

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Long Sutton Village Hall** on **Wednesday 23 March 2016**.

(2.00 pm - 5.15 pm)

Present:

Members: Councillor Shane Pledger (Chairman)

Clare Aparicio Paul	Jo Roundell Greene
Adam Dance	Sylvia Seal
Graham Middleton	Sue Steele
Tiffany Osborne	Derek Yeomans
Stephen Page	

Officers:

Charlotte Jones	Area Development Manager (North)
Katy Menday	Countryside Manager
Anne-Marie Spalding	Programme Manager Levels & Moors LEADER programme
Mary Ostler	Neighbourhood Development Officer
Sarah Hickey	Locum Planning Solicitor
Adrian Noon	Area Lead (North/East)
Stephen Baimbridge	Planning / Enforcement Assistant
Nick Head	Planning Officer
John Millar	Planning Officer
Neil Waddleton	Section 106 Monitoring Officer
Angela Cox	Democratic Services Manager

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

167. Minutes (Agenda Item 1)

The minutes of the meeting held on 24 February 2016 were approved as a correct record and signed by the Chairman.

168. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Neil Bloomfield, Crispin Raikes and Dean Ruddle.

169. Declarations of Interest (Agenda Item 3)

Councillor Shane Pledger declared a Disclosable Pecuniary Interest (DPI) in planning application 15/05750/FUL - Long Street Farm, Long Street, High Ham, as the applicant.

Councillor Graham Middleton declared a personal interest in agenda item 10 – Our Place Martock Programme - as a member of Martock Parish Council, who were the applicants for the grant.

170. Date of next meeting (Agenda Item 4)

Members noted the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 27 April 2016 at the Edgar Hall, Somerton.

171. Public question time (Agenda Item 5)

There were no questions from members of the public.

172. Chairman's announcements (Agenda Item 6)

In the absence of the Vice Chairman, the Chairman proposed that Councillor Clare Aparicio Paul be appointed to act as Vice Chairman for the meeting and members were in agreement with this.

173. Reports from members (Agenda Item 7)

Councillor Clare Aparicio Paul advised that a Badminton 'Athon' was being held on 2nd April at Huish Leisure Centre in Huish Episcopi to raise funds for the centre. The event would start at 2pm and finish at 6pm and it was an opportunity for the public to play against District Councillors and local MP, David Warburton, whilst raising funds for new sports equipment for the Huish Leisure Sports Centre.

Councillors Clare Aparicio Paul, Tiffany Osborne and Sylvia Seal all commented on a report to be presented to the District Executive Committee seeking funding to support a project to build a roof over the existing outdoor swimming pool at Huish Leisure Sports Centre. They all voiced their support for the project.

The Countryside Manager advised that High Ham Parish Council had received a £12,000 grant towards car parking at their Millennium Wood scheme.

174. Somerset Levels and Moors LEADER (Agenda Item 8)

The Programme Manager for the Somerset Levels and Moors LEADER programme provided an informative presentation to help raise awareness of the programme which had been launched in 2015 and was due to run to 2020. She confirmed that the programme covered virtually all of Somerset and now covered all the parishes within Area North. She explained the 6 priority areas where applications for funding were sought and detailed the applications already received.

In response to questions from Members, the Programme Manager advised:-

- The grants were only paid by the EU upon presentation of evidenced invoices.

- There was an existing contract for the programme with the EU up to 2020 and if Britain voted to leave the EU then there would have to be negotiation if it was proposed to cease.
- Community groups could bid for up to 100% of a project cost, however businesses could only claim up to 40% and seek match funding elsewhere.

At the conclusion of the debate, the Chairman thanked the Programme Manager for the Somerset Levels and Moors LEADER programme for attending and providing Members with an informative presentation.

RESOLVED: That the presentation be noted.

175. Update Report From the Countryside Service (Agenda Item 9)

The Countryside Manager presented the report as shown in the agenda, and commented that it had been a positive year for the service as it retained its 3 Green Flag awards in the Country Parks and had delivered 74 public events which had attracted in excess of 9,500 people and 1,500 students on educational visits. The work of the volunteers in the country parks was essential as the hours they worked was equal to 9 full time staff. She outlined some of the many events held and the work of the rangers and volunteers at the various sites across the district.

Councillor Sylvia Seal, as Portfolio Holder for Leisure and Culture, thanked the Countryside Manager and her team of staff and volunteers for their excellent work within the Country Parks and their various successes at grant funding applications. She particularly commended the work of the volunteers who freely gave their time and without whom the parks would not be maintained to their high standard. She further requested that the list of events to be held by the Countryside Service be circulated to all Members for publication in their Parish magazines.

