

Area West Committee – 18<sup>th</sup> June 2014

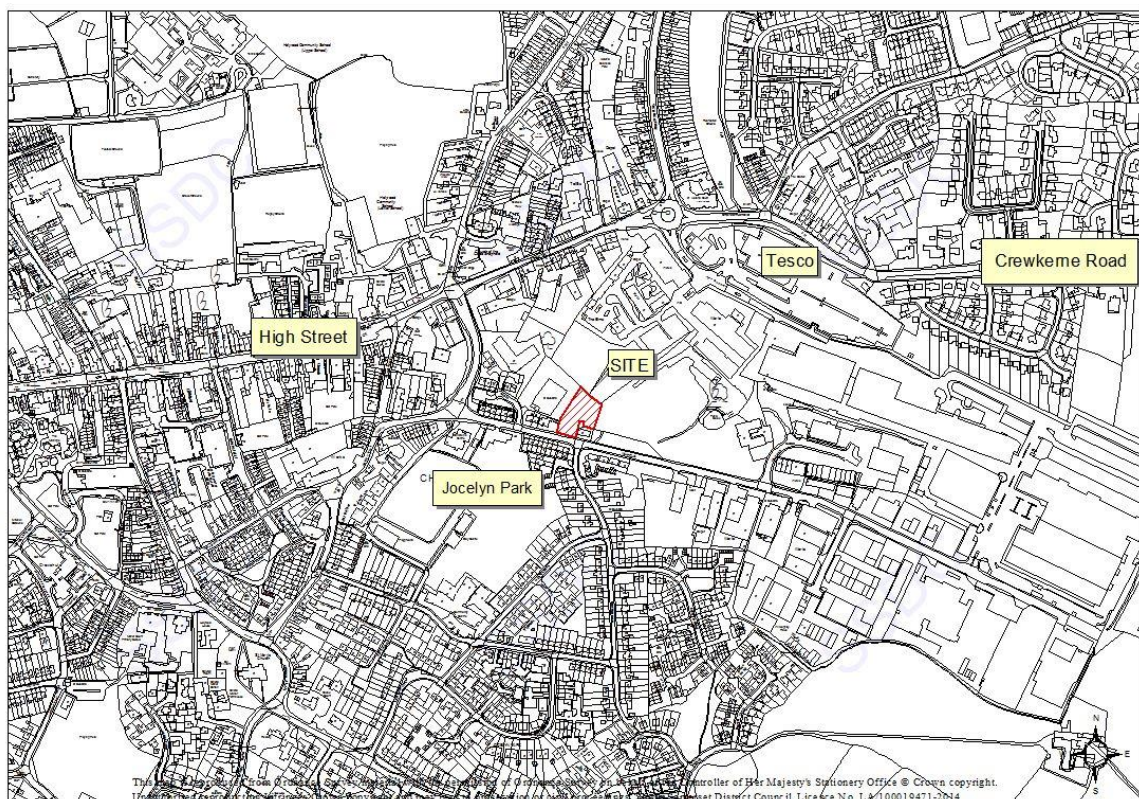
**Officer Report on Planning Application: 13/02132/FUL**

