

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Council Offices Churchfield Wincanton on Wednesday 13 July 2016.**

(9.00 am - 2.45 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Mike Lewis
Tony Capozzoli	David Norris
Anna Groskop	William Wallace
Henry Hobhouse	Colin Winder
Tim Inglefield	

Officers:

Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Kelly Wheeler	Democratic Services Officer
David Norris	Development Manager
Paula Goddard	Senior Legal Executive
Sarah Hickey	Locum Planning Solicitor
Nigel Collins	Transport Strategy Officer
Lee Walton	Planning Officer

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

23. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the meeting held on Wednesday 8th June 2016, copies of which had been circulated, were agreed and signed by the Chairman.

Councillor Winder hoped to see the Brewham Parish Design Statement, which had been endorsed at the previous meeting, be adopted and implemented. The Assistant Director (Communities) agreed to seek clarification from planning about its status with regard to the planning application.

24. Apologies for absence (Agenda Item 2)

Apologies of absence were received from Councillor Nick Colbert and Councillor Sarah Dyke-Bracher.

25. Declarations of Interest (Agenda Item 3)

Councillor David Norris declared a personal, but non prejudicial interest in the planning application for Haynes Publishing, High Street, Sparkford (agenda item 15).

Councillors William Wallace, Mike Lewis and Anna Groskop all members of SCC (Somerset County Council) would only declare a personal interest in any business on the agenda where there was a financial benefit or gain or advantage to SCC which would be at a cost or to the financial disadvantage of SSCC.

Councillors Mike Lewis and Henry Hobhouse declared a personal and prejudicial interest on the planning application for Haynes Publishing, High Street, Sparkford (agenda item 15). They would leave the room during discussion of the item.

26. Public Participation at Committees (Agenda Item 4)

Lilian Elson, representing Holton Heritage Trust, addressed the Committee. She expressed her concern over the verge and hedge cutting, and in particular night cutting, that was occurring around Holton. She was concerned that wildlife and verges were being destroyed.

Following her comments, the Chairman thanked her for speaking and advised that she should ensure that her comments were also passed to Somerset County Council. It was also pointed out that the verges needed to be cut for the reason of safety.

Councillor Colin Winder requested a copy of the enforcement notice which had been served at Moor Lane, Wincanton. The Assistant Director (Communities) agreed to contact Legal Services to source a copy of the document.

27. Reports from Members Representing the District Council on Outside Organisations (Agenda Item 5)

There were no reports from members representing the Council on outside organisations.

28. Date of Next Meeting (Agenda Item 6)

Members noted that the date of the next meeting would be Wednesday 10th August 2016 at The Council Offices, Churchfield, Wincanton at 9am.

29. Chairman Announcements (Agenda Item 7)

The Chairman made no announcements.

30. Corporate Support for Community and Public Transport and SSCAT Bus (Agenda Item 8)

The Transport Strategy Officer addressed the Committee and also introduced Andy Chilton, Manager of South Somerset Community Accessible Transport. The Chairman agreed that agenda items 8 and 9 could be presented together, rather than being considered as separate items.

The Transport Strategy Officer provided several updates to his report;

- Somerset County Council had now appointed a consultant called STC and that a report would be produced in approximately 3 months' time. This was an amendment to page 10, paragraph 1.2 of the agenda.
- Taylor Wimpey confirmed that £5200 of travel vouchers had been reimbursed to date, not £3000 as specified in the agenda. This was an amendment to page 13, paragraph 4.5 of the agenda.

The Transport Strategy Officer responded to questions from members. During the discussion, members expressed concern that S106 provisions are not often spent on sustainable transport schemes and that money should be sought from developers.

The Chairman suggested that he would like to arrange a meeting with Helen Vittery at Somerset Council Council, the Area Development Lead and the Transport Strategy Officer to look into Travel Plans delivered through S106's with a view to establishing a system to better target funds to providing the transport and accessibility where it's needed.

