



**JOINT AREA COMMITTEES IN SOUTH SOMERSET**  
**Officer Report On Planning Application:**  
**09/01372/FUL**  
**(Excepted Business)**

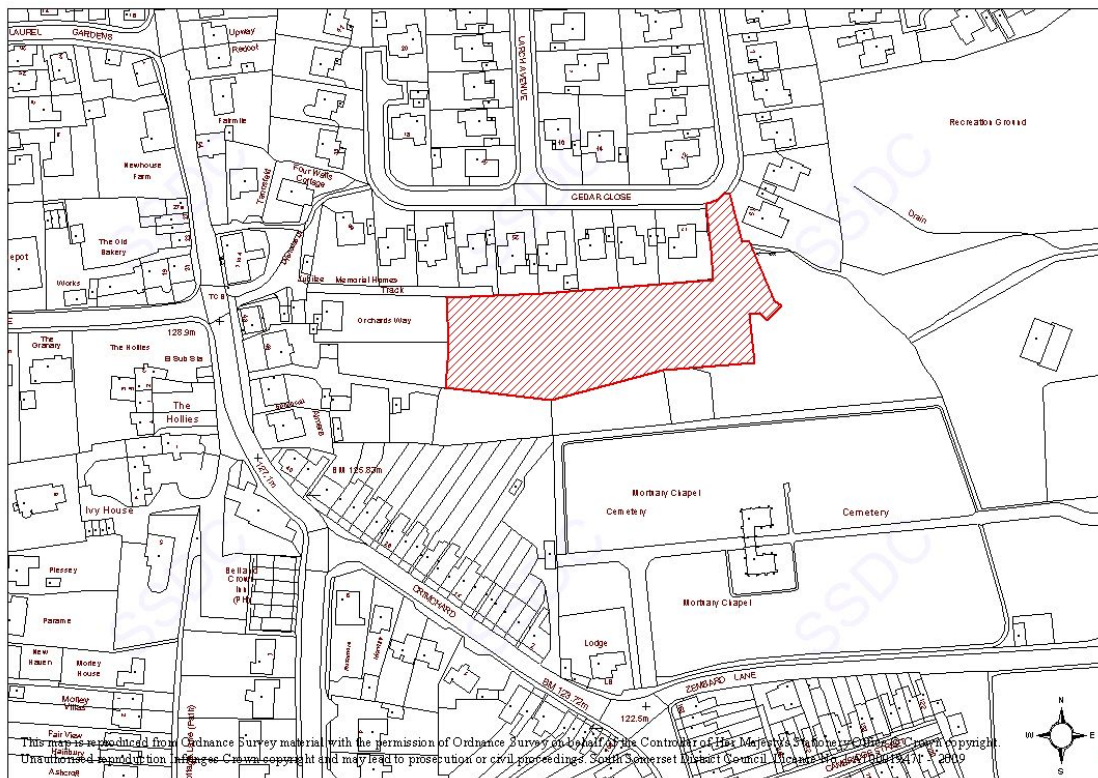


<b>Proposal :</b>	The erection of 14 dwellings together with garaging and associated site works. (GR 331920/109103)
<b>Site Address:</b>	Land Off Cedar Close Chard
<b>Parish:</b>	Chard
<b>Ward : (SSDC Member)</b>	CHARD COMBE: Martin Wale (Cllr)
<b>Division (SCC Member)</b>	CHARD NORTH: Jenny Kenton (Cllr)
<b>Recommending Case Officer:</b>	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
<b>Target date :</b>	1st July 2009
<b>Applicant :</b>	Mr Philip Braddick
<b>Agent: (no agent if blank)</b>	Mr Richard Holland Reed Holland Associates Ltd Somerset House Taunton TA1 1SH
<b>Application Type :</b>	Major Dwlg's 10 or more or site 0.5ha+

**REASON FOR REFERRAL TO COMMITTEE**

The Ward member in agreement with the Chair has asked that this application is brought to the Joint Area West Committee to consider issues in relation to whether the proposal fits in with the character of the area and local street scene, the relationship between the existing bungalows with the new dwellings, prominence of the development on the local street scene and impact of the additional traffic on the approach roads to the site.