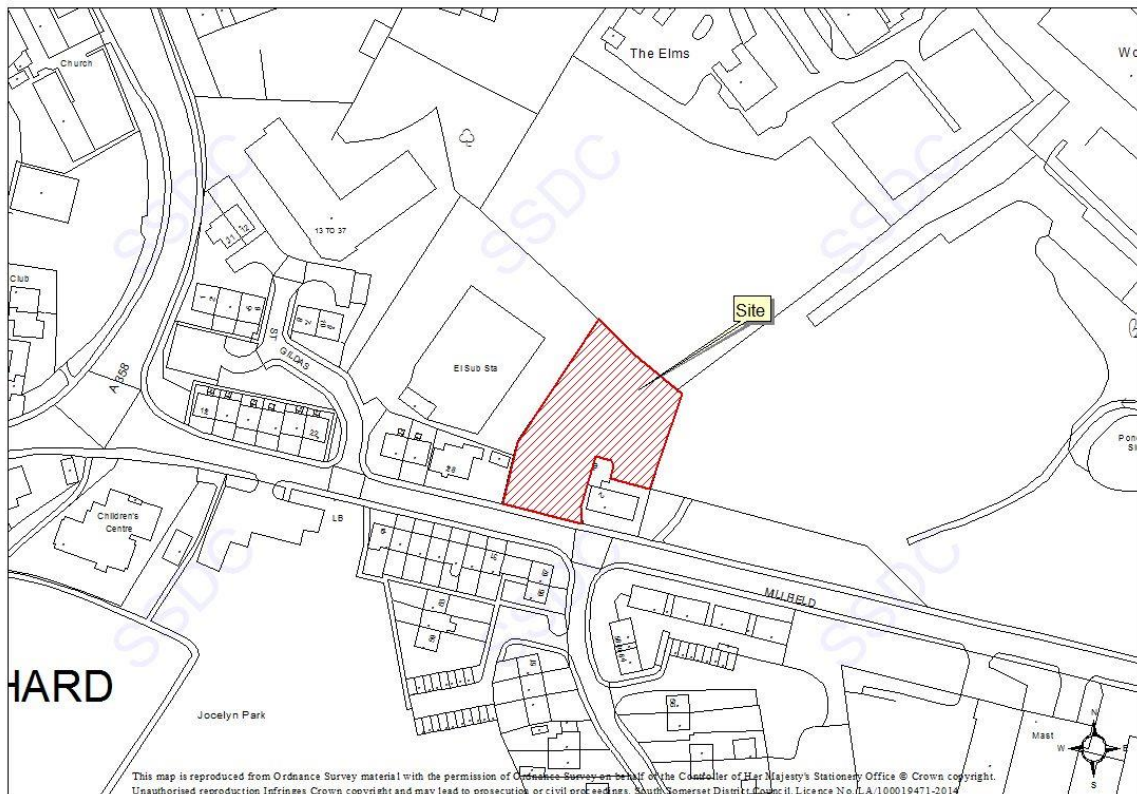
<b>Proposal:</b>	Demolition of existing buildings, erection of 10 No. dwellinghouses including alterations to access and provision of associated parking. (GR 332706/108539)
<b>Site Address:</b>	Millfield Industrial Estate Millfield Chard
<b>Parish:</b>	Chard
<b>JOCELYN (CHARD) Ward (SSDC Member)</b>	Cllr D M Bulmer
<b>Recommending Case Officer:</b>	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
<b>Target date:</b>	24th January 2014
<b>Applicant:</b>	Brookvale
<b>Agent: (no agent if blank)</b>	Shaun Travers Boon Brown Architects Motivo Alvington Yeovil, Somerset, BA20 2FG
<b>Application Type:</b>	Major Dwlg's 10 or more or site 0.5ha+

**REASON FOR REFERRAL TO COMMITTEE**

This application is being referred to Area West Committee to enable the issues raised, in relation to planning obligations and highway safety, to be fully debated.

**SITE DESCRIPTION AND PROPOSAL**





This is an application seeking full planning permission for the demolition of existing buildings, erection of 10 no. dwellinghouses including alterations to access and provision of associated parking, made up of 1 no. 4 bedroom unit, 2 no. 3 bedroomed units and 7 no. 2 bedroomed units.

The site is located within the development area for Chard, on the north side of Millfield, 145 m from the intersection with the A358. The site includes a bungalow fronting onto Millfield and a small industrial works area of some 1600 sq. m taking access onto Millfield to the east of the bungalow. The proposal will result in an additional 9 dwellings and 1 no. replacement dwellinghouse.

The industrial portion of the site is developed with two buildings in sound condition, but currently not in use. Large mature trees occupy some edges of the site, although the best of these are not within the site itself (to the north).

To the north and east of the site are industrial units occupied by Brecknell Willis, some of which are still under construction, to the west is an electricity substation and then residential development and to the south opposite the highway are residential dwellinghouses.

The layout of the scheme has been amended and this report is based on the amended plans.