Councillor Mike Lewis requested a comparison of CAT bus journeys for 2014-15, similar to the statistics provided in the report for 2015-16. Andy Chilton confirmed that he was happy to provide this information. He also advised members that he was hoping to submit an application for Lottery funding and that he was looking at ways of working more closely with after-school clubs.

The Chairman thanked them both for attending.

RESOLVED: that members noted the report.

31. South Somerset Community Accessible Transport - Annual Report 2015/16 (Agenda Item 9)

This item was discussed alongside item 8 of the agenda with the agreement of the Chairman.

RESOLVED: that members noted the report.

32. Briefing on Strategic Regeneration Board (Agenda Item 10)

The Assistant Director (Communities) presented her briefing report to members. She explained that the first Strategic Regeneration Board meeting was held in early June and that it was still a new process. She advised that there would be three Area East Regeneration Board meetings a year, the Strategic Board meetings would occur more frequently. She further advised that the Area East meetings had been arranged around the Chairman's availability, however if he was unavailable, the Vice-Chairman would be invited to attend in his place.

The Chairman had attended the last Strategic Regeneration meeting and took forward an outline proposal for Moor Lane, Wincanton. Since this meeting the Regeneration Officer (Area East) had been invited to prepare an application for feasibility resources, which would be submitted at the next Strategic Regeneration Board meeting on 5th August.

She advised members that the date of the next Area East Regeneration Board meeting would take place on Tuesday 26th July.

She responded to questions from members.

RESOLVED: that members noted the report.

33. Area East Committee Forward Plan (Agenda Item 11)

The Assistant Director (Communities) advised that she had no amendments to make to the Forward Plan.

It was suggested that a planning tour would be arranged for August or September which would have an economic focus. The Assistant Director (Communities) welcomed any suggestions for businesses which could be included on the tour.

RESOLVED: that the Area East Forward Plan be noted.

34. Planning Appeals (For information only) (Agenda Item 12)

Members noted the planning appeals which has been received and dismissed.

Councillor Mike Lewis expressed that although he was pleased that the appeals had been dismissed, he was disappointed that costs had been awarded to the applicant on the appeal for Land at Gainsborough, Milborne Port due to the lack of Highway comments provided during consideration of the planning application.

The Assistant Director (Communities) agreed to discuss this with the Development Control Manager.

35. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)

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

36. 16/00666/OUT - Land at The Barn House, Woolston Road, North Cadbury (Agenda Item 14)

Application proposal: Outline application for the erection of a detached dwelling with all matters to be considered at this stage.

The Area Lead (North/East) presented the report to members with the aid of a PowerPoint presentation, which included photographs of the site and plans of the proposal. He advised the Committee that although this planning application was technically submitted as an 'outline' planning application, it could now be considered as a 'full' planning application and that an application for reserved matters would not follow should the application be approved.

He advised members that the application site was outside of the development boundary and that highways did not support the proposed access. He further advised that the application was in a Conservation Area and that the development would erode the character of this area. He therefore recommended that the Committee refused the planning application.

Juliet Love, a resident of Woolston, spoke in objection to the scheme. She advised members that there had been substantial objection from the residents of Woolston and that she was representing 8 of these objectors. She raised concern that the proposed dwelling was not in-keeping with the area and would be detrimental to the heart of the hamlet. She also raised concern over the materials to be used and the hedgerow which would act as a screen could die or be removed. She also expressed her worry that this could set a precedent within Woolston.

Ursula Inglis-Jones, a resident of Woolston, spoke in objection the proposal. She explained to the Committee that she thought the lane was too narrow and dangerous to support additional traffic. The lane was occasionally blocked by cows crossing and during periods of ice and snow, ambulances could not gain access to properties along the lane. She also pointed out that it was too far to walk to the nearest village and that the hedgerow which could offer screening could die back.

Matt Williams, the planning agent, addressed the Committee. He emphasised that at the previous meeting, members were content with the proposed access. He also pointed out that the dwelling would be built from natural stone and that a planning condition could be included to ensure that the hedge is retained in perpetuity. He also pointed out that this was a genuine proposal for the applicants to downsize and that the Parish Council had offered support to the scheme.