In response to questions from Members, the Countryside Manager advised that-

- She had recently spoken to the Carymoor Centre regarding educational visits and would look at incorporating some recycling information as part of the schools educational visits in future.
- She was investigating the designation of a Public Space Protection Order on SSDC land at Ham Hill to make it clearer to dog walkers that they must clean up after their pets.
- There was currently no budget to issue dog waste bags free of charge at the Country Parks and it was better to encourage responsible dog ownership.

At the conclusion of the debate Members praised the work of the Countryside team and volunteers, and thanked the Countryside Manager for her comprehensive report.

RESOLVED: That the report be noted.

176. Grant to Martock Parish Council for Our Place Martock Programme (Executive Decision) (Agenda Item 10)

The Neighbourhood Development Officer advised that the grant application was for £12,000 over a 3 year period through a service level agreement. The Our Place Martock programme aimed to provide advice and information to individuals both at home and at key local points in the community through co-ordination with other agencies such as youth workers, the CAB, Adult Social Care and the Martock Job Club. SSDC would participate in quarterly meetings on the progress of the project and it was proposed there should be an annual progress report to the Area North Committee.

Mr R Powell, Chairman of Martock Parish Council, spoke in support of their grant application. He said the project had arisen from gaps in services created by budget cuts and their aim was to develop a model so that local need for help was met effectively by voluntary effort. He said they hoped to create a caring community of people who were prepared to help others.

The Ward Member, Councillor Graham Middleton, spoke in support of the application. He said it was hoped peoples problems would be dealt with as a whole in one centre.

At the conclusion of a short debate, Members were unanimous in their agreement to grant funding to Martock Parish Council towards the overall costs of the Our Place programme.

RESOLVED: That a grant of £12,000 be awarded to Martock Parish Council, with £5,000 of this awarded in 2016/17, towards the overall costs of the Our Place programme, and with years 2 and 3 being subject to budgetary approval and completion of a service level agreement. The grant to be allocated from the Area North Community Grants budget, subject to SSDC standard conditions for community grants (Appendix A) and the following special conditions:

- Service Level Agreement, renewable annually, for operation of the programme over a three-year period starting 1 April 2016.

Reason: To award a grant, over three years, to Martock Parish Council, towards the running costs of the Our Place programme.

(Voting: unanimous in favour)

177. Area North Committee Forward Plan (Agenda Item 11)

The Area Development Manager (North) noted there were no updates to the Forward Plan.

RESOLVED: That the Area North Committee Forward Plan be noted.

178. Planning Appeals (Agenda Item 12)

Members noted the report that detailed recent planning appeals which had been lodged, dismissed or allowed.

RESOLVED: That the report be noted.

179. Schedule of Planning Applications to be Determined By Committee (Agenda Item 13)

Members noted the schedule of planning applications to be determined at the meeting.

180. Planning Application 15/03232/FUL - Former Highways Depot, Etsome Terrace, Somerton. (Agenda Item 14)

Proposal: The erection of 10 houses and a convenience store with associated parking and access arrangements.

The Planning Officer presented his report to the Committee with a power point presentation of plans and photographs of the site. He said that since writing his report, a letter had been received from Williams Supermarkets detailing their investment in their town centre supermarket which they said could be undermined by the convenience store aspect of the application. He further noted that an additional plan number needed to be added to the list of conditions, if approved.

The Committee were then addressed by Mr T Bown of Somerton Town Council, Mr R Williams of Williams Supermarket and Ms S Clark who all spoke in opposition to the application. Their comments included:-

- The Town Council welcomed the housing but had serious concerns with the convenience store and its situation between the school and the fire station.
- The additional traffic would be a hazard to schoolchildren and there was already a local convenience store 125 yards from the site.
- Low cost housing was needed in the town but another convenience store was not needed.
- Policy EP11 required an out of town store application to produce a retail impact assessment to demonstrate that local business would not be harmed.
- The convenience store would also affect retail businesses in Somerton

The Committee were then addressed by Mr N Gillan and Mr M Nicholson, the Agent and applicant. Their comments included:-

- Various applications had been made at the site but no development had ever been brought forward.
- The site was not viable to develop for just housing but the convenience store provided viability for the site.
- Further information had been submitted on highway and retail impact.
- The application would add to the number of people employed in the town and it would not compete with town centre trade.