## HISTORY

08/03241/REM: the erection of 10 no. dwellinghouses including alteration to access and provision of associated parking - approved 10/11/08

07/02532/S73: Application to remove condition no. 10 of decision notice 06/01500/OUT relating to visibility splays to be provided before commencement of residential

development - approved 06/08/07

06/01500/OUT: residential development including alterations to access and provision of associated parking - approved 11/01/07

90/00484/FUL: the erection of six light industrial units - approved 23/05/90

The occupation of the bungalow was originally tied by condition to the industrial use. This restriction appears to have been lifted in 1981 in an application relating to independent retention of the bungalow.

## **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:

Government Guidance:

National Planning Policy Framework

Chapter 6: Delivering a wide choice of high quality homes

Chapter 7: Requiring Good Design

South Somerset Local Plan (Adopted April 2006):

Saved Policy ST3 - Development Areas

Saved Policy ST5 - General Principles of Development

Saved Policy ST6 - Quality of Development

Saved policy ST9 - Crime Prevention

Saved Policy ST10 - Planning Obligations

Saved Policy CR2 - Provision of Outdoor Playing Space and Amenity Space in New Development

Saved Policy CR3 - Off Site Provision

Saved Policy EP6 - Demolition and construction sites

Saved Policy ME6 - Retention of Land and Premises

Saved Policy HG1 - Provision for new housing development

Saved Policy HG4 - Housing Densities

Saved Policy HG7 - Site Targets and Thresholds

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 7 - Distinctiveness

Goal 8 - High Quality Homes

Goal 9 - A Balanced Housing Market

## **ENVIRONMENTAL IMPACT ASSESSMENT**

None required.

## CONSULTATIONS

### Chard Town Council:

Recommend approval of amended plans.

### Highway Authority:

An objection has been raised in regard to the lack of visibility splays due to the increase in traffic movements to the sight.

Officer comments - The 2008 consent went through with no highway objection in response to this the highway officer has stated:

"On the subject of visibility, the objection does still stand. My predecessors considered that there would be no increase in traffic using the access. I can't find any justification for this view and it's hard to imagine what activity took place on the site that would match the traffic from 10 dwellings. The last permission prior to the residential permissions was for 6 light industrial units. The traffic generation for such a development would be a few tens of movements per day, well short of the 70 to 100 movements from 10 dwellings. There is no accident recorded in the last 5 years within 800 metres which suggests that there isn't a problem with the access but, with unsecured visibility across third party land, an increase in traffic and more importantly a change in the type of traffic could lead to problems in the future. Current visibility is across the front gardens of the two bungalows to the east of the access. Neither has a vehicular access and future occupants could put up a hedge or fence obstructing the visibility without any way of controlling it."

### SSDC Ecologist:

"I've considered this application and I don't have any comments nor recommendations to make."

### SSDC Tree Officer:

There where original concerns over the site location to trees on the north boundary. Amended plans have been received showing the red site line in a different location and the Tree Officer has stated:

"I can confirm that the tree canopies appear to have been clearance-pruned away from the site since the 2008 application and a large Ash tree has been severely reduced. The position of the chain-link fence is approximately 5 metres from the trunks of the trees. The amendment to the site boundaries has increased the distance by approximately 2 metres, alleviating my concerns relating to overhang."

He goes on to remind of concerns over the protection of roots and recommend the use of car ports to stop drifting sticky honeydew going onto cars, however subject to the recommended condition "I do not believe the proposal is likely to cause an unacceptable level of damage to the health of the adjoining trees."

### Economic Development:

They concur with the original objections raised by EPU in relation to the possible noise objections from future residents could affect the business known as Brecknell Willis and recommend refusal on those grounds. However amended plans have been received that EPU have no objection to, no further comments were received in respect of the amended plans.

**Environment Agency:**

No objection subject to recommended conditions.

**Environmental Protection Unit:**

Initially objected to the scheme due to impact on the business to the north. A Desk top noise report has been submitted and amended plans varying the site layout. Based on the additional/amended information EPU have stated:

"In light of the additional information and an appeal decision I came across from last year Ref: APP/Y3940/A/13/2194511, I do not believe a refusal on the grounds of noise or future noise can be sustained in this instance.