Peter Randall, the applicant, addressed the Committee. He explained that the proposed dwelling would be smaller than the house they currently live in but would be large enough for family members to visit, or if needed in future years, able to accommodate a carer.

Councillor Hobhouse, Ward Member, explained that he had no problem with the proposed access, however did have concerns over the height of the building and the conservation area being affected.

Councillor Weeks, also Ward Member, spoke in support of the application. He suggested that people should expect some change to communities within a Conservation Area. It was his view that the hedging along the front of the site could be subject to a planning condition and was happy that local stone would be used in the construction.

The access to the site and the boundary hedge which offered screening were discussed. It was confirmed that the access was approved previously approved to serve 2 dwellings and that a landscaping condition could be added.

Following the discussion, it was proposed and seconded that the application be approved, contrary to the case officer recommendation, subject to conditions to include a landscaping condition.

On being put to the vote, this was carried 7 in support, 0 against and 2 abstentions.

RESOLVED: that planning permission is approved contrary to the officer recommendation, subject to the following condition.

Justification

01. It is considered that the proposal is an acceptable form of infill that would not harm the character and appearance of the conservation area or be detrimental to highways safety or residential amenity. As such the proposal complies with policies SS2, SD1, TA5, EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

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: 16038-02A, 1363/2, and EDG/16/24/1d received 31 May 2016

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

03. No work shall be carried out on site until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:
- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b) a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
 - c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - d) details of all hardstanding and boundaries
 - e) details of the rainwater goods and eaves and fascia details and treatment.
- Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

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

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: To safeguard the character and appearance of the conservation area in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

(Voting: 7 in support, 0 against and 2 abstentions)

37. 16/00725/OUT - Haynes Publishing, High Street, Sparkford (Agenda Item 15)

Application proposal: Outline planning Application seeking permission for mixed use redevelopment (residential/commercial) together with associated works and access ways.

Councillor Henry Hobhouse and Councillor Mike Lewis left the room during the discussion of this item.

The Area Lead (North/East) presented his report to members with the aid of a PowerPoint presentation showing the site and dwellings to be retained. He explained that the scheme had been submitted as an outline application; however approval of the layout details were being sought.

He advised members that there was a listed building on site which, by approval of the scheme, would be surrounded by more open space. He further pointed out that the proposed layout included a generous amount of green area on the site.

He pointed out to Committee that the existing buildings were largely redundant and too large for the current owners; however a small level of employment/office buildings were proposed as part of the application. He advised that planning policy encouraged the re-development of brown field sites and that no highway/access issues had been raised by Somerset County Council.

He advised members that he was recommending that the planning application be approved, but suggested an additional condition to ensure that the employment site should be available prior to occupation of the twenty-first dwelling.

The Chairman read out an extract of an e-mail which he had received from Sparkford Parish Council to re-iterate their concerns over the drainage issues in the village.

Matt Frost, the planning agent, addressed the Committee. He advised members that this brownfield site had been redundant for many years and had been properly marketed for three years. It was his view that this site was not suitable for a sole commercial use and was better suited to a shared use.

He pointed out to members that the scheme complied with policies and that he had taken into account the views of the Parish Council, the planning department and the community to develop a well-designed area with plenty of open space. He also advised that the application was supported by a Flood Risk Assessment and an indicative Drainage Strategy.

During the discussion, the possible provision of both a footpath over the adjoining railway line and a play area were discussed, as well as drainage issues.

Following the discussion, it was proposed and seconded that the planning application be approved subject to conditions, including additional conditions to ensure the provision of employment buildings prior to occupation of the twenty-first dwelling and a biodiversity condition and an additional S106 obligation.

On being put to the vote, this was carried 5 in support, 1 against and 1 abstention.

