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DATE 18.06.14

South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held on **Wednesday 18th June 2014** at the **Henhayes Community Centre, Crewkerne.**

(5.30 p.m. - 8.00 p.m.)

Present:

Members:	Cllr. Paul Maxwell	(in the Chair)
Mike Best		Sue Osborne
Dave Bulmer		Ric Pallister
John Dyke		Ros Roderigo
Carol Goodall		Andrew Turpin
Nigel Mermagen		

Officers:

Andrew Gillespie	Area Development Manager (West)
Alasdair Bell	Environmental Health Manager
Helen Rutter	Assistant Director (Communities)
Andrew Gunn	Area Lead West
Louisa Brown	Planner
Paula Goddard	Senior Legal Executive
Jo Morris	Democratic Services Officer

(Note: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.)

Councillor Nigel Mermagen was proposed and seconded as Vice Chairman for the meeting.

20. Minutes (Agenda Item 1)

The minutes of the meetings held on 15th and 21st May 2014, copies of which had been circulated, were taken as read and, having been approved, were signed by the Chairman as a correct record.

21. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Jenny Kenton, Angie Singleton, Kim Turner, Linda Vijeh and Martin Wale.

22. Declarations of Interest (Agenda Item 3)

Councillor Dave Bulmer declared a personal interest in Planning Application Nos. 13/02132/FUL and 14/00554/REM, as a member of Chard Town Council.

23. Public Question Time (Agenda Item 4)

No questions or comments were raised by members of the public.

24. Chairman's Announcements (Agenda Item 5)

The Area Development Manager (West) advised that South Somerset Highways had apologised for not attending the last meeting and had offered a Highway Officer to be available half an hour before the commencement of the next meeting to answer questions and comments from members. During discussion, Members requested a Highway Officer to attend the next Area West Committee meeting to present a formal report as part of the main agenda.

25. Area West Committee - Forward Plan (Agenda Item 6)

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan.

The Area Development Manager (West) informed members that the report on Local Housing Needs in Area West due to be considered at the next meeting would be rescheduled to a future meeting.

A member requested an update on the progress of the promoting Crewkerne and Ilminster project, which was funded by the Area West Committee. It was agreed that an item would be added to the Forward Plan.

In response to a member comment, it was noted that a further report on the LEADER Programme for Rural Economic Development would be brought to the Area West Committee in December.

With reference to the report on the Blackdown Hills Area of Outstanding Natural Beauty, it was noted that this would be a joint officer and member report.

Members were content to approve the Forward Plan.

RESOLVED: That the Area West Forward Plan be noted as attached to the agenda subject to the above amendments being taken into consideration.

(Resolution passed without dissent)

*(Andrew Gillespie, Area Development Manager (West) – 01460 260426)
(andrew.gillespie@southsomerset.gov.uk)*

26. Environmental Health Service Update Report (Agenda Item 7)

The Environmental Health Manager summarised the agenda report, which provided members with an update on the work of the Environmental Health Service over the last twelve months. He highlighted a number of examples of work which included the following:

- Food and Safety Team – the continued roll out of the National Food Hygiene Rating Scheme, an audit by German inspectors who commended the work of the team, success of the rollout of the turkey ‘pop up’ thermometer scheme and the development of a South Somerset Safety Advisory Group;
- Environmental Protection Team – work has continued on the investigation and remediation of an old gas works site in Langport, staff featured on a TV programme serving notices to deal with anti-social behaviour, integration of the Streetscene Enforcement team into the Environmental Protection team to generate more efficiencies and the team being heavily involved in the recent flood relief work, which included visiting homes and giving advice and assistance;
- Housing Standards Team – increased work to bring back more empty properties into use, the future impact of Housing Benefit changes and the current work dealing with applications for flood grants and loans.

During the ensuing discussion, the Environmental Health Manager noted the comments of members and responded to questions on points of detail which included the following:-

- A member thanked the Environmental Health Team for all the flood relief work they had undertaken;
- In response to a member comment, the Environmental Health Manager advised that the issues experienced with regard to the export of cheese had now been resolved satisfactorily;
- A member commented that he had recently used the Pest Control Service and was extremely impressed with the service received;
- In response to a member comment regarding the issue of litter dropping and dog fouling, the Environmental Health Manager advised that he could arrange to target areas of particular concern;
- A member commented on the very positive and significant results of the increased work to bring back more empty homes into use.

The Chairman thanked the Environmental Health Manager for his excellent report and the work of the Environmental Health team across the district over the past year.

NOTED.

(Alasdair Bell, Environmental Health Manager – 01935 462056)
(aldasair.bell@southsomerset.gov.uk)

27. LEADER Programme for Rural Economic Development (Agenda Item 8)

The Assistant Director (Communities) introduced the report which briefed members on the new LEADER Programme for rural economic development and set out the arrangements for appointing member representatives to the appropriate governing body

of prospective Local Action Groups (LAG). She explained that emphasis of the programme had changed and the focus was around economy and jobs.