The Ward Member, Councillor Stephen Page, said he welcomed the small housing development but he could not support the retail element as it would have an inappropriate impact on the town centre. He also felt there were dangerous highway implications with the school and fire station close by and delivery lorries to the convenience store. He said the application should be resubmitted for housing only.

The Area Lead Officer reminded Members of the various planning policies which related to retail stores in such situations. He noted that the Economic Development Officer had said there was no evidence to say the retail store would unacceptably harm the town centre although he said there could be local evidence to support this view.

During discussion, varying views were expressed. Whilst some Members felt the site should be all housing and the retail unit would impact on the town centre businesses, other Members cautioned that robust planning reasons needed to be put forward to refuse the application in case the applicant appealed the decision, and also competition in business was healthy.

At the conclusion of the debate, it was proposed that planning permission be refused because of the adverse impact of the convenience store on existing convenience stores and town centre shops and on being put to this vote, this was carried (voting: 6 in favour, 4 against, 0 abstentions). Councillor Adam Dance asked that his vote against refusing the application be recorded.

RESOLVED: That application reference 15/03232/FUL be REFUSED planning permission, contrary to the officer recommendation, for the following reason:-

The proposed retail unit, by reason of its size and location outside the town centre, would not be of a scale or type to meet the local needs of the area, and would adversely affect the vitality and viability of Somerton town centre. As such the proposal would be contrary to the aims of the NPPF and Policies EP11 and EP14 of the South Somerset Local Plan.

(Voting: 6 in favour of refusal, 4 against, 0 abstentions)

181. Planning Application 15/05481/FUL - Units 1A to 3A Wessex Park, Bancombe Road Trading Estate, Somerton. (Agenda Item 15)

Proposal: Erection of a fence and gate to form secure yard. Siting of new shipping container for additional business storage and letting.

The Planning Officer presented his report to the Committee with a power point presentation of plans and photographs of the site. He said the existing stone pillars at the entrance to the site would be removed, the proposed fencing matched that of a business immediately opposite, and, the parking was acceptable therefore he recommended approving the application.

The Committee were then addressed by Mr T Bown of Somerton Town Council and Mr T Canvin, the owner of the estate. Their comments included:-

- The proposal would restrict the parking and turning of vehicles visiting the existing business at the site.
- The proposal could impact upon vehicles turning into the Household Waste Recycling Centre opposite.
- The estate had been developed to ensure there would be no parking on the roadside.

The Committee were then addressed by Mr D Davis, the applicant. He said they were a small local business who wished to expand. There were shipping containers at other locations on the estate and the proposed new fencing and gates would improve visibility and protect the existing business premises.

The Ward Member, Councillor Stephen Page, said he had concern at the poor visibility and restricted parking on the site. He said that most of the units were occupied by high-tech businesses and the containers would be an unwelcome addition to the estate.

During discussion, the majority of Members felt the metal fencing was in keeping with other fencing on the estate, the parking and turning area was adequate and the position of the containers was acceptable. It was proposed that planning permission be granted and on being put to the vote, this was carried (voting: 8 in favour, 2 against, 0 abstentions).

RESOLVED: That planning application 15/05481/FUL be APPROVED, as per the officer recommendation, subject to the following:

Justification

01. The proposal for the change of use and erection of a fence and gate, and the provision of 7 storage containers, is considered to be in an acceptable location and causes no demonstrable harm to local amenities or highways safety. As such the proposal complies with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan, and the provisions of the NPPF.

Subject to the following conditions:

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 (except where directed otherwise by the conditions below):

Drawing Number: DD002, received 27 November 2015
Drawing Number: DD001 Rev B, received 08 January 2016
Photographs of Palisade Gates, and container, received 27 November 2015.

Reason: In the interests of proper planning and for the avoidance of doubt.

03. The permission hereby granted is for 7 storage containers to be positioned in the area shown on the approved plan: DD0001 Rev B only. The containers shall not be positioned elsewhere on site without prior express grant of planning permission.

Reason: In the interests of highways safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-

2028).

04. Prior to the erection of the means of enclosure hereby permitted, a detailed plan showing the positions of the fence posts and the trees on site shall be submitted to and agreed in writing.

Reason: In the interests of local amenity, in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028)

05. Prior to the erection of the means of enclosure hereby permitted, the pillars at the access of the site shall be reduced to a height no greater than 0.9 metres and shall not be increased in height without prior express grant of planning permission.