RESOLVED: that planning permission 16/00725/OUT be approved, subject to

- a) The prior completion of a section 106 agreement or unilateral undertaking (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 £4,299 per dwelling towards the increased demand for outdoor playing space, sport and recreation facilities to the satisfaction of the Assistant Director (Wellbeing).
 - 2) Secure the submission and implementation of an appropriate travel plan to the satisfaction of the County Highway Authority.
 - 3) A contribution toward footpath improvements over the railway of up to £10,000 if requested by Network Rail to satisfaction of Development Manager.
- b) The following conditions:

Justification

01. The principle of residential development is considered acceptable, as the benefits of the proposal are considered to outweigh the adverse impacts on the settlement hierarchy of the local plan and the loss of employment land. The proposed development of the site would respect the character of the area, with no demonstrable harm to the setting of the nearby listed building, highway safety, flood risk and drainage, protected species, or residential amenity. As such the proposal complies with local plan policies SD1, SS1, SS2, SS5, SS7, TA5, TA6, HG2, HG3, EQ2, EQ3, EQ4, HW1 and EP3, and the aims and objectives of the NPPF.

Subject to the following:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 3411/150E, 3411/151B, and 3411/152A received 14 April 2016.

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

02. Details of the appearance and landscaping (herein after 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.

03. 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.

04. Prior to the commencement of development, details of measures for the benefit of wildlife (e.g. bat and bird boxes, wildflower sowing and management) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity in accordance with NPPF and Local Plan Policy EQ4.

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

A. A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175 : 2011 Investigation of Potentially Contaminated Sites - Code of Practice.

B. A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice. The report should include a detailed quantitative human health and environmental risk assessment.

C. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation should be stated, such as site contaminant levels or a risk management action, and how this will be validated. Any on going monitoring should also be outlined.

D. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.

E. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling

and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

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

06. Prior to the occupation of the dwellings hereby approved, glazing for the residential units that meets the specifications stated in the Noise Assessment dated 29th Jan 2016 shall be installed and thereafter retained.

Reason: To protect the amenity of future residents in accordance with the aims and provisions of the NPPF.

07. Prior to the occupation of the dwellings hereby approved, a 2m high solid acoustic barrier shall be constructed along the railway boundary of the site as recommended in the Noise Assessment dated 29th Jan 2016. Once erected the barrier shall thereafter be retained and maintained in perpetuity.

Reason: To protect the amenity of future residents in accordance with the aims and provisions of the NPPF.

08. 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).

09. The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker
- the drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing
 - the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

10. Prior to commencement of this planning permission, site vegetation clearance, demolition of existing structures, ground-works, heavy-machinery entering site or the on-site storage of materials, an Arboricultural Method Statement and a Tree Protection Plan shall be prepared in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and these details shall be submitted to the Council. On approval of the tree protection details by the Council in-writing, a site-meeting between the appointed building/groundwork contractors, the appointed supervising Arboricultural Consultant and the Council's Tree Officer (Phil Poulton: 01935 462670 or 07968 428026) shall be arranged at a mutually convenient time. The locations and suitability of the tree protection measures (specifically the fencing & signage) shall be inspected by the Council's Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall be implemented in their entirety for the duration of the construction of the development and the protective fencing 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) in accordance with the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

11. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping. Such a scheme shall include individual species, size at the time of planting, whether container-grown, cell-grown, root-balled or bare-rooted and the approximate date of planting. The installation details regarding the construction of tree pits, staking, tying, strimmer-guarding and mulching shall also be included in the scheme.

All planting comprised in the approved details of landscaping shall be carried out in the next planting and season following the commencement of any aspect of the development hereby approved; and any trees or plants which within a period of ten years from the completion of the development die, are removed or become in the opinion of the Council, seriously damaged or diseased, they 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: To secure 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 as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

12. 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 vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Method of ensuring construction vehicles leaving the site do not emit dust or deposit mud, slurry or other debris on the highway.
- 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.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

13. The proposed estate roads, footways, footpaths, tactile paving, cycleways, 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. 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 and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

14. 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 and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

15. 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 and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

16. 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 and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

17. In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

18. Prior to the commencement of the development hereby approved, a scheme of phasing for the development shall be submitted to an approved in writing with the local planning authority. Once agreed, the development shall be carried out strictly in accordance with the agreed scheme of phasing.