**SITE DESCRIPTION AND PROPOSAL**



The site is located in the north western part of Chard, on the southern side of Cedar Close. The rectangular shaped site is currently grassed and is bounded by a mix of landscaping and fencing. Residential properties are located to the north and south with a wooded area and a cemetery to the south. Open land exists to the east. The site slopes down from the west to east.

Planning permission has recently been granted for 12 dwellings on this site.

This application seeks consent for the erection of 14 dwellings, 2 of which shall be bungalows and 12 no. 2 storey dwellings. The dwellings will be constructed with a mix of traditional brickwork and rendered walls with double roman tiles.

Vehicular and pedestrian access to the site will be gained between nos. 15 and 17 Cedar Close in the north east corner. An internal access road will run along the northern part of the site, which will lead to a turning head/turning point at the western end of the site.

In terms of the layout, a pair of semi-detached dwellings (plots 1 and 2) will be located at the eastern end of the site before a row of 4 detached dwellings (plots 3-6). All of these will have frontages facing northwards. Two bungalows will then be located on plots 7 and 8, with their gable ends facing northwards. Beyond the turning head, and in the far western part of the site, a terraced block of 6 no. 2 bed dwellings will be located. Parking will be provided on the basis of one garage space and one driveway parking space per dwelling for the bungalows and the 3 and 4 bed houses. 2 parking spaces are provided for the 2 bed homes.

The scheme involves the erection of a 1.8 metre high close boarded fence along the sites northern boundary with a 300mm trellis section on top. A row of trees will also be planted along the road frontage as well as along the entrance part of the internal road. A new hedgerow will be planted along the south, west and east boundaries and tree planting to the rear gardens.

## **HISTORY**

05/01740/OUT- Erection of 12 bungalows, garages and access road. (approved 2005).

05 /03115/OUT - Erection of 12 bungalows, garages and modifications to access road of outline consent 05/01740/OUT. (approved).

08/01184/REM - The erection of 12 semi-detached bungalows with garages and new access road (withdrawn).

08/02366/FUL - Erection of 12 semi-detached bungalows with garages and new access road. (approved 2008).

## **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

VIS 2 - Principles of Future Development

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000)

Policy 48 - Access and Parking.

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006)  
ST5 - General Principles of Development  
ST6 - Quality of Development  
ST8 - Sustainable Construction  
EH10 - No Development Areas  
EC8 - Protected species  
TP7 - Residential parking provision.

South Somerset Sustainable Community Strategy  
Goal 8 - Quality Development  
Goal 10 - Energy

## **CONSULTATIONS**

### *Town Council:*

Both original and comments received following receipt of additional information.

Recommend Refusal - the committee stand by their previous decision namely over-development, poor site design, overlooking the neighbouring bungalows, out of keeping with surrounding properties, concerns over the extra vehicles generated, community safety issues, concerns regarding parking provision for plots 9-12 being in front of properties front windows and no play provision or s106 agreement. In addition it was thought that the relationship with the existing bungalows shown in the amended plans was not a good one and there were concerns over the level of occupancy, height of the dwellings and possible anti-social behaviour.

### *Local Highway Authority*

As I am sure you are aware the Highway Authority raised no objection to the previous application (08/02366/FUL) subject to several conditions. Whilst this proposal is seeking to create an additional two residential units the proposed access arrangements are similar to those approved as part of that previous application and as such it may be unreasonable to raise an objection to the proposal on this point.

The proposal provides two parking spaces per unit, which is an acceptable level given the proximity of the site to the local services and facilities of Chard.

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 that the following conditions be imposed:

1. 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.
2. 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.
3. The proposed estate roads, footways, footpaths, tactile paving, cycleways, verges, junction, 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.

4. There shall be no obstruction to visibility greater than 600mm 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 erection of the dwellings hereby permitted and shall thereafter be maintained at all times.

5. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

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.

*Other*

*Engineer:*

Surface water drainage arrangements as set out in the accompanying 'Drainage Statement' are acceptable. Details to be submitted for approval - a condition required.

