

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at **the Edgar Hall, Somerton** on **Wednesday 24 August 2016**.

(2.00 - 4.00 pm)

Present:

Members: Councillor Clare Aparicio Paul (Chairman)

Neil Bloomfield	Crispin Raikes
Graham Middleton	Dean Ruddle
Tiffany Osborne	Sylvia Seal
Stephen Page	Sue Steele
Shane Pledger (to 3.10pm)	Derek Yeomans (to 3.10pm)

Officers:

Sara Kelly	Area Development Lead North
David Norris	Development Manager
Alex Skidmore	Planning Officer
Nick Head	Planning Officer
Becky Sanders	Democratic Services Officer

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

55. Minutes (Agenda Item 1)

The minutes of the meeting held on 27 July 2016 were approved as a correct record and signed by the Chairman.

56. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Adam Dance and Jo Roundell Greene.

57. Declarations of Interest (Agenda Item 3)

Councillor Dean Ruddle declared a personal interest regarding planning application 15/03585/OUT as a member of Somerton Town Council, and a prejudicial interest as his home was close to the site.

Councillor Derek Yeomans declared a personal and prejudicial interest regarding planning application 15/05090/FUL as he part-owned a property close to the site.

Councillor Shane Pledger declared a personal and prejudicial interest in planning application 15/05090/FUL as he had had business dealings with the applicant.

58. Date of next meeting (Agenda Item 4)

Members noted the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 28 September, at the village hall in Norton Sub Hamdon.

59. Public question time (Agenda Item 5)

There were no questions from members of the public.

60. Chairman's announcements (Agenda Item 6)

The Chairman informed members that the Area Regeneration Board were looking at some land in Langport with planning permission, for use as employment land.

She also noted that Area North now had an official Twitter feed and she encouraged members to provide any suitable info or ward news to the Area Development Team (North).

61. Reports from members (Agenda Item 7)

Councillor Derek Yeomans noted he had recently been on an interesting and useful tour arranged by the Somerset Rivers Authority, which included a visit to Bere Wall to see the major works being undertaken.

Councillor Neil Bloomfield commented on a recent planning appeal decision which dismissed residential development on land at Ringwell Hill in Martock. He made reference to some of the Inspector's comments including the amount of housing above the allocation figure stated in the Local Plan.

62. Area North Committee Forward Plan (Agenda Item 8)

The Area Development Lead noted there would be an additional report in September, for a grant regarding Long Load Village Hall.

The Chairman also noted that several members had expressed a wish for a Highways Officer to attend the meeting and it was hoped this would be arranged for the September meeting.

63. Planning Appeals (Agenda Item 9)

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

RESOLVED: That the planning appeals be noted.

64. Schedule of Planning Applications to be Determined By Committee (Agenda Item 10)

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

65. Planning Application 15/03585/OUT - Land Off Cartway Lane, Somerton. (Agenda Item 11)

(Councillor Dean Ruddle, having declared a personal and prejudicial interest, left the room for the presentation and consideration of this planning application.)

Proposal: Outline application for the construction of up to 59 dwellings with a new vehicular access from Cartway Lane, associated car parking and open space including the provision of a play area and laying out of an access road. (The maximum height of buildings to be two storeys above existing ground level) with some matters reserved.

The Planning Officer introduced the application as detailed in the agenda. She reminded members why the application had been deferred in April and noted updates were included within the current report. She noted that since the agenda had been published there were some further updates and she briefly outlined these to members:

- In respect of the proposed road widening the highway authority raised no objection subject to conditions.
- Somerton Town Council had raised no objection to the proposed amendments.
- The Lead Local Flood Authority had confirmed they were satisfied with the submitted surface water drainage details.
- A further six neighbour comments had been received, which in the main reiterated comments and statements already made.
- A further comment had been received on the day of Committee from an agent representing the owner of a neighbouring strip of land to the north of the application site. They felt alternative pedestrian access into the town centre could be provided via their land from the north-east corner of the site without affecting the badger sett.
- Further to receiving these amendments and consultee comments the application was recommended for approval as set out in the agenda report but with the addition of a phasing condition and street lighting condition, and amended wording to condition 7 to 'prior to commencement of the development full details of the proposed access, based on the approved layout...' , and also under the Section 106 heading part (f) (relating to the bridleway) to add in reference to drainage.

