

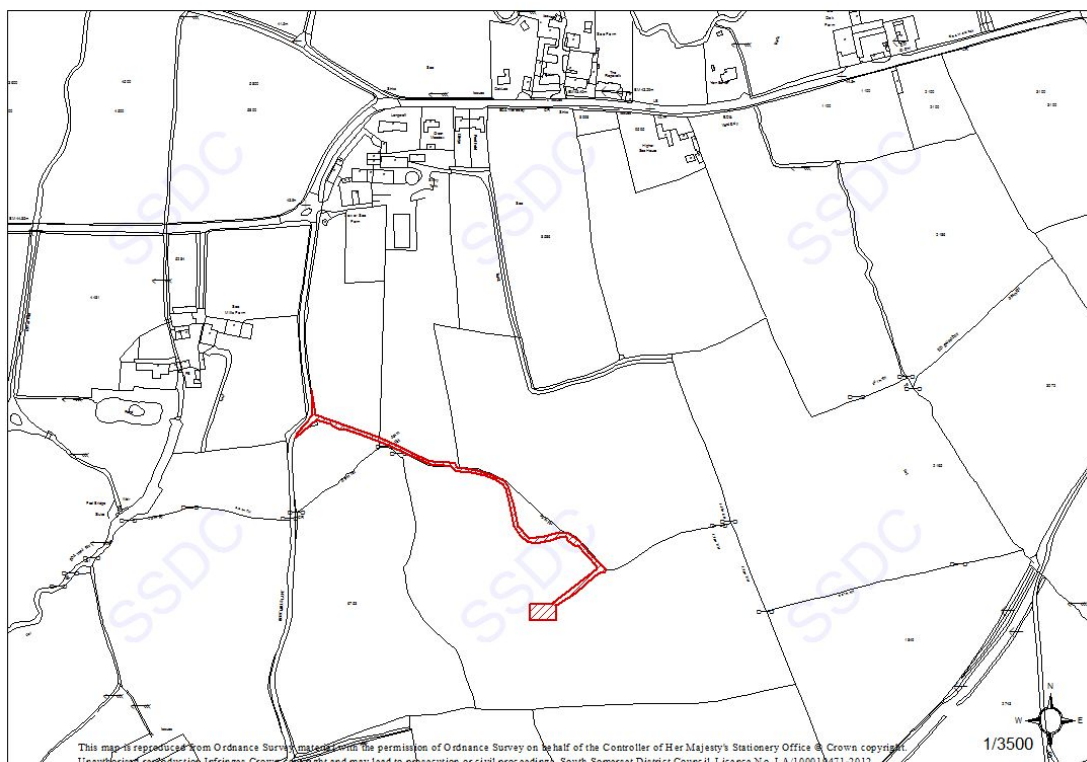
Officer Report on Planning Application: 12/01066/FUL

Proposal :	Erection of farm managers dwelling and construction of new access (GR 334861/112539)
Site Address:	Lower Sea Farm Sea Ilminster
Parish:	Donyatt
NEROCHE Ward (SSDC Member)	Ms. L P Vijeh (Cllr)
WINDWHISTLE Ward (SSDC Member)	Mrs. S. Osborne (Cllr)
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	24th May 2012
Applicant :	Mr Andrew Grossey
Agent: (no agent if blank)	Clive Miller And Associates LTD Sanderley Studio Kennel Lane, Langport, Somerset, TA10 9SB
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application site covers two wards; Neroche and Windwhistle. The Ward Member for Windwhistle has declared a personal and prejudicial interest and so decided not to comment upon the need or otherwise to refer these proposals to the Committee. The Area Chair agrees with the other Ward Member (Neroche) that in view of the considerable local interest in the outcome of the applications they should be considered by the Area West Committee.

SITE DESCRIPTION AND PROPOSAL



The application lies 400m to the south-east of the existing farm holding known as 'Lower Sea Farm'. The land is relatively flat and surrounded by agricultural fields. The current farm comprises 72 acres of land and includes a 1970's farm dwelling with a range of older stone barns and agricultural buildings; these are sited close to a number of residential properties that sit alongside the old A3037 including a listed property that may have been the original farmhouse.

The farm was previously a dairy unit but has been run as an intensive pig-rearing unit since 2006/7. The close proximity of the farm to the neighbouring properties has resulted in problems with regard to noise and smell nuisance and this has resulted in the Environmental Protection Team serving an Abatement Order in 2011.