Reason: To ensure a balanced mix use of the site and that an appropriate level of employment land is retained in accordance with policies EP3 and SD1 of the South Somerset Local Plan.

19. No more than 20 dwellings shall be occupied until the serviced employment land is made available for development.

Reason: To ensure a sustainable mixed use development is achieved in accordance with policy SS2 of the South Somerset Local Plan 2006-2028.

20. Prior to the commencement of the dwellings hereby approved details of measures for the enhancement of biodiversity, which shall include the provision of bat, swallow and swift boxes, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance in accordance with policy EQ4 of the South Somerset local Plan 2006-2028.

(Voting: 5 in support, 1 against and 1 abstention)

38. 16/01259/FUL - Land adjoining Keyham Cottage, Vale Street, Henstridge (Agenda Item 16)

Application proposal: Erection of a new dwelling (Revised Scheme)

The Planning Officer presented his report to the Committee with the aid of a PowerPoint presentation showing the proposed plans and photographs of the site.

He provided members with an update to the report; late letters from local residents had been received offering support to the proposal. Their comments included support for the residents who were wishing to remain in the village and that they thought the building would blend in well with the surrounding area.

The Planning Officer clarified that the Devon Bank was no longer proposed, but that the application site would be subject to a landscaping condition. He also advised members that some of the letters of objection which had been received raised concern that a precedent would be set and pointed out that all future applications would be considered on their own merits.

Mrs P Thompson addressed the Committee and spoke in objection to the scheme. She advised that she was grateful for the opportunity to attend the meeting as she lives adjacent to the site. She advised that she was representing 10 other objectors, including a couple who live directly opposite the site and were unable to attend the meeting. She pointed out to members that she thought that the proposal would be detrimental to neighbour amenity within the village. She also raised concern over the height of the building, the party wall, the narrow road and light pollution. It was also her view that should the application be approved, she would like to be assured that adequate screening would be conditioned. She also pointed out that the orientation of the house should be adjusted.

Mrs P Thompson spoke in objection to the proposal and expressed his concern over the proposed dwelling. It was his view that the proposed house would be damaging to the area.

Robert Kearley, the applicant, addressed the Committee. He explained to members that he had lived in Henstridge for a number of years and hoped build his own home in the village. He explained that he had consulted with his neighbours and the Parish Council and was now pleased with the final plans which had been submitted. He pointed out that the orientation of the house was in-line with others on the street. He advised members that he would be happy to comply with a landscaping condition.

Councillor William Wallace, Ward Member, sympathised with the concerns on the neighbours and understood their fears and questioned the proximity of the new dwelling to the boundary wall.

Councillor Tim Inglefield, also Ward Member, said that he had no concern of overlooking and that the design of the house was good and following a site visit he agreed with the case officer recommendation.

In the short discussion which followed, concern was raised over the landscaping and light pollution which would affect neighbouring properties.

It was proposed and seconded that the planning application would be approved as per the officer report, subject to additional conditions in relation to landscaping and light pollution shielding.

On being put to the vote, this was carried 8 votes in support, 0 against and 1 abstention.

RESOLVED: that planning permission 16/01259/FUL be approved as per the officer report subject to additional conditions

Justification

01. The proposal, by reason of its location, represents appropriate residential development associated with a recognised sustainable settlement and does not foster growth in the need to travel and is therefore sustainable development in accordance with the aims and objectives of the South Somerset Local Plan 2006-2028, and the NPPF.

Subject to the following:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: LOC 01 Rev D and LOC 02 Rev D received 12 May 2016, 02B, 03B, 04B, 05B, 06B, 07B, and 10 RevA received 14 March 2016.

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

03. 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. Elevations shall be constructed in natural stone, details of which shall be agreed as part of this condition.