*Police Architectural Liaison Officer:*

I have three concerns!

The plan does not demonstrate how it is to deal with the track. At present it has a locked gate at the western end but open at the other. Do you know what developer is contemplating? It says in the DAS (3.7) indicates that 1.8 close board fence runs the entire northern boundary. Does this include the track? Will it become a sterile area? Who will have responsibility for it? I cannot agree with DAS (2.5) the four spaces to the north of plot 14 are not overlooked, except for a bathroom window which will, no doubt, have obscured glass! There is no gate to protect the rear of properties of plots 9 to 14. I have spoken to Mr Holland and copied him into this e-mail

*Ecologist:*

No objection to this proposal. The survey report found a slow worm at the site. I consequently recommend a condition requiring a mitigation plan for this species.

*Climate Change Officer:*

No objections. The proposals comply with the Council's renewable energy requirement.

*Senior Play and Youth Facilities Officer:*

Please find detailed below my comments and recommendations in relation to this planning application.

The SSDC Local Plan Policy CR2 currently supports the requirement for outdoor playing space of between 2.4 - 2.8 hectares per 1000 population. According to the planning application there will be a net gain of 14 dwellings as a result of this proposal. The Planning Obligation Calculator sets out the outdoor playing space required to deliver sustainable development in relation to this development and includes a summary of the off-site contributions sought towards Equipped Play and Youth Facility provision.

**Outdoor Equipped Playground Requirements**

The proximity of the proposed development to Redstart Park, means it falls within the catchment of the play area located on that site. However, based on our Local Plan Policy CR2, the additional dwellings would increase the demands placed on the play area.

Therefore, as no provision is being made on the proposed development site, it is reasonable to request the applicant to make an off-site contribution, in line with Local Plan Policy CR3, to enhance the play area, to accommodate the increased demands that would be placed upon it.

The Planning Obligation Calculator sets out the contribution that is required to meet the Equipped Play requirements of policy CR2&3.

#### Youth Facilities

The Local Plan (paragraph 11.10) supports the provision of youth facilities in new development where appropriate. This proposed development would generate additional demand for youth facilities in the area. Therefore, as no provision is being made on the proposed development site, it is reasonable to request the applicant to make an off-site contribution, in line with Local Plan Policy CR3, to enhance the youth facilities, at Redstart Park to accommodate the increased demand.

The Planning Obligation Calculator sets out the contribution that is required to meet the Youth Facility requirements of policy CR2&3.

Officer comment: The total planning obligation to be sought for the youth facilities and outdoor equipped playground requirements is £26,002.85 (£1,857.35 per dwelling).

#### *Senior Leisure Facilities Officer:*

For the purposes of this response, it has been assumed that there will be a net increase of 14 dwellings on the development site.

South Somerset District Council Local Plan Policy CR2 currently supports the requirement for outdoor playing space of between 2.4 - 2.8 hectares per 1000 population.

Local Plan Policy ST10 supports the Local Planning Authority in seeking obligations to secure or contribute to the provision of community facilities to meet the demands directly stemming from a new development.

Based on Local Plan Policies CR2, CR3 and ST10, the Sport, Arts and Leisure service contributions sought in order to ensure sustainable development are summarised in the Planning Obligation Calculator.

Contributions have been calculated through undertaking a series of specific cost estimations of the mitigations required to enable the proposed development to be acceptable in planning terms. As a result, an overall contribution of £ 41,208 is now sought, representing a total cost of £ 2,943 per dwelling. These costs have been prepared specifically in relation to the proposed development. Please note that these calculations do not include requirements for equipped play space, youth facilities and informal open space. Advice should be sought from the Senior Play and Youth Facilities Officer and Open Spaces Officer in these respects.

#### Local Plan Policy CR2 - Playing Pitch Requirements

In this instance off-site provision (in line with Local Plan Policy CR3) is sought due to the size of the development site.

