

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at the **Henhayes Centre, South Street, Crewkerne TA18 8DA on Wednesday 19 October 2016.**

(6.00 - 9.20 pm)

### **Present:**

**Members:** Councillor Carol Goodall (Chairman)

|                |                 |
|----------------|-----------------|
| Jason Baker    | Sue Osborne     |
| Marcus Barrett | Ric Pallister   |
| Mike Best      | Garry Shortland |
| Amanda Broom   | Angie Singleton |
| Dave Bulmer    | Andrew Turpin   |
| Jenny Kenton   | Linda Vijeh     |
| Paul Maxwell   |                 |

### **Officers:**

|               |                               |
|---------------|-------------------------------|
| Zoe Harris    | Area Development Lead (West)  |
| Jo Morris     | Democratic Services Officer   |
| Katy Menday   | Countryside Manager           |
| Nigel O'Grady | Principal Food Safety Officer |
| Andrew Gunn   | Area Lead (West)              |
| Linda Hayden  | Planning Officer              |
| Angela Watson | Legal Services Manager        |
| David Norris  | Development Manager           |
| Robert Archer | Principal Landscape Officer   |
| Greg Venn     | Conservation Officer          |

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

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### **53. To approve as a correct record the Minutes of the Previous Meeting held on 17th August 2016 (Agenda Item 1)**

The Minutes of the meeting held on 17<sup>th</sup> August 2016, copies of which had been circulated, were taken as read, and having been approved were signed by the Chairman as a correct record of the proceedings.

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### **54. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Val Keitch and Martin Wale.

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### **55. Declarations of Interest (Agenda Item 3)**

Councillor Angie Singleton declared a personal and prejudicial interest in Agenda Item 14: Planning Application: 16/00865/OUT – Land off Shiremoor Hill, Merriott, as her

daughter was married into the family that owned the land. She indicated that she wished to make a statement and would leave the room prior to the debate and vote.

Councillor Paul Maxwell declared a personal interest in Agenda Item 14: Planning Application: 16/00865/OUT – Land off Shiremoor Hill, Merriott, as a relative lived in a property adjacent to the site.

Councillor Sue Osborne declared a personal interest in Agenda Item 13: Planning Application: 16/02521/OUT – Land Os 7216, Church Street, Winsham, as the Ward Member.

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#### **56. Date and Venue for Next Meeting (Agenda Item 4)**

Members noted that the next meeting of the Area West Committee would be held on Wednesday 16<sup>th</sup> November 2016 at 5.30pm at the Guildhall, Chard.

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#### **57. Public Question Time (Agenda Item 5)**

There were no questions from members of the public present.

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#### **58. Chairman's Announcements (Agenda Item 6)**

The Chairman reminded the Chard members that a meeting would be held with the Leader of the Council at the close of the meeting.

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#### **59. Area West Committee - Forward Plan (Agenda Item 7)**

Reference was made to the report, which informed members of the proposed Area West Committee Forward Plan. The Area Development Lead (West) advised that the Area West Budget Progress report would be presented in November separately to the Area Development Plan which would be considered in December.

Members were content to note the updated Area West Committee Forward Plan.

**RERSOLVED:** That the Area West Committee Forward Plan be noted as attached to the agenda subject to the following amendments:

- Area West Budget Progress Report - November
  - Area West Development Plan - December
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#### **60. Countryside Service Update Report (Agenda Item 8)**

The Countryside Manager summarised the agenda report, which provided members with an update on the work of the Countryside Service across the District over the past year and on key projects for the next 6 months. With the aid of powerpoint slides she highlighted a number of examples of work which included:

- The Countryside Service continued to be an award winning service with both staff and volunteers winning awards;
- A broad spectrum of public events have been delivered from September 2015 to August 2016;
- Success of the Educational Groups and working with local schools;
- In the past year a Friends Group at Chard Reservoir has been established;
- Volunteering continued to be the back bone of the countryside operation with the number of donated days continuing to increase;
- The volunteers at Chard Reservoir have started to restore the old boat house on site and have drafted up interpretation panels. They have also carried out lots of habitat management;
- A successful school day was delivered in July in partnership with Magdalen Farm. It is hoped that the developing woodland learning and play zone should help encourage and support future visits from schools;
- A successful Chard Countryside Day was held in July.

The Countryside Manager updated members that the angling at Chard Reservoir had re-opened and that the fish were now all in good health. She advised that a reporting procedure had been put in place for anglers should any further incidents occur.