During the main presentation of the application, the Planning Officer highlighted the changes made regarding the amended layout, and noted that emergency access via the bridleway was no longer deemed necessary by the Highway Authority and so had been removed from the scheme. She felt the amendments made by the applicant addressed many of the issues raised by members when the application had been previously considered at the April meeting.

Members were then addressed by Mr S Moreland, Mr T Bown, and Mr Vicker-Craddock in objection to the application, and Ms M Chambers and Mr A Bartlett who wished to make general comments about the application. Some of their comments included:

- The bridleway floods, and feel there will be a safety issue when the path is not accessible and an alternative route has to be used. The drainage and overgrown vegetation along the bridleway needs addressing.
- Proposals for drainage and treatment of bridleway was not highlighted in the neighbour notifications.
- Concerned about drainage for the development and the possible solutions. If approved bridleway must be upgraded and surface water controlled in a proper manner.
- The bridleway is not a suitable route into town or safe in winter and when dark.
- Concerned that full details about the attenuation pond are still unknown.
- Whole issue of connectivity to the town, especially pedestrian safety, needs to be monitored and conditioned. There is no safe pedestrian access from south of the site along Cartway Lane as there will be sections with no pavement.
- As current tenant of the field and the field to the south, the water supply must be maintained without any break.

Mr J Reid, the agent representing the landowner of the adjoining field to the north, commented they had consulted a badger expert who felt it would be possible to deliver pedestrian access via the north east of the site, on third party land, into Orchard Road without harm to the badger sett.

Mr M Hirsh, agent for the applicants, believed this amended scheme addressed issues raised by members at the April meeting. The attenuation pond shown on the plans was indicative only as this was an outline application. He noted a survey of the bridleway had been undertaken to look at surfacing, drainage and cutting back vegetation etc, also a lighting scheme. Their policy advisors felt pedestrian access via the north east of the site was not possible due to the potential disturbance of a badger sett.

Ward member, Councillor Stephen Page, commented that it was a complex application with several amendments put forward by the applicant. Having listened carefully to comments made he felt those made by the existing tenant of the fields needed to be noted. The proposal had a good mix of housing and he noted both his fellow ward member and Somerton Town Council were now in favour of the application. On balance he felt it should be approved.

During discussion, most members indicated their support for the proposal, and some of the comments made included:

- Referring to recent appeal decisions, have concern regarding the number of dwellings above the figure stated in the Local Plan.
- This scheme is much improved from that previously considered.
- There must be an Informative regarding water supply on neighbouring land.
- The proposal is tightly conditioned.

In response to comments made during discussion, the Planning Officer and Development Manager noted that:

- Somerton is classed as a different type of settlement to Martock within the Local Plan, partly due to the infrastructure in place.
- Acknowledge offer that has come forward regarding pedestrian access on neighbouring land, but members need to consider the application as currently presented.

At the conclusion of debate it was proposed to approve the application, as per the officer recommendation, subject to the amendments to conditions and planning obligation as

detailed in the officer presentation. On being put to the vote, the proposal was carried 8 in favour and 1 against.

RESOLVED: That planning application 15/03585/OUT be APPROVED, as per the officer recommendation, subject to the following:

1. The prior completion of a section 106 planning agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to secure:-
 - (a) A contribution of £185,442 (or £3,143 per dwelling) towards offsite recreational infrastructure, to the satisfaction of the Development Manager in consultation with the Assistant Director for Health & Wellbeing broken down as:
 - £118,685 for local facilities;
 - £17,416 for strategic facilities;
 - £47,505 as a commuted sum towards local services;
 - £1,836 as the Community Health and Leisure Service administration fee.
 - (b) The provision of land for the provision of on-site equipped play space and their on-going maintenance through a management plan to the satisfaction of the Development Manager in consultation with the Assistance Director for Health & Wellbeing.
 - (c) At least 35% of the dwellings as affordable dwellings with a tenure split of 67:33 in favour of rented accommodation over other intermediate types, to the satisfaction of the Development Manager in consultation with the Corporate Strategic Housing Manager.
 - (d) A contribution of £386,052 towards the cost of providing additional pre-school, primary school and secondary school places, to the satisfaction of the Development Manager and consultation with Somerset County Council.
 - (e) A scheme of maintenance for the long-term maintenance of the areas of open space, to the satisfaction of the Development Manager.
 - (f) Details of the surfacing and drainage of the bridleway and its on-going maintenance in relation to the provision of the pedestrian link from the site to the point where the bridleway has already been hard surfaced, to the satisfaction of the Development Manager.