With the aid of a powerpoint presentation, the Assistant Director (Communities) illustrated the boundaries of the current Levels and Moors and Making It Local LAG Partnership; the proposed distribution of parishes to Local Action Groups and the coverage of the proposed Heart of Wessex LAG Partnership. Members were informed that local LEADER Partnerships were waiting for a response from DEFRA on their proposed boundaries. Individual LAGs Local Development Strategies needed to be submitted to DEFRA in September and would be part of a competitive process for a limited funding pot. She reported that over the next 3 months each area would undertake an economic baseline survey. There would also be opportunities for people to get involved through a number consultation events. She urged members to raise awareness about the LEADER programme within their communities.

During the ensuing discussion, a member expressed concern over the proposed areas and commented that it would be more appropriate for West Crewkerne to be included in the Making IT Local LAG as the parishes of Wayford and West Crewkerne worked closely together. The Assistant Director (Communities) agreed to forward the member's comment to the Programme Managers.

The Assistant Director (Communities) agreed to let members know when the consultation meeting in Crewkerne would be held.

- RESOLVED:**
- (1) That Members considered and noted the report and arrangements for member appointments to be made to each of the 3 prospective Local Action Groups governing body from the Area with greatest coverage;
 - (2) That a further report be brought to the Committee in autumn 2014 reporting on the outcome of applications for funding.

(Helen Rutter, Assistant Director (Communities) - 01963 435012)
(helen.rutter@southsomerset.gov.uk)

28. Area West Committee Working Groups and Outside Organisations – Appointment of Members 2014/15 (Agenda Item 9)

The Committee agreed the appointment of members to serve on outside bodies and working groups within Area West for 2014/15, having regard to the policy on the Role and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

RESOLVED: That appointments be made to the Area West Working Group and Outside Organisations for the municipal year 2014/15 as follows:

Area West Working Groups	Representation 2014/2015
Crewkerne and Area Community Office	Angie Singleton
Organisation	Representation 2014/2015
A Better Crewkerne & District (ABCD)	Mike Best

Blackdown Hills AONB	Ros Roderigo
Chard and District Museum Society	Brennie Halse (subject to agreement of the member)
Crewkerne Heritage Centre	John Dyke
Crewkerne Leisure Management (Aqua Centre)	Angie Singleton
Ile Youth Centre Management Committee (Ilminster)	Kim Turner (subject to agreement of the member)
Ilminster Forum	Carol Goodall
Meeting House Arts Centre, Ilminster	Sue Osborne
South Somerset Disability Forum	Kim Turner (subject to agreement of the member)
Stop Line Way Steering Group	Andrew Turpin

(Resolution passed without dissent)

Reason: To appoint members to working groups and outside bodies for the municipal year 2014/15.

*(Jo Morris, Democratic Services Officer – 01935 462055)
(jo.morris@southsomerset.gov.uk)*

29. Feedback on Planning Applications Referred to the Regulation Committee (Agenda Item 10)

There were no planning applications referred to the Regulation Committee.

30. Planning Appeals (Agenda Item 11)

The Committee noted the details contained in the agenda report, which informed members of planning appeals lodged, dismissed and allowed.

The Area Lead West updated members that the Mount Hindrance and Goldwell Farm Planning inquiries would be re-opened to assess the 5 year land supply issue.

NOTED.

*(David Norris, Development Manager – 01935 462382)
(david.norris@southsomerset.gov.uk)*

31. Date and Venue for Next Meeting (Agenda Item 12)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 16th July 2014 at Horton Village Hall.

NOTED.

*(Jo Morris, Democratic Services Officer – 01935 462055)
(jo.morris@southsomerset.gov.uk)*

32. Planning Applications (Agenda Item 13)

The Committee considered the applications set out in the schedule attached to the agenda. The Planning Officer gave further information at the meeting and, where appropriate, advised members of letters received as a result of consultations since the agenda had been prepared.

13/02132/FUL – Demolition of existing buildings, erection of 10 No. dwellinghouses including alterations to access and provision of associated parking, Millfield Industrial Estate, Millfield, Chard

The Planning Officer updated members that a further letter had been received from a neighbouring property raising concerns in relation to the increase in traffic. With the aid of slides and photographs, the Planning Officer summarised the details of the application as set out in the agenda report including the key considerations. Her recommendation was to approve the application.

In response to questions, the Planning Officer clarified points of detail raised by Members which included the following:

- Clarification over the proposed roof line in relation to the existing bungalow;
- The site had been redundant since 2008;
- The Environmental Protection Unit had withdrawn their representation and were content with the revised layout;
- There was a noise condition attached to the planning permission for the Brecknell Willis site;
- The Housing Association would be responsible for paying an appropriate Sports, Arts and Leisure contribution should any houses be sold off which would be subject to Council approval.

The Committee was addressed by Mr T Ridley in objection to the application. He raised concerns over the proposed development resulting in an increase in traffic and felt that there was a need for a traffic count. He had seen several accidents along the road and was also concerned about the speed of traffic. With regard to the roofline, he was under the impression that all the rooflines had to remain the same. He referred to a neighbouring property wanting to put in a dormer window which was refused permission.