Members commended the Countryside Manager and her team for all their hard work. The Countryside Manager was also thanked her for her excellent presentation.

**RESOLVED:** That the report be noted.

## 61. Environmental Health Service Update Report (Agenda Item 9)

In the absence of the Environmental Health Manager, the Principal Food Safety Officer 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 – work of the team included the local delivery of the National Food Hygiene Rating Scheme, food sampling, tackling food fraud and health and safety at work. Key achievements included the development of the Better Business for All (BBfA) project and supporting a multi-agency investigation into recent wild game poaching.
- Environmental Protection Team – the team dealt with local air quality checks, investigation of noise and nuisance, contaminated land, pest control and public health burials. The Streetscene enforcement team was now part of the team. Key achievements included the completion of works of an old gas works site in Langport, active participation in the multi-agency Chard One Project and two successful free microchipping events.
- Housing Standards Team – the team dealt with private sector housing and enforcement including the inspection of houses in multiple occupation (HMO). The team also offers advice on housing repair grants and loans. Significant achievements included successful Landlord Forum events and bringing over fifty empty properties back into use.

The Environmental Health Manager noted the comments of members and responded to questions on points of detail.

The Chairman thanked the Environmental Health Team for all their work.

**RESOLVED:** That the report be noted.

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**62. Reports from Members on Outside Bodies (Agenda Item 10)**

**Crewkerne Leisure Management (Aqua Centre)**

Members noted the report by Cllr. Angie Singleton updating members on Crewkerne Leisure Management.

**Meeting House Arts Centre, Ilminster**

Members noted the report by Cllr. Val Keitch updating members on the Meeting House Arts Centre, Ilminster.

**NOTED.**

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**63. Planning Appeals (Agenda Item 11)**

The Committee noted the two appeals received, three dismissed and one allowed as outlined in the agenda report.

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**64. Schedule of Planning Applications to be Determined by Committee (Agenda Item 12)**

The Committee noted the schedule of planning applications to be determined by Committee.

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**65. Planning Application: 16/02521/OUT - Land Os 7216, Church Street, Winsham (Agenda Item 13)**

***Application Proposal: The erection of 1 No. dwellinghouse and detached double garage (Outline)***

*(Prior to consideration of the application, Councillor Sue Osborne declared a personal interest as the Ward Member)*

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application. She advised that since writing her report a further letter had been received from a local resident raising concerns over condition 5. She highlighted the key considerations and advised that her recommendation was for approval subject to conditions.

In response to questions from Members, the Planning Officer confirmed that:-

- There would be a Replanting Scheme utilising native trees and shrubs;

- The site was part of a large parcel of land. The applications listed under the history of the site related to other sites with the exception of the formation of agricultural vehicular/access;
- No further comments had been received from the County Highway Authority;
- A change in the speed limits could not be imposed as part of this application. The Highway Authority had assessed and considered the speed limits when they considered the application;
- She had not been provided with any SID data from the survey carried out in September as referred to by the Parish Council;
- There was no requirement for regular visits to the field served by the agricultural access at the current time as it was only occupied by a few sheep but it could at any time be used on a regular basis.

The Committee was addressed by Mr J Gapper, Ms J Robinson and Mr J Chance who all spoke against the proposed development. Their comments included:-

- Lack of public transport and good services in the village;
- Unsuitable location;
- 12 new houses have already been approved in the village;
- Concerns about the security implications of the proposed pedestrian access;
- Questioned how the lockable gate and low lighting would work;
- Concerns over loss of privacy, light pollution, loss of amenity and security for residents in the area;
- Inadequate visibility splays;
- Access unsuitable for pedestrians and no provision for members of the public walking on the highway.

The Agent for the applicant, Nick Forrest advised that lengthy pre-application discussions had taken place and the advice received had been fully incorporated into all aspects of the proposed dwelling. He advised that the proposed development respected the setting of existing dwelling and that there was no overlooking.

The Ward Member, Councillor Sue Osborne commented that there was little support for the application within the village and although the location was more acceptable the highway issue was unacceptable. She believed that a single dwelling would make no difference to the 5 year housing land supply. She also expressed concerns over the access. If the application were to be approved she was in support of extending the 30mph speed limit to the bridge at Bere Farm and using a grampian clause to cover the speed limit and then once completed the development could take place.