I therefore consider that the revised layout is acceptable and the proposed noise mitigation measures as per Enviro-plan, are conditioned to protect the amenity of future occupiers, should planning permission be granted."

**Wessex Water:**

No objection raised. Informatives to be added.

**SCC Education:**

No comments received.

**Somerset Waste Partnership:**

No comments received.

**Police Architectural Liaison Officer:**

No comments received.

**Western Power:**

No comments received.

**Strategic Housing Manager:**

Supports the proposal.

**Open spaces Officer:**

Would like off-site contribution of £2,734.60 to be spent on Jocelyn Park.

**Leisure Policy Officer:**

Requests a contribution of £43,679.99 (£4,901.87 per dwelling) for Sports, Arts and Leisure, broken down as follows:

Local Facilities - off site contribution towards:

- Enhancement of existing play area at Jocelyn Park - £7,741.96
- Enhancement of the existing youth facilities at Jocelyn Park - £1,520.16
- The provision of a new recreation ground in Chard, or enhancement of existing community pitches - £3,571.29
- The provision of new changing facilities in chard, or enhancement of existing

- community changing facilities - £7,250.84
- The development of a new community hall in chard or the enhancement of an existing hall - £4,678.99

Plus the commuted sum of £8,165.51 to all of the above.

Strategic Facilities - off site contribution towards:

- Expanding and enhancing the Octagon theatre in Yeovil - £2,817.40
- The enhancement of the sand based AGP at CRESTA, Chard (policy AGP7) - £723.64
- The provision of a new pool in Chard (Policy SP4) or the enhancement of the existing pool at CRESTA (policy SP6) - £1,647.70
- The provision of a new indoor tennis centre in Yeovil, likely to be within Yeovil sports Zone (policy ITC1) - £2,133.20
- The development of a new sports hall in Chard (policy SH9) or enhancement of an existing sports hall at CRESTA (policy SH5) - £3,429.30

#### **District Valuer:**

Has confirmed that the scheme is not viable should contributions be paid, concluding: "Incorporating revenues and costs as set out in this report (by the applicant), and having carried out a detailed review of the scheme, I conclude that when contributing a potentially policy compliant capital sum in respect of section 106 a deficit will result, and therefore the scheme cannot be considered financially viable."

#### **REPRESENTATIONS**

Thirty one neighbours were notified and a site notice displayed. Five letters of objection have been received two of which were in relation to the amended plans and from previous objectors, making the total objectors a total of three. The issues raised were:

- Traffic increase onto junction and additional concerns raised over the current operation of the existing industrial units within Millfield Industrial Estate
- When the site was originally developed there were covenants over height restrictions of the buildings (Officer comment: this is a civil matter)
- Millfield should be cut off at Bubwith Road and industrial traffic redirected to a new route at the end of Millfield. Extra residential traffic mixed with industrial traffic does not mix well
- 2 Rosebank will lose privacy and security due to the loss of entrance gates and overlooking
- 2 Rosebank will suffer from noise and light pollution from development
- There is already noise and disturbance from Brecknell Willis that has caused damage to 2 Rosebank (Officer comment not a consideration of this application)

#### **CONSIDERATIONS**

The previous planning permission for this site recently expired as such this submission has been made. The report is based on the most recent amended plans that vary the layout of plots 9 and 10 to address concerns of noise disturbance to future occupants.

The issues to assess as part of this application are the loss of employment land, visual amenity, residential amenity, tree protection, highway safety and developers obligations.

#### **Loss of Employment Land:**

The issue of loss of employment land has been established as part of the previous

consents on the original outline consent in 2006 it was stated by Planning Policy:  
"As regards the loss of employment land issue, given the very modest size, scale and nature of the employment site and its use relative to the rest of Chard, I do not consider that the loss of this particular site would result in significant adverse impact on employment opportunities. I do not therefore consider that the proposal is contrary to Policy ME6 of the SSLP."

There has been no change to the policies mentioned and since 2006 the employment land to the north of the site has been developed further, as such it is considered that the loss of the employment land would not adversely impact on employment opportunities.