Justification:

Notwithstanding the local concerns, the provision of up to 59 houses and community facilities in this sustainable location would contribute

to the council's housing supply without demonstrable harm to landscape, residential or visual amenity, ecology, archaeology, flooding and drainage or highway safety, and without compromising the provision of services and facilities in the settlement. As such the scheme is considered to comply with the aims and objectives of policies SD1, SS1, SS4, SS5, SS6, LMT3, HG3, TA1, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

01. Details of landscaping and appearance (herein called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

02. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission and the development shall begin no later than three years from the date of this permission or not later than two years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out in accordance with the following approved plans location plan received 05/08/2015 and drawing numbered 13-840-203-K received 12/07/2016.

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

04. The development hereby permitted shall comprise no more than 59 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location and commensurate with levels of contributions sought in accordance with policies EQ2, SS6 and HW1 of the South Somerset Local Plan

05. The development hereby permitted shall not be commenced unless details of the fencing to enclose the on-site equipped play area, of a design that would prevent access by badgers, shall be submitted to and agreed in writing by the local planning authority. The agreed details shall thereafter be fully implemented and shall be permanently maintained and retained in this fashion.

Reason: In the interest of public health to accord with policies EQ2 and E Q7 of the South Somerset Local Plan.

06. The reserved matters application shall include full details of proposals for the incorporation of features to enable the enhancement of biodiversity.

Reason: For the enhancement of biodiversity in accordance with policies EQ4 and EQ5 of the South Somerset Local Plan and Part 12 of the National Planning Policy Framework.

07. Prior to the commencement of the development full details of the proposed access, based on the approval layout (drawing number 13-840-203-K received 12/07/2016 shall be submitted to and agreed in writing by the local planning authority. Once approved such details shall be implemented prior to the commencement of development, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

08. The proposed junction, emergency access and estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

09. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

10. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to and approved in writing by

the Local Planning Authority. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

11. The development hereby permitted shall not commence unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of residential amenity and highway safety to accord with Policies EQ2 and ST5 of the South Somerset Local Plan.

12. No vehicular or pedestrian access shall be formed from the site directly on to the public right of way (bridleway L 25/47) other than the pedestrian access points detailed on the approved plans.

Reason: In the interest of the amenities of users of the bridle way and to safeguard highway safety to accord with policies EQ2 and ST5 of the South Somerset Local Plan.

13. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard the archaeological interest of the site in accordance with Policy EQ3 of the South Somerset Local Plan.

14. Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and

hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Reason: In the interests of sustainable development and to accord with policy TA4 of the South Somerset Local Plan.

15. No work shall commence unless a surface water drainage scheme for the site, based on the Flood Risk Assessment reference 1309-002 dated May 2015 prepared by Eric Woodgate & Associates, has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to maximise disposal of surface water through infiltration. Any runoff leaving the site shall be limited to the greater of 5l/s and 2l/s/ha for all storm events up to the 1 in 100 year plus climate change. The volume of attenuation storage shall be determined from the 6 hour duration 1 in 100 year plus climate change storm event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and where possible reduce the risk of flooding overall, as required by the National Planning Policy Framework.

16. The development hereby permitted shall not be occupied or brought into use unless a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved in writing by the local planning authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding and where possible reduce the risk of flooding overall, as required by the National Planning Policy Framework.

17. None of the dwellings hereby permitted shall be occupied unless a scheme of street lighting has been installed within the site and along the bridleway that is to serve as the pedestrian access to the site, in accordance with a design and specification to be submitted to and agreed in writing by the local planning authority.

Reason: In the interest of highway safety and the amenity of users of the pedestrian access to accord with policies TA5 and EQ2 of the South Somerset Local Plan.