During the discussion varying views were expressed. Comments made included the following:

- An additional condition was suggested to cover the landscape and treatment of trees on the southern boundary;
- There were no reasons to refuse the application on highway grounds;
- County Highways did not consider the highway issues to be severe;
- The Parish Council could apply for the speed limit to be extended;
- Concerns over the width of the highway and unsatisfactory sustainable transport;
- Local knowledge should be taken into consideration;
- Lack of a 5 year housing land supply was not a reason to approve the application;
- There was a big difference between agricultural and residential use. There would be far more vehicle movements and the access would be unsafe.

The Planning Officer confirmed that the materials would be considered as part of reserved matters.

Following discussion it was proposed and seconded to refuse the application contrary to the Planning Officer's recommendation for the reasons outlined by the Planning Officer which were on the grounds of highway safety. On being put to the vote the proposal was lost. The vote was 5 in favour, 6 against and 2 abstentions. It was subsequently proposed and seconded to approve the application as per the Planning Officer's recommendation outlined in the agenda report subject to an additional condition to ensure that the landscape details are submitted as part of the reserved matters. On being put to the vote the proposal was carried 7 votes in favour, 4 against and 2 abstentions.

**RESOLVED:** That Planning Application No. 16/02521/OUT be approved as per the Planning Officer's recommendation subject to an additional condition to ensure that the landscape details are submitted as part of the reserved matters for the following reason:

01. Notwithstanding the objections from local residents and the Parish Council, the proposed residential development of the site is considered to be acceptable in this location, and could be carried out, subject to detail, with respect to the character of the area, and without causing demonstrable harm to residential amenity and highway safety, in accordance with policies SD1, SS1, SS2, TA5, TA6 and EQ2 of the South Somerset Local Plan (2006-2028) and the core planning principles of the National Planning Policy Framework.

**SUBJECT TO THE FOLLOWING:**

01. Details of the scale and appearance of the building(s) and the landscaping of the site (hereinafter 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: As required by Section 92(2) of the Town and Country Planning Act 1990.

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 3 years from the date of this permission or not later than 2 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: Drawing No.'s 2271-PL-01 Rev A and 2271-PL-02 Rev A.

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

04. Before the development hereby permitted is commenced, a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

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

05. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level forward of a line drawn 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 and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

06. The gradient of the proposed access shall not be steeper than 1 in 8 and shall be maintained at that gradient thereafter at all times.

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

07. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.

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

08. The development hereby permitted shall not be occupied until 4 parking spaces for the dwelling and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times 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 in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

09. Before commencement of the pedestrian path from the site to Court Street details of the path (including proposed surfacing, lighting and lock/security measures) shall be submitted to and approved in writing by the Local Planning Authority. The path shall be fully implemented in accordance with the approved details before occupation of the dwelling hereby approved. Once constructed the pedestrian route shall be made available and maintained at all times in accordance with the details agreed.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the use of any existing garage, or garage hereby permitted, as part of this development shall not be used other than for the parking of domestic vehicles and not further ancillary residential accommodation, business use or any other purpose whatsoever.

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

11. The dwelling hereby permitted shall not exceed 1.5 stories in height.

Reason: In the interests of visual and residential amenity and in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

12. The landscaping details to be submitted as part of the reserved matters shall fully comply with the advice and guidance contained within the Landscape Statement dated May 2016 prepared by Clark Landscape Design and the landscaping details and planting shown on Drawing No. 2271-PL-02 Rev A.

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

**Informatives:**

01. 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 production and migration of landfill gas. You are reminded that the responsibility for safe development rest 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 data that it has in relation to the land to which the application applies. For further information please contact Tim Cox.

02. The applicant is advised that the landscaping plan submitted as part of the reserved matters should include the recommendations of the Landscape Statement and Arboricultural Impact Assessment prepared by Clark Landscape Design that accompany this outline application. It is also suggested that the plan includes proposals for the maintenance of the leylandii boundary hedge.

*(voting: 7 in favour, 4 against, 2 abstentions)*

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**66. Planning Application: 16/00865/OUT - Land off Shiremoor Hill, Merriott (Agenda Item 14)**

***Application Proposal: Outline application for residential development (approximately 30 dwellings) and access from Shiremoor Hill***

*(Prior to consideration of the application, Councillor Paul Maxwell declared a personal interest as a relative lived in a property adjacent to the site.)*

*(Councillor Angie Singleton declared a personal and prejudicial interest, as her daughter was married into the family who owned the land. She advised that she would make a statement and leave the room prior to the debate and the vote)*

The Area Lead Planning Officer presented his report to members with the aid of a powerpoint presentation. He advised that since writing his report 3 further emails had been received in support of the application, 2 from local residents and 1 from a County Councillor. He advised that following the August Committee meeting, the applicant had commissioned a Viability Report which concluded that the scheme was 100% viable and can meet all of the affordable housing, education and sport/leisure obligations sought. The Area Lead Planning Officer outlined the key considerations associated with the application and advised that his recommendation was for approval.