The farm is currently owned by the County Council but is now being sold as part of their ongoing sale of County farms. The supporting documentation and Design Statement advise:-

- The applicant has reached an agreement to purchase 62 acres of land but this does not include the farmhouse and farm buildings.
- The farm was able to accommodate 2,500 pigs but the County Council determined that no pigs should be housed in the buildings adjacent to the residential properties in Lower Sea. The capacity of the farm was therefore reduced to 1,900 pigs.
- The pigs are brought onto site at 3 weeks of age and then reared for 8 weeks before being moved on to a finishing unit. Allowing for cleaning down and resting, the applicant rears 5 batches a year.
- The enterprise has been operated successfully since 2006 and has been the key enterprise for that period.
- Most of the land is cultivated to cereals or forage maize and the crops are sold to a local large scale dairy farmer. The applicant retains the straw crop which is used to bed and provide comfort for the pigs.

This application proposes the erection of a new farm dwelling with new access on land 400m to the south-east of the existing farm. A new farm access would be created from Bere Mills Lane to serve the new holding. The application should be considered in conjunction with two other applications at the same location; one for a new pig building (12/01067/FUL) and; one for a new slurry store and silage clamp (12/01068/FUL).

HISTORY

12/00904/EIASS (EIA Screening and Scoping Request)– The erection of an agricultural building to house 2500 pigs. Determined an EIA was not required 19/3/2012.

12/00279/AGN – Notification of intent to relocate/erect an open sided pig rearing building. Permission not required 21/2/2012.

10/03148/FUL – The erection of an extension to existing agricultural building to house pigs. Withdrawn.

09/04778/EIASS – Screening opinion (Reg 5) new building to house nursery pigs. Determined an EIA was not required 18/12/2009.

07/04801/FUL – The erection of an extension to and use of an existing agricultural building to house pigs, together with a new feed silo and underground slurry tank. Approved 2008.

05/01683/ADV – Siting of three shop signs in boundary hedge. Split decision 2005.

05/01685/AGN – Erection of a steel framed portal building for produce and general storage. Permitted 2005.

04/01780/FUL – Proposed conversion of agricultural store to farm shop. Approved 27/9/2004.

99/02297/FUL – Erection of livestock building. Approved 2000.

35472/C/1 – Erection of farm dwelling. Approved 1970.

35472/C – Proposed new farm dwelling. Approved 1969.

35472/B – Erection of covered yard and dairy unit. Approved 1969.

35472/1 – Erection of loose boxes. Approved 1957.

35472 – Alterations and additions (cowhouse and dairy). Approved 1957.

POLICY

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

Relevant Development Plan Documents

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

Policies:-

STR1 – Sustainable Development

STR6 – Development outside towns, rural centres and villages

5 – Landscape Character

49 – Transport Requirements of New Development

South Somerset Local Plan 2006:

Policies:-

ST3 – Development outside development areas

ST5 – General Principles of Development

ST6 - The Quality of Development

EC3 – Landscape Character

EP2 – Noise and Pollution

EP7 – Potential Odour Generating Developments

HG15 – Agriculture and Forestry Dwellings

National Planning Policy Framework

Chapters:

1. Building a Strong Competitive Economy

3. Supporting a Prosperous Rural Economy

7. Requiring Good Design

11. Conserving and Enhancing the Natural Environment

Sustainable Community Strategy for Somerset 2008-2026

Aim 2: Living Sustainably

Aim 3: Ensuring Economic Wellbeing

CONSULTATIONS

Knowle St Giles Parish Council (dwelling is in their Parish)

'No contrary observations or comments have been received.'

Donyatt Parish Council (new access is in their Parish):

'The Parish Council supports this application with the following observation

The Council encourages the use of solar photovoltaic panels on the roof.'

County Highway Authority (one response for all three sites):

'The proposed development site lies outside defined development limits and is therefore distant from adequate services and facilities, such as, education, health, retail and leisure. In addition, public transport services are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in the National Planning Policy Framework, Adopted March 2012 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000), and Policy ST3 of the South Somerset Local Plan, and would normally receive a recommendation of refusal from the Highway Authority as a result.

However it is noted that one of the applications is for a farm managers dwelling and therefore it must be a matter for the Local Planning Authority to decide whether there is sufficient need or justification for such a development in this location, which outweighs the transport policies that seek to reduce reliance on the private car.

In terms of the detail, it is apparent from the submitted information that the proposal will involve the relocation of the existing agricultural building to the new site. The applicant has stated that it is their intention to extend the existing building in its new location. In terms of movements it is likely that the extended building could potentially generate additional vehicle movements. Although it is unlikely that the additional numbers, when compared to the existing farm traffic levels, would be significant enough to warrant a refusal.