18. The development hereby permitted shall not be commenced unless a programme showing the phasing of the development has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall thereafter be carried out in complete accordance with the approved phasing programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety and to ensure the comprehensive and satisfactory development of the site in line with the planning obligations that have been agreed, to accord with policies TA5, SS6, HG3 and HW1 of the South Somerset Local Plan.

Informatives:

1. The application site is within 250 metres of a suspected landfill site. The applicant / developers attention is drawn to the fact that there is the potential for the production and migration of landfill gas. You are reminded that the responsibility for safe development rests with the owner and / or developer. Accordingly, the applicant / developer is advised to seek independent expert advice regarding the possibility of the presence, or future presence, of gas and whether any precautionary measures are necessary. The Council's Environmental Health service will make available to you, free of charge, any information or data that it has in relation to the land to which the application applies. For further information please contact Sally Ann Webster at SSDC (tel: 01935 462528).
2. The applicant's attention is drawn to the comments set out within the email dated 14/08/2015 from Michael Hardwill of Somerset County Council's Rights of Way department.
3. The applicant's attention is drawn to the LPA's Ecologist's comments which note that the measures outlined in Section 5.3 of the Ecological Assessment could be appropriate in respect of condition 05.
4. The applicant's attention is drawn to the highway authority's concerns that the road layout may need to be altered when agreement for the detailed road details are sought and that the granting of this permission does not override any concerns raised at technical approval stage.
5. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning 01823

355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

6. The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence team and will be signed off upon satisfactory completion.
7. The applicant is reminded that there is a mains water supply that crosses over the site and supplies Edmonton Farm and that they will need to ensure that the water supply to this property is not adversely affected as a result of this development.

(Voting: 8 in favour, 1 against)

66. Planning Application 16/02405/FUL - Lyncroft, Back Street, Long Sutton. (Agenda Item 12)

Proposal: Proposed two storey side extension, erection of front porch, replacement roof and internal alterations.

The Planning Officer presented the application as detailed in the agenda and explained the key considerations. She noted the officer recommendation for refusal was mainly due the fenestration detailing on the west elevation. She acknowledged there were other concerns but the key one was the fenestration.

Mr R Rowntree, addressed members on behalf of the applicants, noting there were no objections from neighbours and the parish council supported the application. He commented that the narrow gabled porch suggested by the Conservation Officer would not work due to the position of existing windows. The size of the proposal would make the dwelling a similar sized frontage to neighbouring properties.

Ward member, Councillor Shane Pledger, noted that normally he would support the comments of the Conservation Officer, but on this occasion he felt the proposal was acceptable and would sit nicely in the location. He proposed approving the application.

During a short discussion, one member felt there was nothing untoward with the proposal, but another expressed disappointment that a cottage was being turned into a large house.

It was proposed to approve the application, contrary to the officer recommendation, and on being put to the vote this was carried 7 in favour, 3 against.

The Development Manager clarified the wording for the justification and suggested the conditions that would be required, and these were agreed by members.

RESOLVED: That planning application 16/02405/FUL be APPROVED, contrary to the officer recommendation, subject to the following:

Justification:

01. The proposal by reason of its nature, materials and design will have no substantial adverse impact on visual or residential amenity or highway safety in accordance with the aims and objectives of policies EQ2, TA5, TA6 and SD1 of the South Somerset Local and the relevant sections of the National Policy Planning Framework 2012.

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 works hereby permitted shall be carried out in accordance with the plans received numbered F1324-001, F1324-100b.

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

03. No development hereby permitted shall be commenced unless details and provision of samples of the materials where necessary to be used for all external surfaces of the building(s) have been submitted to and approved in writing by the local planning authority and no other materials shall be used for the construction of the building(s) without the written consent of the local planning authority.

Reason: To ensure that the local character and distinctiveness of the area is not adversely affected in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan.

(Voting: 7 in favour, 3 against)

67. Planning Application 15/05090/FUL - Land OS 5560, Crouds Lane, Long Sutton. (Agenda Item 13)

(Councillors Shane Pledger and Derek Yeomans, having both declared personal and prejudicial interests, left the room for the presentation and consideration of this application.)