**Visual Amenity:**

There are currently two detached bungalows at the entrance of the site, one is to be demolished and replaced by plots 1-3 the other will be retained as it is separate ownership. The bungalows are of brick construction under a tiled roof with white UPVC windows. Opposite the site are brick two-storey terraced and semi-detached dwellings. The proposed layout and design of the dwellings is a simple approach of 3 no. terraced dwelling fronting the highway and then to the rear of the site a terrace of 3 no. dwellings and pair of semi-detached dwellings and in the northeast corner building housing 2 no. flats.

The proposed dwellings will be finished in brick under a concrete interlocking roof tile with UPVC windows. The terrace fronting the highway will be set back from the highway edge with a small garden area to the front and stone wall, in line with the current layout of the bungalow.

The overall design is similar to the previous approved scheme. The materials are considered to be in keeping with those in the locality and the finishing materials and design acceptable.

**Residential Amenity:**

To the east and north the site are industrial premises belonging to Brecknell Willis that are still under construction, also along the north boundary are some tall trees, although they are not within the red site line so out of the applicants control. Objections were originally raised by EPU and Economic Development in relation to possible, noise impact on future residents from the employment land adjoining the site and how this could in turn have an adverse impact on the existing business.

Given the concern raised plots 9 and 10 have been reconfigured to ensure the rooms nearest to the boundaries are not bedrooms and the living room windows all face south east and southwest away from the employment land. Along with this a noise report has been submitted and based on the additional information and amendments made EPU no longer object to the proposal. It should also be noted that when Brecknell Willis was given approval to expand the 2008 planning permission for 10 dwelling on this site was extant and as such would have been taken into consideration when allowing the business to expand.

To the west of the site is an electricity substation for which western power have made no comments. There is a residential bungalow located to the west of the site fronting the highway and to the south corner of the site and adjacent to the access there is a bungalow. It is considered that there will be no adverse impact on the dwelling to the west given the distance from the nearest dwelling. The property to the south has raised objections over the impact on security and privacy.

As part of the proposal the large access gates to the industrial buildings will be removed, no. 2 Rosebank will still have access to their rear parking area. The loss of the security gates could happen at any stage and are not a material consideration of this application. It is considered that the overall security of the site will improve due to the development of occupied dwellings rather than disused commercial premises as is currently the situation.

To the rear of no. 2 Rosebank there will be a parking area and then on the northeast corner of the site the two-storey block containing 2 no. flats. On the southwest elevation of this building there will be one ground floor and one first floor window serving bedrooms these are approximately 16 metres from no. 2 Rosebank's parking area and 24 metres from the rear elevation of the bungalow. It is considered that given the distances from the bungalow there will be no adverse loss of privacy or impact to the residential dwelling.

Objections have also been raised with regard to noise and pollution from the development. The overall construction works will result in an impact on nearby residents however this is expected with any development. Generally once the site is occupied and completed it is considered that given the orientation of the properties there will be no adverse impact on residents by reason of noise and additional light above and beyond the current surrounding situation within this location of mixed residential and industrial uses.

It is considered that the proposal will not adversely affect residential amenity by reason of noise disturbance to future residents, or loss of privacy.

**Tree Protection:**

On previous applications the Tree Officer had concerns that were addressed and overcome. Certain tree works have taken place since the 2008 application and the Tree Officer has no objection to this application subject to a condition for tree protection measures being put into place.

**Highway Safety:**

The Highway Authority object to the proposal as it has not been proven if the site does or does not represent a change in traffic movements above or below the current use at the site and without such proof one way or another the Highway Authority must insist on the correct visibility splays which are not able to be achieved as the land to the east of the site is outside of the applicants ownership.

There have been objections raised by local residents with respect of the increase in traffic at the junction and the overall traffic generated by Millfield Industrial Estate. Whilst highways object to the lack of visibility splays for the use of the access they have raised no concerns over the increase level of traffic using the current highway network to the site.

The site exits onto a unclassified road and it is considered that whilst the previous permission has expired the fact remains that there was no highway objection to it and it was considered that the traffic movements would not adversely be above and beyond those generated from the current use of the site and as such the visibility splays were not insisted upon.