The South Somerset Playing Pitch Strategy (2002) details that there is already a significant shortfall of junior football and junior rugby pitches within Chard. As this proposed new development will generate additional demand on pitches in the town, I recommend that a proportionate contribution is sought from the developer to be used to enhance pitch provision in the Chard catchment.



## Local Plan Policy ST10 - Strategic Community Facilities

### Sports Halls and Swimming Pools

The South Somerset Sport and Recreation Built Facilities Assessment Report (June 2006) highlights that there are already capacity issues at CRESTA Sports Hall and swimming pool in Chard and that accessibility needs to be improved for both facilities. As this development will generate additional demand, it is recommended that a proportionate contribution be made towards sports hall and swimming pool enhancement within Chard.

### Synthetic Turf Pitches

The adopted South Somerset Playing Pitch Strategy 2002 highlights a need to increase the capacity of synthetic turf pitch provision within Chard and the draft Sport and Recreation Built Facilities Assessment Report also highlights a requirement to improve accessibility of existing facilities to enhance community use. As this development will generate additional demand, a proportionate contribution towards the enhancement of synthetic pitches within Chard is sought.

A summary of the calculations for sports halls, swimming pools and synthetic turf pitches has been provided.

### Theatre and Arts Centre

Using Arts Consultants, a study of need has been undertaken during the beginning of 2007, which has identified additional theatre development requirements. In order to satisfy this need, and to update existing provision, the Council's priority is to expand and enhance the existing Octagon Theatre in Yeovil. Contributions towards this important strategic facility are therefore being sought from new housing in South Somerset at a rate sufficient to construct 29.55 sq m of theatre provision and associated facilities per 1,000 population. Theatre facilities will also include an allowance for car parking, seating, gallery, studio, functions rooms as well as ancillary cafe, bar and restaurant areas.

The total obligation for the strategic community facilities is £41,208.64 (£2,943.47 per dwelling).

## **REPRESENTATIONS**

19 letters have been received with regard to the application raising the following concerns:

- loss of view to Windwhistle
- loss of a green area and impact on wildlife
- over development
- houses not in keeping with surrounding area, should remain as bungalows
- loss of privacy to adjacent occupiers
- increase in traffic in quiet cul-de-sac
- lack of parking spaces - will result in parking overspill onto Cedar Close
- hammer head layout could enable a road extension to Zembard Lane.
- Council should secure land to prevent further development towards Zembard Lane
- sewerage impact
- unimaginative layout
- no use should be made of lane next to Orchards Way
- restrict hours of working

Amended plans and information were submitted by the agent in response to the comments made by the Police Architectural Liaison Officer. No comments were received in direct relation to these amendments/additional information.

Additional information and plans were submitted by the agent in response to concerns about overlooking and loss of privacy to the occupiers of the bungalows in Cedar Close. 4 letters have been received in response to the additional information, making the following points:

- does not take into account previous comments and concerns about increase in traffic, parking issues and impact on adjacent occupiers.
- Substantiates previous objections.

## **CONSIDERATIONS**

The principle of development on this site has already been established through the previous permission. Therefore, the key considerations with regard to this application are the impact on the amenity of adjacent occupiers, layout, highway and parking issues, design and density, wildlife impact and concerns about possible development on adjacent land.

The proposed layout of the scheme will be largely linear in form, due to the narrow rectangular nature of the site. The first six dwellings as one enters and moves along the internal access road will be located with the front elevations facing northwards ie towards bungalows in Cedar Close. Concerns have been raised by the Town Council and local residents that this arrangement will result in harmful overlooking and loss of privacy to those adjacent occupiers in Cedar Close.

The above concerns with regard to residential amenity were raised at a meeting with the agent and his client. The agent was asked to give consideration to revising the layout, in particular by relocating the proposed bungalows from their proposed central position to plots 1 and 2, ie the first plots as one enters the site in the eastern corner. This is where the site is narrowest and the proposed properties are closest to those in Cedar Close. If this option was not considered acceptable, the agent was asked to provide additional detail in terms of levels and cross sections to show the relationship between the development site and properties in Cedar Close. The agent gave these issues consideration and submitted additional information.