In response to questions, Members were informed of the following:

- The Principal Landscape Officer outlined his concerns with the application and advised that the landscape case was finely balanced;
- The Conservation Officer also outlined his views on the application and concluded that in his view harm was not justified;

- No request had been made for the confidential Viability Assessment to be attached to the agenda;
- Manor Drive was not being considered as a means of access in relation to the planning application before members;
- With regard to the land transfer, the Legal Services Manager confirmed that the agreement had been signed by both parties earlier that day but completion still needed to take place;
- The Viability Assessment had taken into account the cost of the land.

The Committee was addressed by Grant Wright and Iain Hall representing Merriott Parish Council. Comments raised included the following:

- A number of speedwatch sessions had been conducted in the village including a site along Shiremoor Hill. The effect on traffic and highways would be minimal as volume of traffic was considerably less in the area;
- The provision of affordable housing would help local people to get on the property ladder;
- Other developments were not able to offer this level of affordable housing;
- By accepting the development the village could still retain a green area and protect the land from any further development;
- The Parish Council voted 8 to 2 in favour of the application;
- A third of children attending the school came from outside the catchment of Merriott;
- The land was not classed as high grade agricultural land;
- There was no proposal to change the right of way.

The Committee was addressed by Mr J Bowman, Ms J Taylor, Mr T Hobbs who all spoke against the proposed development. Their comments included:-

- Merriott has had several recent housing developments. There was no justification for further development;
- The application did not comply with planning policy;
- Inadequate infrastructure to cope with additional housing – lack of transport, employment and medical facilities;
- There was no guarantee that affordable housing would be built;
- Lack of a 5 year housing land supply was not a reason to approve the application;
- Viability of the scheme could be affected due to the ownership of the small part of the Parrett Trail.

The Committee was then addressed by Mr P Goddard and Mr E Goddard in support of the application. Comments raised included the following:

- The family no longer felt able to steward the land;
- The land had been spoiled over the years by dog walkers and many intrusions including waste disposal;
- The proposal had strong support from the Parish Council which was considered the main body representing the community;
- A survey had been distributed to local residents with only 32 responses being received;
- It was confirmed that the land transfer agreement had been exchanged and a covenant included to prevent future building on the land;
- This was an opportunity to secure a legacy for generations to come.

The Agent for the applicant, Mr S Coles advised that the alternative access was not available to the applicant. He stated that the scheme was viable and would make a difference to the housing land supply. The deferral from the August Committee meeting had been addressed and there were no new issues raised. He commented that Merriott was a sustainable location and the application was supported by the Parish Council. He concluded that the public benefits of the application outweighed the harm.

At this point in the proceedings, Councillor Angie Singleton made her statement prior to leaving the room. She commented that the gift of the land was a once in a lifetime opportunity for the village. The proposal had strong support of the Parish Council and was located in a sustainable location.

The Ward Member, Councillor Paul Maxwell commented that the site was part of the medieval centre of the village and should be preserved and felt that paragraph 74 of the NPPF did apply. He advised that there was very little community support for the proposal and that the Parish Council had not consulted the village on the application. He was of the view that a lack of a 5 year housing supply was not a reason to approve the application. He felt that the application was contrary to a number of planning policies including SS1 & SS2, EQ1, EQ2 and EQ4.

During discussion on the application, several members expressed their support for the application. Comments raised included:

- The landscape case was finely balanced;
- There was strong support from the Parish Council for the development;
- The access would not cause substantial harm;
- 6.8% growth was not a huge amount;
- The land being transferred to the Parish Council would be preserved;
- The scheme supported shared ownership.

At the conclusion of the debate, 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 by 9 votes in favour and 3 against.

**RESOLVED:** That Planning Application No. 16/00865/OUT be approved as per the Planning Officer's recommendation for the following reason:

01. The proposed development by reason of its design, access, layout and location will provide a sustainable form of development, will make a contribution towards meeting the Council's housing needs, including affordable housing needs, will provide a safe means of access, will not adversely harm ecological interests and will include the transfer of land to the Parish Council. The public benefit of the scheme will outweigh the identified 'less than substantial harm' caused by the development in respect of heritage assets. The scheme is therefore in accord with Policies SD1, SS1, SS2, SS5, HG3, TA5, TA6, HW1, EQ2, EQ3 and EQ4 of the South Somerset Local Plan, the core planning principles and Chapter 6 11 and 12 of the NPPF.