Members will be aware of the previous consent and the objections now made for refusal but what must be considered under the NPPF is if the impact on the highway safety is severe? It is considered that given the previous lack of objection in 2008 it cannot now



be argued that the use of the access as it currently stands to serve 10 no. dwellings will result in a 'severe' impact on highway safety, seeing as there have been no significant changes since 2008 either with regard to the existing access or policy.

The 2006 outline consent had a condition attached for the site to provide visibility splays in both the east and west directions of the access. It became apparent that this was not achievable to the east as the land was not in the applicant's ownership and subsequently a S73 application was submitted in 2007 to remove this condition to which county highways raised no objection. There have been no changes since 2007 that justify overriding that decision with a refusal on this application on highway safety grounds. Should this application be approved then it is proposed to reinstate part of the visibility condition to ensure that across the site frontage there is no obstruction to visibility above 900mm, this will help to ensure that there is visibility provided within the applicant's control.

Objections were also raised with regard to the size of the tandem parking spaces, amended plans have been received and the Highway Authority has no objection to the parking layout which has addressed the issues raised. The parking strategy advised that the optimum number of spaces for the development should be 22, a total of 20 spaces have been provided. It is considered that this is acceptable as the highway authority has not objected to the number of spaces provided and the Parking Strategy merely advised 22 as an optimum level.

**Developer Obligations:**

The applicants have claimed that the contributions sought would make the development of 100% affordable housing unviable (HCA). This has been confirmed by the District Valuer and it has been agreed with the agent that should any house be sold on the open market the sports, arts and leisure contributions would be recovered at the amount required per dwelling sold.

The applicant is agreeable to this and this is considered to comply with saved policies CR2 and ST10.

**Conclusion:**

It is considered that provision of 9 further units of much needed affordable housing, which would contribute towards a balanced housing market as required by Goal 9 of the Sustainable Community Strategy, outweighs the failure to provide for open space and sports, arts and leisure contributions.

The proposal is of an acceptable form, design and layout that would have no negative impact on amenity and would not result in an unacceptable loss of employment land. Objections in respect of the impact of noise from Brecknell Willis have been overcome and there have been no objections from the Town Council.

Objections raised from residents have been addressed within the report. The highway objection still stands with respect to the need for improved visibility splays however it is considered that it would be unreasonable to recommend refusal of this application on that basis given that there has previously been no objection and since 2008 there has been no changes to current policy or the current situation at the site.

On this basis this application is considered acceptable.

**Section 106 Planning Obligations:**

A Section 106 Agreement would be necessary to ensure that all the new houses are affordable and that a contribution of £5700.00 is made towards mitigating the impact of the development on the nearby recreation ground (in lieu of the failure to provide any open space on this site or the adjoining site) and to ensure that Sports, Arts and Leisure contributions are made at the appropriate rate should any houses be sold off. Such obligations should be based on 9 dwellings, that being the uplift.

**RECOMMENDATION**

That planning permission is granted subject to:

(a) The prior completion of a Section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:-

- ensure that a contribution of £5700.00 is made to mitigate the additional wear and tear on the adjoining recreation space that would arise for this development due to the lack of on-site POS.
- ensure the delivery of the development as 100% affordable housing.
- Provide for a contribution of £4,901.87, open space and sports, arts and leisure contributions in relation to any houses that are sold on the open market as requested by the Leisure Policy Co-Ordinator.

b) The imposition of the planning conditions set out below on the grant of planning permission.

01. The provision of 10 units of much needed affordable housing outweighs the failure to provide for sports, arts and leisure contributions. The proposal is of an acceptable form, design and layout that would have no negative impact on amenity, highways safety or the supply of employment land. As such the proposal complies with saved policies ST5, ST6, ST9, ST10, CR2, CR3, EP6, ME6, HG1, HG4 and HG7, the NPPF Chapters 6 and 7, and would contribute towards Goals 3, 7, 8 and 9 of the South Somerset Sustainable Community Strategy.

**SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 2759/910 received 2 August 2013

Drawing no. 2759/911 received 2 August 2013

Drawing no. 2759/912 Revision A received 2 August 2013

Drawing no. 2759/913 dated 29/11/13 received 7 March 2014

Drawing no. 2759/914 dated 11/12/13 received 7 March 2014

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

03. The development hereby permitted shall not begin until the soil conditions have been assessed and if necessary a scheme to deal with contamination of land, controlled waters and/or ground gas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:

1. A site investigation report carried out by a competent person to include a desk study, site walkover, and the production of a 'conceptual site model' (CSM). The CSM will consider risks to human health and the environment. The report will state whether the site is 'fit for purpose' or whether further assessment is required.

2. A intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice. The report should refine and revise the CSM created in condition 1 (above) and include a detailed quantitative human health and environmental risk assessment. The report should state whether the site is 'fit for purpose' or whether remediation will be required.

3. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation should be stated, such as site contaminant levels or a risk management action, and how this will be validated as being remediated and fit for purpose.

4. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or even actual remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority. The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site and if the Local Planning Authority considers is necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the submitted details.

5. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy and the NPPF.

04. Prior to the occupation of the dwellings hereby approved the noise mitigation measures shall be implemented as per the Enviro-plan submitted (dated March 2014) and shall thereafter be fuller maintained as such unless otherwise agreed in writing.

Reason: to protect the amenity of future occupiers in accordance with Local Planning Policy and the NPPF.

05. Prior to implementation of this consent, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures relating to retained trees adjoining the site shall be submitted to and agreed in writing with the Council and it will include the following details:

- The installation, specification and locations of tree protection fencing;
- a written statement committing to avoiding machinery movements and soil compaction, the storage of materials, the discharge of cement washings, the lighting of fires & carrying out ground-works within the fenced off areas and;
- a requirement for a pre-commencement site meeting to be held between the appointed building/groundwork contractors and the Council's Tree Officer (Phillip Poulton - 01935 462670), in order to ensure compliance with the agreed tree protection requirements.

Upon approval by the Council, the measures specified within the agreed scheme of tree protection measures & the tree protection plan shall be implemented in their entirety for the duration of the construction of the development, inclusive of landscaping measures.

Reason: To preserve the health, structure and amenity value of existing trees in accordance with the objectives within saved Policy ST6 (The Quality of Development) of the South Somerset Local Plan 2006 and those statutory duties as defined within the Town & Country Planning Act, 1990 (as amended)[1].

06. No development hereby approved shall be carried out until surface water drainage details, including calculations, have been submitted to and approved in writing by the local planning authority. Such details shall incorporate sustainable drainage techniques and once approved shall be fully implemented prior to the occupation of any of the units and shall be maintained in good working order at all times thereafter.

Reason: To ensure that the development is adequately drained in accordance with saved policy EU4 of the south Somerset local Plan.

07. No development shall be carried out until such this as details of the proposed levels have been submitted to and agreed in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual and residential amenity in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

08. No development shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the phasing of construction, hours of construction, routing for construction vehicles, parking for construction and contractors vehicles, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the locality. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenity in accordance with saved policies EP6 and ST6 of the South Somerset Local Plan.

09. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:
- A. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
  - B. details of all hardstanding and boundaries.

Once approved such details shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

10. No dwelling or flat shall be occupied until its parking space(s) and the turning area have been provided in accordance with the plans hereby approved. Thereafter all parking spaces and turning area shall be kept free of obstruction and available for the parking and turning of residents cars at all times.

Reason: To ensure that adequate parking is provided at all times in the interests of residents amenities in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

11. 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 dwellings and the existing highway.

Reason: In the interests of highway safety in accordance with saved policy ST5 of the South Somerset Local Plan.

12. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line draw 2.4 metres 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 in accordance with saved policy ST5 of the South Somerset Local Plan.

**Informatives:**

01. The applicant is reminded of the comments made by the Environment Agency in their letter dated the 02/12/13, a copy of which is available on the Council's website.
02. The applicant is reminded of the comment of Wessex Water dated 31/10/13 a copy of which is available on the Council's website.