The agent considered the relocation of the bungalows and submitted further information and cross section drawings. The agent stated that the distance between the front of the new dwellings and rear wall of the existing bungalows complies with the long accepted residential standard of 21 metres. Moreover, the relocation would result in smaller gardens for the bungalows. Also, as the bungalows would be set at the lowest part of the site, the bungalows would not relate as well to the houses as when located at a higher part of the site. Thus, on balance, the relocation option was rejected by the agent.

The other information submitted by the agent related to the relationship between the new dwellings to be erected on plots 1 to 6 and the existing bungalows at 17, 19 and 21 Cedar Close. The agent outlined that the distances from the proposed houses to the northern boundary fence ranged from 11.5 metres to 13.5 metres, equivalent to a standard garden depth. The overall distance between the proposed dwellings and bungalows ranges from 21 metres to 25 metres, thus meeting the long established distance of 21 metres between facing habitable rooms. The agent has also outlined that the first floor windows on the proposed houses are to serve secondary bedroom accommodation rather than the principle living accommodation.

In addition, a 1.8 metre high close boarded fence with a 300mm trellis top will be erected along the northern boundary. Additional planting is proposed to the fronts of the dwellings that will further screen the dwellings from the existing bungalows. For the reasons outlined above, it is not considered reasonable to refuse the application due to loss of privacy.

In addition to the distances outlined above, it is also important to note that the finished floor levels of the dwellings will be approximately 0.5 metres higher than the finished floor levels of the bungalows. Thus over the distance of at least 21 metres between the existing and proposed dwellings, it is not considered that the new dwellings would be deemed as overbearing on the adjacent bungalows.

Notwithstanding consideration of the layout in terms of impact on adjacent occupiers, it is also important to consider whether the layout is acceptable in design terms and whether it provides a good quality living environment for future occupiers. There is no doubt that this is not the easiest site to develop due to its narrow rectangular form. However, the principle of developing the site has been accepted with both outline and full planning permissions having been previously granted. The previously approved scheme was a linear development comprising 6 pairs of semi-detached bungalows, with the internal access road running along the northern boundary. Whilst it was considered that the approved scheme was acceptable, the units were all the same with no variation in design or layout. This new scheme seeks to provide different dwelling types and a variety to the layout. On this basis, it is considered that the scheme is an improvement on the approved scheme.

A concern that has been raised with regard to the new proposal is that 2 storey dwellings would be out of character with the area. Whilst this is an important consideration, and indeed, the properties closest to the application site in Cedar Close are bungalows, it is not considered that the erection of dwellings on this site, would be sufficiently detrimental to the character and appearance of the area to warrant refusal on those grounds. There are many examples where bungalows and 2 storey dwellings can satisfactorily exist side by side without causing any offence to visual amenity. It is concluded that the proposed mix will add variety not only to the site but to the wider area and, indeed, reflect the range of house types in the wider area.

In relation to concerns about over development of the site, the site totals 0.39 hectares, thus giving a density of 35 dwellings per hectare. This is at the lower end of government guidance that seeks at least 30 dwellings per hectare. Moreover, this is considered to be an acceptable level of density given the sites town location.

In terms of car parking provision, the scheme will provide 2 spaces per dwelling. This is above the South Somerset Local Plan requirement of 1.5 spaces per dwelling in relation to residential development in towns. Whilst the concerns of local residents are noted about the level of parking being provided, and concerns that there may be overspill parking into Cedar Close, it is not considered reasonable in this case to refuse planning permission as the scheme will provide more than the maximum requirement for parking spaces. In addition, the Highway Authority has considered the scheme and has not raised an objection to the level of parking provision. Moreover, the Highway Authority has not raised an objection to the proposed access arrangements nor to the impact of the increase in traffic using the local approach roads. The proposed access arrangements are similar to those for the approved scheme.

With regard to wildlife issues, the application was accompanied by an Ecological Assessment report. The Council's Ecologist has read this report and has not raised an objection to the proposal, subject to the imposition of a condition in relation to mitigation measures for slow worms.