Reason: In the interests of highways safety, in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

(Voting: 8 in favour, 2 against, 0 abstentions)

182. Planning Application 15/04989/DPO - Town Farm, Sutton Road, Somerton. (Agenda Item 16)

Proposal: Application to modify Section 106 Agreement dated 10th August 2011 between SSDC and Joan Louise Canvin, John Charles Canvin and David Frederick in connection with planning permission 10/03245/OUT to pro rata contributions.

The Section 106 Monitoring Officer presented his report to the Committee, advising that the application sought to modify the S106 agreement which had been based upon 14 dwellings at the site at outline stage. The subsequent Reserved Matters application had been agreed for 12 dwellings and the S106 agreement had not been changed therefore the developer was requesting that they now be reduced pro-rata.

The Ward Member, Councillor Stephen Page, said he welcomed the application and, there being no other debate, it was proposed that permission be approved. On being put to the vote, this was carried (voting: unanimous in favour).

RESOLVED: That planning application 15/04989/DPO be APPROVED, as per the officer recommendation

1. To approve the modification of the of the Equipped Play Contribution, Changing Room Contribution, Youth Facilities Contribution and the Strategic Communities Facilities Contributions from the planning obligation dated 10th August 2011.
2. To instruct the Council's Solicitor to modify the S106 agreement.

(Voting: unanimous in favour)

183. Planning Application 16/00153/FUL - Willands Farm, Church Path, Aller. (Agenda Item 17)

Proposal: Partial demolition of an agricultural barn and erection of a single storey dwelling and garage.

The Planning Officer presented his report to the Committee with a power point presentation of plans and photographs of the site. He advised that the site was just inside a flood risk zone 3a, and, although on balance the proposal was otherwise acceptable, it did not meet the Government's Sequential Test that development should be directed towards areas with a lower probability of flooding.

The Area Lead Planning Officer clarified the application was against planning policy. He said the Sequential Test should show there was no other site available and the Exception Test would only apply if this were the only site available and the benefits of allowing the development were so great that they overcame the Sequential Test.

The Committee were then addressed by Mr R Bates of Aller Parish Council who said they had unanimously supported the application. The applicant was a long standing resident of the village who had contributed enormously to the community and the addition of a bungalow in the village was welcomed.

Mr M Williams, Agent for the applicant, said there were no policy or Highway, Environment Agency or Drainage Board objections to the application. The site had not flooded during the exceptional winter of 2013/14 and the applicant was willing to make any necessary affordable housing contributions through a S106 obligation.

The Ward Member, Councillor Shane Pledger, advised that this was an infill site which had never flooded during the winter of 2013/14 and if the floor levels were raised appropriately then there should be no flooding risk. He proposed that planning permission be approved and this was seconded by Councillor Derek Yeomans.

During a brief discussion, varying views were expressed. Several Members voiced their support for the application whilst others felt that granting permission would set a precedent and could exacerbate flooding elsewhere.

The Area Lead Planning Officer and Legal Representative conferred as to the weight which could be given to local knowledge of the site and agreed that the flooding zone line on the map was a 'broad brush' and that the Ward Members would have the best local knowledge of the site.

It was proposed that planning permission be granted subject to a S106 obligation to deliver affordable housing obligation and conditions to include time limits, agreed plans, materials, foul and surface water drainage details, landscaping, parking, removal of permitted development rights for extensions and finished floor levels to be agreed. On being put to the vote, this was carried (voting: 6 in favour, 4 against, 0 abstentions).

RESOLVED: That planning permission be APPROVED contrary to the officer's recommendation for the following reason:

The proposed dwelling is of an acceptable design that would meet an identified local need for small properties and the site is an acceptable infill opportunity that, notwithstanding the Environment Agency flood risk categorisation, Members accept is not at risk of flooding. As such a sequential test is not necessary and the proposal complies with policies SD1, SS1, SS2 SS4, SS5, HG4, TA5, TA6, EQ1 and EQ2 and the policies contained within the National Planning Policy

Framework.

Subject to:

A S106 obligation to deliver affordable housing obligation as required by policy HG4

Conditions:-

1. Time limits
2. Plans
3. Material
4. Foul and surface water drainage details
5. Landscaping
6. Parking
7. Removal of permitted development rights for extensions

Finished floor levels to be agreed

(Voting: 6 in favour, 4 against, 0 abstentions)

184. Planning Application 15/05750/FUL - Long Street Farm. Long Street, High Ham. (Agenda Item 18)

(Having earlier declared a DPI, Councillor Shane Pledger left the meeting prior to the presentation and consideration of the application. Councillor Clare Aparicio Paul took the role of Chairman).