Proposal: Change of use of agricultural storage barns to domestic storage and workshop for Long Sutton House. Change of use of barn to holiday/ancillary cottage. Change of use of root cellar to Laundry, domestic store, home office and holiday/ancillary cottage with basement. Erection of 2 no. holiday let/ancillary cottages. Change of use of barn to holiday let/ancillary cottage with store and potting shed. Change of use of agricultural land to domestic use. (Part retrospective application).

The Planning Officer presented the application as detailed in the agenda. He reminded members of the application and the reasons it had been deferred at the April meeting. He

noted a site visit took place at the end of July. He provided an update regarding the drainage plan and condition, noting that the extra details required had since been submitted and agreed by SSDC engineers. It was therefore suggested that the wording of condition 12 be amended to refer to 'be implemented' rather than 'details to be submitted'. He also highlighted that Permitted Development Rights would be removed if the proposal was approved, and that plan reference numbers in conditions 2 and 12 needed to be updated to reflect to the latest amended plans.

The application was then presented in detail, and the Planning Officer highlighted that a S.106 agreement was proposed to ensure non-fragmentation of the land within the applicant's ownership (including the main house). He explained in more detail the drainage scheme and why a phasing plan was recommended to be included at condition 12.

Mr S Burdett and Mr J Ellerbeck addressed members in objection to the proposal. Some of their comments included:

- Local people have concerns and want to know the real purpose of the cellar.
- Concerned about the drainage especially in Crouds Lane, and that they may be further development in the future.
- There is numerous other tourist accommodation locally.
- Have personal doubts about viability of the business but acknowledge applicant has put forward an excellent business plan.
- Whole project is based on accommodation for visitors and tourists Wording in condition 3 regarding ancillary accommodation should be removed.

Mr E Yiallouris, Mr P Cox and Mr D Good spoke in support of the proposal. Some of their comments included;

- The proposal when fully occupied will only cater for up to 12 guests, and will contribute to the local economy with little harm.
- There will not be the level of activity and traffic as feared by some of the local community.
- The authority has historically supported tourism.
- Holiday lets in the area were not plentiful and they are often full.

Mr N Gould, applicant, noted that last time the application was considered he had been asked to address the drainage issues and this had been done. He explained that wording for ancillary accommodation in the conditions was needed, for example, if staff needed to stay overnight, but was content if members wished reference to ancillary accommodation be removed. He noted that the design and access statement submitted detailed use of the proposal, and he was sorry if some people had angst about the proposal.

During discussion varying views were raised by members including:

- Concern that what has been on site is not a viable concern and will not contribute to the local economy.
- Difficult to accept some of the information
- If this was a new application would we approve?
- The folly should not become residential accommodation.
- Driveway between buildings into car park is very narrow.
- Internally the facilities are excellent, but the outside appearance is not so appropriate in this setting.
- Need to support local tourism and the local economy.
- Must only consider the facts and not the surmising.

- Still concerned about the drainage aspect.
- Agree with one of the public speakers that reference to ancillary accommodation in condition 3 should be removed.
- Feel all traffic to access the site should be via Shute lane and not Crouds Lane.
- Disappointed with lack of engagement with the local community
- Need to be optimistic, but it would have been nice to see a tennis court or stabling so that visitors could enjoy the countryside.

In response comments made the Planning Officer and Development Manager clarified that:

- The issue regarding drainage had been back and forth with the SSDC engineers. Percolation tests had been completed and it was considered the drainage solution proposed could be achieved and was deemed acceptable by SSDC engineers.
- They cautioned about conditioning access via Shute Lane only as it would be difficult to enforce, and expressed the view that the condition was adequate to clarify that all tourism associated users should access the location via Shute Lane.
- Reference to ancillary use could be deleted from condition 3 if the application was approved.
- The folly is a garden structure associated with the garden to the main house and would require planning permission to be used independently for residential accommodation.

It was proposed to approve the application, as per the officer recommendation, subject to the following amendments:

- Condition 2 - to reflect the correct plan reference numbers.
- Condition 3 - to delete reference to use for ancillary accommodation in the specified units.
- Condition 12 – to reflect the correct plan reference numbers and to refer to ‘be implemented’ rather than ‘details to be submitted’, plus the additional requirement for a phasing plan.

On being put to the vote, the proposal was carried, 6 in favour and 2 against.

