activities.
- Identifying refuge or reception areas for reptiles and providing protection to these areas from construction activities.
- Methods for preventing reptiles from re-entering areas where they are likely to come to harm from construction activities.
- Provision of information to all construction personnel about the scheme, including nature conservation and legal implications.

**Reason:** For the protection of a legally protected species to accord with Policy EC8 of the South Somerset Local Plan adopted 2006.

10. No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy or other climbing plants) nor works to or demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nest and eggs or birds, must not be disturbed until all young have left the nest.

**Reason:** To avoid disturbance to nesting birds thereby ensuring compliance with the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, and in accordance with Policy EC8 of the South Somerset Local Plan adopted 2006.

11. No dwellings shall be occupied until a scheme for the maintenance of the communal areas shown on the submitted plan has been submitted to and approved in writing by the Local Planning Authority. The communal areas shall be retained and maintained in complete accordance with the scheme.

**Reason:** To ensure that communal areas are properly maintained in the future in accordance with Policy ST5 and ST6 of the South Somerset Local Plan adopted 2006.

12. 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 that the development has a suitable drainage system in accordance with policy EU4 of the South Somerset Local Plan adopted 2006.

13. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** The site is within the probable boundaries of the medieval town of Ilminster, it is therefore possible that there are remains relating to this on the site.

14. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, 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 and street furniture shall be constructed and laid out 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 and method of construction shall be submitted to the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

15. 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 and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

16. 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 parking and turning of vehicles in connection with the development hereby permitted.

**Reason:** In the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

17. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.0m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

**Reason:** In the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

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), no garages/outbuildings shall be erected other than those expressly authorised by this permission.

**Reason:** In order to ensure that the development accords with the character of the area in accordance with Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

19. 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 (including dormer windows and roof enlargements) to these buildings without the prior express grant of planning permission.

**Reason:** In order to ensure that the development accords with the character of the area in accordance with Policies ST6 and EH1 of the South Somerset Local Plan as adopted 2006.

**Informatives:**

1. The alteration of the access and/or minor works will involve construction works within the existing highway limits. These works must be agreed in advance with the Highway Service Manager for the South Somerset Area at The Highways Depot, Houndstone Business Park 08453 459155, He will be able to advise upon and issue/provide the relevant licences, necessary under the Highways Act 1980.
2. The applicant's attention is drawn to the fact that two trees at the front of the Meeting House at the entrance to Frog Lane are subject to a Tree Preservation Order. Care must be taken when using Frog Lane by large construction vehicles to ensure that no damage is caused to these trees.
3. The applicant is advised that the existing badger sett is located over a number of different land ownership boundaries. Permission will be required from all landowners prior to any works starting on the removal of the existing badger sett (following the grant of the necessary licences from Natural England).