**SUBJECT TO THE FOLLOWING:**

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

permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010

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.

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

03. All reserved matters shall be submitted in the form of one application to show a comprehensive and coherent scheme with respect to design and scale of the dwellings, site layout, plot boundaries, materials, and landscaping.

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

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

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

05. Before the development hereby permitted shall be commenced details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and Conservation Area to accord with Policy EQ2 and EQ3 of the South Somerset Local Plan.

06. Before any of the development hereby permitted is commenced details of the internal ground floor levels of the buildings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.

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

07. The proposed 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 interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

08. No work shall commence on the development hereby permitted until the works shown on drawing No. 13884/T03 have been submitted to and approved writing by the Local Planning Authority.

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

09. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

Construction vehicles 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;  
A scheme to encourage the use of Public Transport amongst contractors; and  
Measures to avoid traffic congestion impacting upon the Strategic Road Network.  
Measures to ensure that dust and mud is not brought onto the highway, including wheel cleaning and the regular cleaning of roads when necessary.

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

10. 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 interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

11. The development hereby permitted shall not be brought into use until that part of the service road that provides access to it has been constructed in accordance with the approved plans.

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

12. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

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

13. 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 interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

14. There shall be no obstruction to visibility greater than 300mm above adjoining road level in advance of a line drawn 2.4m back from the carriageway edge on the centre line of the access and extending to a point on the nearside carriageway edge 42m to the north of the access. 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 to accord with Policy TA5 of the South Somerset Local Plan.

15. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the

development have been submitted to and approved by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate no greater than greenfield runoff rates. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 30% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

16. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall include numbers of individual species, sizes at the time of

planting, whether container-grown or cell-grown and the approximate date of planting. The installation details regarding ground preparation, staking, tying, guarding and mulching shall also be included in the scheme. All planting comprised in the approved details shall be carried out in the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced in the next planting season with trees/shrubs of the same specification, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure."

17. Prior to commencement of this planning permission, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. Upon approval in writing from the Council, the tree and hedgerow protection measures shall be installed and made ready for inspection. A site meeting between the appointed arboricultural consultant, the appointed building/groundwork contractors and the Council's Tree Officer (Mr Phillip Poulton - 01935 462670) shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to any commencement of the development. The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees and hedgerows) in accordance with the Council's policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

18. The development hereby approved shall be carried out in



accordance with the following approved plans:  
Drawing number A085035 -1DRGA01.

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

**Informatives:**

01. 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 the Traffic and Transport Development Group, Somerset County Council, County Hall, Taunton, TA1 4DY or by phoning 0300 123 2224. 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.

The fee for a Section 171 Licence is £250. This will entitle the developer to have their plans checked and specifications supplied. The works will also be inspected by the Superintendence Team and will be signed off upon satisfactory completion.

The developer in delivering the necessary highway works associated with the development hereby permitted is required to consult with all frontagers affected by said highway works as part of the delivery process. This should be undertaken as soon as reasonably practicable after the grant of planning consent and prior to the commencement of said highway works, especially if the design has evolved through the technical approval process. This is not the responsibility of the Highway Authority.

02. The applicant/developer is requested to contact Wessex Water prior to any development commencing in respect of the local water supply capacity. Please contact Gillian Sanders on 01225 526303

03. The Environment Agency have requested that the developer is made aware of the following advice:

**Flood Risk**

We are satisfied that the proposed development will be located in Flood Zone 1 (low risk). The Lead Local Flood Authority, in conjunction with your Drainage Engineer, will lead on surface water drainage matters and any issues associated with the local watercourse from the site.

**Pollution Prevention During Construction**

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Such safeguards should cover the use of plant and machinery,

oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

#### Waste Management

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

#### Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

Water efficiency measures should be incorporated into this scheme. This conserves water for the natural environment and allows cost savings for future occupants. The development should include water efficient systems and fittings such as: dual-flush toilets; water-saving taps; water butts; showers and baths. Greywater recycling and rainwater harvesting should also be considered.

04. The applicant/developer is advised to contact the Local Planning Authority prior to the submission of any detailed reserved matters application to discuss the layout of the scheme including details of the access road.

*(Voting: 9 in favour, 3 against)*

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Chairman