The proposal would also require the formation of a new access onto Bere Mills Lane, which is designated as an un-classified road. In terms of its physical characteristics the lane is single width and has high hedges on either side of the carriageway. There are no passing places although there is a pull in point where the proposed access will be located. The proposed access will be located on the outside of a bend and would see the removal of a section of hedge to improve visibility. The applicant has indicated that splays of 2.4m x 35m can be provided in either direction. Due to the sites remote location the Highway Authority would usually apply Design Manual for Roads and Bridges (DMRB). However due to the nature of the lane, vehicle speeds are below 30mph in addition it should be noted that Manual for Streets design guidance can also be applied on lightly trafficked rural lanes. Therefore the proposed

splays can be considered acceptable. Bere Mills Lane serves an additional farm and also some converted barns. As previously stated this proposal is for relocating the existing farm rather than a whole new farm development. Consequently vehicle movements will not change as such the likelihood of two vehicles meeting on the lane will remain unchanged.

It is apparent from the road record that this proposal would require works to be carried out on the highway and also require part of the access to be located on the adopted highway itself. The Highway Authority would require the proposed visibility splay to the south of the access to be given up for adoption. This will allow the proposed visibility splay to be maintained.

In regards to the internal arrangements, the site will be accessed via a purpose built track. The applicant should note that this should be properly consolidated and surfaced over the first 10m. The access would also need to be constructed to appropriate width to be able to allow farm traffic to enter and exit the site with ease. It is noted that two passing places are to be provided. The applicant should note that these passing places should be constructed to accommodate both the larger and smaller farm traffic. In terms of the parking and turning arrangement for the proposed dwelling, the applicant has made provision for two parking spaces. Somerset County Council's Parking Strategy requires that provision is made for three spaces. From the details shown on the submitted plans I am satisfied that suitable space is available to provide the additional space.

In conclusion the site is located in an unsustainable location but it is noted that it is for a farm manager. As a consequence it must be a matter for the Local Planning Authority to weigh up the merits of the proposal against the Highway Authority's sustainability policies. In terms of the detail I am satisfied that sufficient space can be provided to allow three vehicles to park and leave in a forward gear. Having regard to the proposed access arrangements these seem to be acceptable in principle although the applicant will be required to properly consolidate the surface and also offer up the proposed visibility splay to the south so it can be adopted by the Highway Authority. Therefore taking the above into account I raise no objection to this proposal..'

The County Highway Authority advise that if planning permission were to be granted conditions should be attached.

Landscape Officer (in response to original plans):

'I have reviewed the three applications seeking the establishment of a new farm complex in the form of a new access road; agricultural building; slurry lagoon; and farm manager's dwelling, on open farmland to the south of Sea. I am aware that this proposal follows lengthy pre-application negotiation, which seeks to relocate the current farm enterprise from within the hamlet, to this application site, to thus resolve both neighbourhood and ownership issues. As a result, the need for a relocation is accepted by Planning. Consequently, whilst this proposal is not located on a site that would ordinarily be favoured from a landscape perspective, this response accepts the principle of development in this general location, and turns its attention to the detail of the proposal.

A Design and Access statement is submitted as part of the application. It acknowledges the potential visual impact of the proposal, and states an intention to manage the existing hedgerow network to improve its screening capability, and to provide a strategic planting scheme. I view this approach as both appropriate and

necessary. However, no landscape plan has been provided indicating either a layout or composition of the planting scheme, and this needs to be remedied. I would advise a landscape strategy plan is submitted in support of these applications before determination – at this stage indicating the location and extent of the strategic planting areas; the hedgerows to be managed, and the method of management; and a broad species mix, along with plant protection details and a basic planting specification.

The D&A statement also refers to the building layout being ‘.. located as close together as possible .. to create a tight grouping..’ to minimise the visual impact of the complex. Again, I agree this to be the right approach, but the intention is not consistent with the arrangement indicated on the proposed site plan, in particular, the proposed farmhouse is poorly located, being roughly central within the field, which immediately exacerbates its potential visibility. A re-siting that better corresponds to the current field pattern and site features, along with an integration with the strategic landscape proposal, will be necessary to reassure us that the D&A statement is consistent with the site proposal, and the landscape impacts are assimilated, and informing site arrangement and site mitigation.