Comments have been raised about use of the lane that runs between Orchards Way and 27 to 33 Cedar Close. It is not a public right of way and the agent has confirmed that his client does not own this lane. Access to this lane will be closed off from the development by a boundary fence. Those with access rights to use the lane will still be able to access the lane from the west.

Comments have also been raised about possible development of land to the east of the application site, particularly with regard to the design of the access road serving this development. It is important to state that this current application is totally separate from any application that may be submitted in the future on the adjacent land. Moreover, it is not considered appropriate to secure a Section 106 Agreement preventing development on the adjacent land. It is the right of any adjacent landowner to submit a planning application on their land, and as with every application, would be considered on its planning merits. It should be noted that the adjacent land to the east of the application site is designated as a 'no



development area'. Thus, a community, recreational or educational need will have to be justified if any development is proposed on that land.

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

A Section 106 Agreement will be required with regard to sport, youth and strategic facilities.

## **RECOMMENDATION**

Grant Consent.

The proposed development by reason of its scale, design and materials respects the character and appearance of the area and will not cause any harm to residential amenity. The proposal is in accordance with Policy ST5, ST6, and TP7 of the Somerset Local Plan and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

The application reference 09/01372/FUL be approved subject to:-

- (a) the prior completion of a Section 106 Planning Obligation (in a form acceptable to the Council's solicitor) before the decision notice granting planning permission is issued, the said planning obligation to cover the following items/issues:-
- financial contributions for strategic community facilities, and youth and outdoor equipped play facilities;
- (b) the imposition of the planning conditions set out below on the grant of planning permission:
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 proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junction, 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 in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

3. 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 in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

4. 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 in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

5. There shall be no obstruction to visibility greater than 600mm 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 erection of the dwellings hereby permitted and shall thereafter be maintained at all times.

**Reason:** In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

6. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, (to include use of SUDS techniques) 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 the development is adequately served by the necessary works for the disposal of foul and surface water drainage in accordance with Policy EP9 of the South Somerset Local Plan 2006.

7. A wheel wash facility shall be provided on site, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation. Any foul effluent or other waste resulting from the washing of vehicles shall be contained and discharged to an appropriate interceptor prior to being discharged from the site.

**Reason:** In order to prevent pollution and to maintain the cleanliness of local roads in accordance with Policy EP9 of the South Somerset Local Plan 2006 and in the interests of highway safety.

8. Construction work shall only be undertaken within the area covered by the application between the hours of 0800 and 18.00 hours Monday to Friday, 08.00 to 14.00 on Saturdays and there shall be no construction work at all on the site on Sundays, bank or public holidays.

**Reason:** In the interests of residential amenity, in accordance with Policy ST6 of the South Somerset Local Plan.

9. Construction deliveries shall only be made to the site between the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 14.00 hours on Saturdays. There shall be no deliveries on Sundays, Public or Bank holidays.

**Reason:** In the interests of residential amenity in accordance with Policy ST6 of the Somerset Local Plan 2006.

10. There shall be no pedestrian or vehicular access to the site other than that shown on the approved plan ie between No's 15 and 17 Cedar Close.

**Reason:** In the interests of residential amenity in accordance with Policy ST6 of the Somerset Local Plan 2006.

11. No occupation of the dwellings hereby approved shall take place until full details of all of the fencing, boundary walls or any other means of enclosure to be erected or planted on the site have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of residential amenity in accordance with Policy ST6 of the Somerset Local Plan 2006.

12. 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 of the South Somerset Local Plan 2006.

13. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and specifications as amended by a letter and plan received from the agent received 29th May 2009.

**Reason:** For the purposes of clarity as the application has been amended.

14. No development shall take place until details for the protection of the culverted watercourse that crosses the site are submitted to and approved in writing by the Local Planning Authority.

**Reason:** To protect the culverted watercourse.

15. No development shall take place, including any site clearance, until a mitigation plan for the protection of slow worms has been submitted to and approved in writing by the Local Planning Authority. Once agreed, the mitigation plan shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure protection of a legally protected species in accordance with Policy EC8 of the South Somerset Local Plan.

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