Proposal: Proposed conversion of outbuilding into 2 no dwellings with associated infill extensions, and the erection of a single storey detached car port.

The Planning Officer presented his report to the Committee with a power point presentation of plans and photographs of the site. He advised that the applicant was the Chairman which was the reason for referring it to Committee.

The Committee were then addressed by Mr F Della Valle, Agent for the applicant. He said the proposal was supported by the Parish Council and other local consultees and the proposed materials would all be natural stone and timber. The concern expressed by a neighbour at a raised roofline would be 3m from his property and he was generally supportive of the application. The site was well designed and would be well screened.

Following clarification of the parking areas, it was agreed that the application was a sensible reuse of farm buildings and it was proposed that planning permission be granted subject to an appropriate S106 obligation. On being put to the vote, this was carried (voting: unanimous in favour).

RESOLVED: That planning application 15/05750/FUL be APPROVED, as per the officer recommendation, subject to:-

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

1) Secure a contribution of £40 per square metre of gross internal floor space towards the provision of affordable housing in the district, in accordance with the requirements of Local Plan policy HG4.

b) The following conditions:

Justification:

01. The proposed development, by reason of its size, scale and materials, is considered acceptable, has no detrimental impact on the character and appearance of the traditional elements of the former agricultural buildings, respects the character of the area and causes no demonstrable harm to residential amenity, ecology or highway safety, in accordance with the aims and objectives of policies SD1, SS2, TA5, TA6, EQ2 and EQ4 of the South Somerset Local Plan 2006-2028 and the provisions of chapters 4, 6, 7, 11 and the core planning principles of the National Planning Policy Framework.

Subject to the following conditions:

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: 'F1274-001D', 'F1274-100B', 'F1274-101B', 'F1274-102a', 'F1274-103a' and 'F1274-104A'.

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

03. 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 any new and replacement external walls and roofs;
- b) details of all hardstanding and boundary treatments;
- c) sample panels of any new stonework (including boundary walls) shall be provided on site for inspection;
- d) details of the design, materials, external finish and recessing for (including the provision of samples where appropriate) to be used for all new doors, windows (including roof lights), boarding and openings. Unless otherwise agreed in writing, the roof lights shall be top

hung and flush with the roof covering;

- e) details of any new guttering, down pipes, other rainwater goods, and external plumbing;
- f) details of the design, materials and finish of the any new entrance gates.

Once approved such details shall be fully implemented and thereafter 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 EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

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

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

05. No works shall be commenced in respect to the central barn, referred to as 'Little Barn' on submitted 'Reference Plan and Site Sections CC' drawing no. 'F1274-002', until a bat survey report has been submitted to and approved in writing by the Local Planning Authority. The survey(s) shall be undertaken by an appropriately qualified person (preferably a licenced bat consultant), in accordance with current best practice, and shall ascertain to a reasonable degree of certainty the likelihood of presence and impact to bats.

In the event of the above survey(s) concluding any potential impact to bats, full details of a mitigation plan containing measures for the avoidance of harm, mitigation and compensation, shall also be submitted to and approved in writing

by the Local Planning Authority. The approved mitigation plan shall be implemented in complete accordance with its contents, unless otherwise agreed in writing by the local planning authority.

Reason: To protect legally protected species of recognised nature conservation importance in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2008 and to ensure compliance with the Wildlife and Countryside Act 1981 and the Habitats Regulations 2010.

06. Details of foul and surface water drainage to serve the development, including details to prevent the discharge of surface water onto the highway, shall be submitted to and approved in writing by the Local Planning Authority. Such approved drainage details shall be completed and become fully operational before the dwellings hereby approved are first occupied. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the site is adequately drained, in the interests of residential amenity and highway safety, in accordance with policies TA5, EQ1 and EQ2 of the South Somerset Local Plan and the provisions of chapters 4, 10 and the core planning principles of the National Planning Policy Framework.

07. The proposed access over the first 6.0m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced in accordance with details of which shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be carried out prior to the occupation of the dwelling hereby approved and thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

08. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance 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 43.0m both sides of the access. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

09. The areas allocated for parking on the approved plans shall be

kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

10. The gradient of the proposed access shall not be steeper than 1 in 10. Once constructed the access shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the buildings, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the building and no buildings or other structures including walls, fences and ponds to be built within the curtilage of the dwellings, other than those permitted in relation to this consent, without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

(Voting: unanimous in favour)

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Chairman