RESOLVED: That planning application 15/05090/FUL be APPROVED, as per the officer recommendation, subject to the following:

- 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 ensure that no part of the land edged blue on the submitted plan ref. P5427/001E is sold separately from the remainder of that land;
- b) The prior approval of a scheme of surface water disposal to the satisfaction of the Council's Engineer; and
- c) the conditions set out below.

Justification:

01. The proposal represents a well-detailed scheme for the creation of tourist accommodation within the village, which, by reason

of its siting, layout and design, respects the character and appearance of the setting (and the setting of the listed buildings), and causes no demonstrable harm to residential amenity, highway safety or the environment, in accordance with the aims of the NPPF and Policies SS2, EP8, TA5, TA6, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan.

Subject to the following conditions:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 28 October 2015.

Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. P5427 numbers 001E, 100E, 101C, 102E, 103C, 106E and 107H.

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

03. The occupation of the units of holiday accommodation hereby approved (i.e. units numbered 3, 4, 6a, 6b and 7a as identified on the submitted plan ref. P5427/100E) shall be restricted to bona fide holidaymakers. None of the units shall at any time be occupied independently as any person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of occupiers of the units, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies SD1 and EP8 of the South Somerset Local Plan (2006 - 2028) and the aims and provisions of the National Planning Policy Framework.

04. No part of the development hereby approved, with the exception of the units referred to in Condition 3 above, shall be used other than as ancillary accommodation for use in association with the main dwellinghouse known as Long Sutton House.

Reason: In the interests of sustainable development and to ensure that the approved accommodation is not used for unauthorised permanent residential occupation in accordance with Policy SD1 of the South Somerset Local Plan (2006 -

2028) and the aims and provisions of the National Planning Policy Framework.

05. The area allocated for parking on the submitted plan ref. P5427/100E shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety and to accord with Policies TA5, TA6 and EQ2 of the South Somerset Local Plan.

06. Vehicular access to the units of holiday accommodation within the development hereby approved shall be via the site entrance onto Shute Lane. The operator of the approved scheme of tourist accommodation shall use this access point as the address for the development in any advertising, promotional and informational material issued (including any internet online advertising) to promote the scheme and arrange for customers to visit the site. Such material shall not make reference to the access on Crouds Lane.

Reason: In the interests of residential amenity and highway safety, in accordance with the aims of the NPPF and Policies TA5 and EQ2 of the South Somerset Local Plan,

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no outbuildings, garages or any other structures shall be erected other than those expressly authorised by this permission.

Reason: To safeguard the character and appearance of the area in accordance with the aims of the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions or other external alterations to these buildings without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area, and to accord with the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

09. No external lighting shall be installed on the site unless the details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to avoid light pollution, in accordance with the aims of the NPPF and

Policies EQ2 and EQ7 of the South Somerset Local Plan.

10. Within three months of the date of this permission, 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, shall be submitted to the Local Planning Authority for approval. Such scheme shall be based on the layout shown on the submitted plan ref. P5427/100H. Once approved, 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 approval of the details, 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. The scheme shall thereafter be retained and maintained.

Reason: To safeguard the character and appearance of the area and to accord with Policy EQ2 of the South Somerset Local Plan.

11. Within three months of the date of this permission, full details of the siting, design and layout of an area for the on-site storage of refuse and recycling bins shall be submitted for approval to the Local Planning Authority. Once approved, the details shall be fully implemented and thereafter retained and maintained. There shall be no storage of such bins outside of the site or in the public highway area.

Reason: In the interests of amenity, and to accord with Policy EQ2 of the South Somerset Local Plan.

12. The drainage scheme and programme of maintenance shown on the submitted plans ref. 201340_C01B and 201340_C02 and received by email on 8th and 10th August 2016, shall be fully implemented in accordance with a phasing plan which shall have been submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The phasing plan shall take into account the completion of the various elements of the development hereby approved, and shall ensure that adequate surface water drainage measures are available to serve the development at each stage in accordance with the agreed details in the submitted plans. Once implemented, the drainage measures shall be permanently retained and maintained.

Reason: In the interests of sustainable drainage and to accord with the NPPF and Policies SD1 and EQ1 of the South

Somerset Local Plan.

(Voting: 6 in favour, 2 against)

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Chairman