Turning to the detail of the applications;

Application 12/01066 – Farm workers dwelling and access

As noted above, I view this proposal as being poorly sited, contrary to the assertions of the D&A statement. The location indicated by the 6215/08 is too central within the field, making it more visible to long views from both north and south particularly. It is also poorly related to the landscape pattern, and evolving farm plan. In this respect, I view the house proposal as failing to meet LP policy ST6. A better location would be to pull the house to the east/northeast of the mature specimen oak, to gain an improved correspondence with the hedgerow and proposed farm drive, with planting possibly tying back to the hedgerow return, and the curve in the drive to the north, to better integrate the house with its landscape context.

The access drive alignment appears broadly acceptable, though I note mature trees in proximity to the drive circa 50 metres in from the road junction – either the track should be set back an appropriate distance from the trees, to ensure no impact on their root systems, or a tree protection plan is submitted. Additional detail is also required to confirm that the construction of the access drive will not impact upon the root network of the adjacent hedges; and that openings created in the hedge to enable access should be kept to a minimum.

Application 12/01067 – Agricultural building

I have no issue to raise with the general siting of the building, though confirmation of its precise siting in relation to the hedge to the north is needed – the gap between building and hedge implied by the plan suggests that it could be pulled closer to the hedge. In terms of appearance, I would suggest that the profile roof sheeting is muted in tone, to soften its visual impact in mid-distance views, this can be conditioned.

Application 12/01068 – Slurry lagoon

Again, I have no issue to raise with the general siting, though on a detailed matter, it appears too close to the east boundary hedge, with the potential for groundworks to impact upon the root systems of the hedgeline. Confirmation of an appropriate set-back, along with hedge protection measures, should form part of this particular application. The detailed plan also indicates a silage clamp to the south of the lagoon, but there is a contradiction of ground modelled detail between plan and

section, and clarification of the form of retention, and level arrangement along the southern edge, will be appreciated.

Returning to the application as a whole, this response raises a landscape objection to the siting of the house – application 12/01066 - though this is easily remedied by a sympathetic re-siting. Further information is requested of the proposed strategic landscape proposal, along with the more detailed matters raised above. Once that extra information is forthcoming, I would hope to be in a position to make a positive recommendation, with the suggestion of appropriate conditions.'

In response to amended plans:-

'As part of my initial response of 23/04, I requested further landscape detail to be provided, which is required to provide a broad landscape framework for the development of the farmstead, along with amendments to the siting of the farmhouse, and slurry lagoon. Revised plans have now been submitted, which indicate an amended arrangement of the proposed structures, and outline landscape mitigation (drawing 6215-05A). I can confirm that these revisions respond satisfactorily to my earlier concerns, hence I withdraw the earlier holding objection.

I also raised some concerns over the alignment of the proposed access drive - we have now reviewed this on site, and I can confirm that I am content with the proposal.

If you are minded to approve these applications, please condition a detailed planting proposal to be submitted based upon the proposed site plan, prior to commencement of building works on site.'

Environmental Protection:

'The application is to provide a new farm dwelling associated with other applications for the erection of a building for housing pigs, and a slurry lagoon.

I have no objections to the application however, given the proximity of the dwelling to agricultural buildings I would recommend a condition be attached to tie the use of the dwelling to the associated buildings for housing pigs. The reason for this is to prevent a situation occurring in future whereby the dwelling is sold separately and future residents complain about impact from the nearby agricultural uses.'

No further comments on amended plans.

Area Engineer, Technical Services Department:

Soakaways to be designed in accordance with BRE Digest 365.

REPRESENTATIONS

Seven representations have been received in response to the application: two in support with five responses objecting to the development. It was considered important that all representations were included upon each report to ensure that a full picture of residents concerns be considered with each proposal. The supporting responses make the following comments:

- Fully support and endorse this application; a modern farmhouse for the family will be in keeping with other local developments in the area.
- It can only be in everybody's interest that by moving the home and business further back from the present location is in itself a good move.

- New farm building would be acceptable but suggest that it be available for general livestock not just pigs so the unit would be more beneficial in years to come.
- The further the pigs are moved away from the road and houses at Sea the better for everyone.

The NFU have also written in support of the application. They advise that:-

- The business comfortably fulfils both the functional and financial tests of agricultural need as dictated by current planning legislation. Current welfare codes and the applicant's high standards require that the dwelling is situated within site and sound of the livestock.
- A permanent dwelling would improve security for the livestock and farm equipment.
- Bio-security is evermore important and it is a benefit to minimise journeys off the farm by provision of farm accommodation.
- Siting of farm building and house have been carefully considered to minimise the impact on the local environment
- Collection of farm waste is strictly controlled and these plans have ensured that all waste produced on the farm is dealt with in the correct manner.