Ward Member, Cllr. Dave Bulmer referred to the highway issues and commented that Millfield had become busier and that there was speeding traffic along the road. He also referred to the possibility of another access as part of the CEDAR development. With regard to the visibility issues he commented that Millfield was a straight road and felt that it would be unreasonable to refuse the application for this reason. He felt that 10 additional properties would not have a severe impact on traffic movements. He did have a concern over the frontage of the proposed properties not being in keeping with the existing bungalows.

During the ensuing discussion, a number of comments were made which included the following:

- A member explained that discussions had been held with Raglan and Brecknell Willis to improve the properties. The measures taken were sufficient enough to ensure that there wouldn't be a statutory noise issue;
- The existing development use would generate more traffic movements than the proposed properties;

- The proposed contributions would not be setting a precedent as it had been set before on other applications;
- It would be difficult to defend the application on appeal;
- There were no planning grounds to refuse the application;
- Satisfied that the noise mitigation had been resolved.

The Ward Member referred to Millfield being due to be resurfaced and asked whether Condition 8 could be amended to include street cleaning. In response the Area Lead confirmed that Condition 8 could be amended to include reference to provision of wheel washing facilities.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation subject to an amendment to Condition 8 to include reference to provision of wheel washing facilities. On being put to the vote the proposal was carried unanimously.

RESOLVED: That Planning Application No. 13/02132/FUL be **APPROVED** as per the Planning Officer's recommendation subject to an amendment to Condition 08. to include wheel washing and 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.

for the following reason:

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 it 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 fully 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 and on site wheel washing facilities, 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.

(Voting: unanimous)

14/00554/REM – The erection of 14 No. detached dwellinghouses together with garages, access and landscaping (Reserved Matters), Land at Touches Lane, Chard

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report including the key considerations. There were no updates to the report. His recommendation was to approve the application.

In response to questions, the Planning Officer clarified points of detail raised by Members which included the following:

- At the time when outline permission was considered, the restricted byway was still an issue and Highways had also raised some concerns. The means of access had not been agreed as part of the outline approval;
- A Section 106 planning obligation was signed in connection with the outline approval in respect of sport, play and recreation facilities;
- There would be no affordable housing on the site;
- The Planning Officer was satisfied with the dimensions of the proposed garage sizes.

Ward Member, Cllr. Nigel Mermagen stated that since the outline application the legal position had changed with regard to the restricted byway. Reference was made to Touches Lane being a narrow lane although there were informal parking places along it

and that Highways were content with this aspect and the visibility at both ends of the lane. He agreed that it was wrong for the applicant to make a contribution to the Highway Authority for vegetation clearance and was opposed to this being a condition. He felt that the principle of residential development on the site was acceptable and supported the Planning Officer's recommendation to approve the application.

During discussion, a member commented that the volume of traffic had decreased along Touches Lane and there should be no issues as it was a straight road. He agreed that Highways should be cutting back the vegetation although highlighted that this was not a planning issue.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation. On being put to the vote the proposal was carried unanimously.

RESOLVED: That Planning Application No. 14/00554/REM be **APPROVED** as per the Planning Officer's recommendation for the following reason:

01. The proposed development by reason of its scale, design and layout will provide a sustainable and good quality housing scheme, which would not harm any residential amenity, preserve the character and appearance of the area, and provide a safe means of access to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan and the Core Planning Policy principles and Chapters 7 and 11.

SUBJECT TO THE FOLLOWING:

01. The development hereby approved shall be carried out in accordance with the following approved plans:
Layout plan drawing no: 2509/2 Rev A, proposed site plan 2509/2, Proposed plans and elevations - drawing numbers 2509/3 to 2509/22, Drainage and levels plan 2509/23, landscape proposals 1133-01, and location plan drawing number 2509/24.

Reason: For the purposes of clarity and in the interests of proper planning.

02. The areas allocated for parking, garaging and turning on the submitted plan, drawing number 2509/2, 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 and to ensure that the parking and turning spaces remain available for such use to accord with saved Policy ST5 of the South Somerset Local Plan and the Somerset County Council's Parking Strategy.

03. Prior to, (and within 2 months of), commencement of each stage of site clearance or ground works, an update survey/check for badger setts will be undertaken by an ecological consultant, and if any are present within 20 metres (including on adjoining land) of the area of activity, the works shall not commence until a method statement for the protection of badgers has been produced and any necessary Natural England licences have been obtained. The method statement shall be implemented in full.

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

- 04. If the development hereby permitted has not commenced by 1st September 2014, prior to any site clearance an update protected species survey (particularly in respect of dormice but including any other relevant species) and mitigation proposals or a method statement to minimise the risk of harm to protected species, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan or method statement, as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

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

- 05. No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy or other climbing plants), shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

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

- 06. The external materials to be used in the construction of the houses hereby approved shall be in accord with the samples and details as submitted by the agent via email on the 25th April 2014.

Reason: In the interests of visual amenity and to protect the character and appearance of the area to accord with saved policies ST5 and ST6 of the South Somerset Local Plan and to the NPPF.

Informatives:

- 01. The developer is reminded of the requirement to discharge and comply with the conditions attached to the outline planning consent (ref no: 08/01695/OUT).

(Voting: unanimous)

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Chairman