The objectors make the following comments:

- Pleased that the proposals will lead to the removal of the pigs from Sea but concerned that the applications should be rigorously evaluated and if granted subject to conditions that are enforced to ensure that Best Available Techniques have been applied at every stage in order to minimise nuisances caused by the use.
- It is better that the pigs will now be more than 400m from houses, however draws attention to the recent refusal of planning permission for indoor pig farm of 3500 pigs at Venn Ottery which caused a public outcry.
- Want assurance that the proposed site is as far away as possible from neighbouring properties.
- Particularly concerned about slurry and its handling as this is the primary source of odour nuisance. The Design Statement makes no reference to the application of Best Available Techniques which is the basis of all advice on nuisance prevention and minimisation. Request that independent advice be sought on this issue.
- Concerned that an open slurry lagoon is proposed rather than a covered slurry tank which would significant reduce odour.
- Request confirmation that SSDC will monitor the number of pigs at the site to ensure that they no not exceed 2500 even in the event of permission being granted for additional buildings.
- Request that the removal of the pigs take precedence over the housing development and how this will be enforced in the context of the Abatement Order and the Council's decision not to enforce it pending these developments.
- Request that the decision be taken by elected members rather than by Officers under their delegated powers.
- The development will be an eyesore on the landscape. The barns are illuminated 24/7 during winter.
- In order to alleviate nuisance request that if permission is granted a substantial amount of tall trees are planted on the northern boundary.
- Construction of a new access is a potential health and safety issue in respect of its intended position, width of lane and drainage. The Lane already frequently under water due to infrequent maintenance, request that if permission is granted better maintenance takes place.

- Concerned that reference is made in the application to potential further expansion of the pig building.
- The proposal along with the existing intensive pig unit at Bere Mills Cottage Farm will lead to additional foul odour, mess and noise being experienced by the residents of Bere Mills.
- The proposal will simply transfer an existing nuisance from the residents of Sea to the residents of Bere Mills.
- There is no convincing evidence for a new dwelling.
- Concerned about possible pollution of surrounding waterways.

CONSIDERATIONS

The main planning considerations in this case relate to:-

- 1) The need to properly justify a dwelling in the open countryside;
- 2) The landscape impact of the proposal; and
- 3) Highway safety issues.

1) Justification for agricultural workers dwelling

With the introduction of the National Planning Policy Framework (NPPF), the previous guidance in relation to the justification for agricultural workers dwellings set out in Annex A of PPS 7 has been removed. However, the NPPF advises:-

'...Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

the essential need for a rural worker to live permanently at or near their place of work in the countryside; ...'

It is therefore still considered to be fundamental that the 'essential need' for a farmworker's dwelling is proven in order to justify a new dwelling in the open countryside. The previous requirements of PPS7 are considered to provide very useful criteria to test such applications, these were:

- Clearly establish an existing functional need
- The need relates to a full-time worker
- The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area, which is suitable and available for occupation by the workers concerned.
- Other planning requirements e.g. in relation to access, or impact on the countryside, are satisfied
- A financial test to establish that the farming enterprise is economically viable.

In terms of a functional need, it is considered that with the number of pigs involved in this operation current welfare standards require a constant onsite presence. The pigs arrive at a very early age and it is important that constant checks are carried out to ensure any problems are resolved as soon as possible. Such problems can include checking for signs of sickness; ensuring young animals are able to locate food and water; and ensuring an appropriate and modified environment. The calculation of 'Standard Man-day (SMD) Requirement' has established that there is a need for 1.63 labour units on the unit confirming there is clear need for at least one worker on the unit. As such, it is considered that a functional need has been established for an agricultural worker.

With regard to the availability of an existing dwelling, this case is unusual in that the current unit is provided with an agriculturally tied dwelling, however, the applicant could not afford to purchase the whole unit from the County Council. The supporting documentation advises that the affordability of purchasing the entire site has been tested by a series of budgets and in discussions with several lenders and it has not been found to be financially viable. Furthermore, it is clear that the running of an intensive pig farm in such close proximity to residential properties will almost inevitably lead to problems with regard to odour and noise nuisance. As such, in this particular situation, it is felt that the proposed agricultural dwelling can be accepted at the proposed location. This will then enable the entire relocation of the farm holding at least 400m away from all residential properties. It is of note that a 400m “cordon sanitaire” is embodied in Part 6 of the GPDO 1995, this precludes any livestock buildings being erected under ‘permitted development’ if they are within 400m of a residential property.

In terms of the financial test, the agricultural appraisal includes financial information that confirms that the business has been established for at least three years and has been profitable for at least one, with the clear prospect of remaining so, as evidenced by budgets for the proposed system. It is therefore clear that the business is a successful and profitable enterprise, which is well established and the proposal meets all the necessary financial tests.

In terms of the size and design of the dwelling, the application proposes a building of traditional design to include natural stone elevations with double Roman roof tiles. The proposed house is 215m², which, whilst relatively large for a farm dwelling, is clearly required for the applicant and his young family. The dwelling is considered to be commensurate with the proposed size of the unit and whilst at the upper end of what is acceptable for an agricultural dwelling the proposal is considered to be acceptable subject to conditions preventing any further permitted development extensions and a note advising no further enlargement would be considered favourably.

2) Landscape Impact

In terms of landscape impact, the proposal will clearly have a visual impact, however, the local landscape is characterised by sporadic development of farms and farm buildings and it is felt that the creation of a further farm unit within this landscape would not be unduly disruptive. In terms of the siting of the proposed dwelling, the amended plans show a revised location (as recommended by the Landscape Officer), this will ensure that the dwelling has a closer relationship with the proposed agricultural buildings and will present a more cohesive pattern within the rural landscape. The Landscape Officer now considers that the application is acceptable in terms of its landscape impact.

3) Highway safety issues

With regard to the issue of sustainability, clearly many farms will be in unsustainable locations within the countryside. It has been established that there is a functional need for an agricultural worker on the farm and as such the proven need for is considered to outweigh the transport policies that seek to reduce reliance on the private car.

In terms of the new access to be established onto Bere Mills Lane, 200m to the south of the existing site; it is proposed to form a 10m wide access with the existing hedge re-aligned to provide suitable visibility splays to ensure the safety of vehicles using

the lane and those using the access. The County Highway Authority consider that the application is acceptable subject to conditions regarding consolidation of the access; protection of visibility; disposal of surface water; and protection of parking and turning areas.

Other issues

With regard to the comments of the local residents, it is not considered that the erection of this dwelling will have any adverse impacts upon neighbouring amenity.

Summary

Overall, it is considered that the submitted documentation has proven that there is both a functional and a financial need for a farmworker on this unit. Furthermore the proposal would not have a significantly detrimental impact on the visual amenity or landscape character of the rural locality.

RECOMMENDATION

Approve.

JUSTIFICATION

The proposal, by reason of its size and scale and proven need, respects the character of the area and satisfied the criteria for agricultural workers dwellings in accordance with the aims and objectives of saved policies STR1, STR6, 5 and 49 of the Somerset and Exmoor National Joint Structure Plan Review, saved policies ST3, ST5, ST6, EC3 and HG15 of the South Somerset Local Plan 2006 and guidance contained within the NPPF (2012).

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 be carried out in accordance with the following approved plans: Drawing No.'s 6215-06 and 621507 received 29 March 2012; and 6215-08A received 18 May 2012.

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

3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in a rural area, beyond the defined limits of a recognised settlement, where the Local Planning Authority policy is to restrict new residential development to that required to meet the needs of agriculture or forestry further to the aims and objectives of saved policy HG15 of the South Somerset Local Plan 2006.

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

Reason: In the interests of visual amenity, in accordance with policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5 and ST6 of the South Somerset Local Plan 2006.

5. No development hereby permitted shall be commenced unless details of the material and external finish to be used for all windows, doors, boarding and openings have been submitted to and 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 the interests of visual amenity, in accordance with policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5 and ST6 of the South Somerset Local Plan 2006.

6. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, in accordance with policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5 and ST6 of the South Somerset Local Plan 2006.

7. 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) to the approved building without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to ensure that the dwelling continues to be of a size commensurate with the agricultural needs of the holding further to the aims and objectives of saved policy HG15 of the South Somerset Local Plan 2006.

8. The proposed access over at least the first 10m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and 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 the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

9. 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. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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

10. 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.

11. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 35m either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied 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.

Informatives:

1. The applicant is advised that the Local Planning Authority is unlikely to view favourably any future applications to enlarge the size of this agricultural workers dwelling.
2. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the South Somerset Area Highway Office, Mead Avenue, Houndstone Business Park, Yeovil, Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.
3. The Area Engineer recommends that soakaways to be designed in accordance with BRE Digest 365.