Reason: In the interests of character and appearance and the setting of heritage assets further to Policy EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

04. No development shall commence, before details of the proposed finished ground floor level of the dwelling hereby permitted, in relation to the natural and finished ground levels of the site, have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain adequate control over proposed floor levels, in the interests of neighbour amenity, further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

05. 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 to cover both red and blue outline areas, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding. All works shall be carried out in the first planting and seeding season following commencement of the development. Any trees which 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 character and appearance further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

06. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway,

Reason: In the interests of highway safety to accord with policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

07. Prior to first occupation of the dwelling hereby permitted a properly consolidated and surfaced (not loose stone/gravel) access over the first 6.0m, measured from the highway edge shall be provided and thereafter retained.

Reason: In the interests of highway safety further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

08. 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 protection measures, including tree protection fencing and signage; shall be prepared, installed and made ready for inspection. A site meeting between the 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 protection measures shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing 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) 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.

09. No external lighting shall be installed and/ or operated on any part of the site, including its attachment to buildings, unless the shielding and orientation of any light source is so directed to avoid light spillage.

Reason: To enable the Local Planning Authority to retain control over such details in the interests of neighbour amenity and character and appearance, further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

(Voting: 8 in support, 0 against and 1 abstention)

**39. 16/00381/S73 - Grove Farm Quarry, Lime Kiln Lane, Pitcombe
(Agenda Item 17)**

Application proposal: Removal of condition 1 (occupancy) attached to 13/03252/S73A

The Planning Officer presented his report to members with the aid of a PowerPoint presentation. He explained that the application had been deferred from the May Area East Committee and explained that the applicant had provided the additional information which had been requested by members.

Following a short discussion, members were content that a business case had now been submitted.

It was proposed and seconded that the planning application be approved as per the officer recommendation.

On being put to the vote, this was carried 8 in favour, with 1 abstention.

RESOLVED: that planning permission be approved as per the officer recommendation.

Justification

The removal of the occupancy restriction is considered to be acceptable on the basis that it would make a positive contribution to the future of this important local business and would have no adverse planning impacts.

SUBJECT TO THE FOLLOWING

01. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building, and no outbuildings or other structures erected within the residential curtilage without the prior express grant of planning permission.

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

(Voting: 8 in favour, 0 against and 1 abstention)

**40. 15/04069/FUL - Henstridge Airfield, The Marsh, Camp Road,
Henstridge (Agenda Item 18)**

Application proposal: The continued use of Henstridge Airfield, for both recreational and business use subject to conditions and a 106 Agreement to cover that which cannot be lawfully conditioned against.

The Chairman welcomed Mr John Steel Q.C.

The Planning Solicitor reminded members that following the March meeting where conditions were looked at in detail, the matter had been deferred to allow the amendments to these conditions to be drafted by the officers and Q.C and are detailed in the officer report. It was also confirmed that members were unconstrained by their previous consideration of variations to restrictions, which were made subject to officers bringing forward an appropriate monitoring and enforcement regime. It was for the Committee to now decide whether the application along with the conditions and s106 agreement was acceptable taking into account what was considered at the previous meeting and what was said today.

The Area Lead Planning Officer (North/East) explained to members that this planning application was returning to Area East Committee for determination following the deferral of the application at the March meeting and continued to provide several updates to the officer report;

- A letter had been received from Simon Hoare MP, North Dorset. He thought the previous report was well covered and urged the Committee to approve the levels included within the previous report.
- A letter had been received from the Chairman of Fifehead Magdalen Parish meeting. They hoped a balance between the local and wider residents could be found and pointed out that the needs of the many outweigh the needs of the few.
- A letter had been received from the Compton Abbas Airfield Chairman which challenged the way the operations of their airfield had been detailed.

The Area Lead (North/East) Planning Officer confirmed that there are safety reasons which mean aerobatic flying should occur directly above the airfield, to allow recording and observe and a safe place to land.

He also confirmed that the applicant would be happy to look at further restrictions on the 150 slots per year which has been proposed. He has suggested that these 150 slots could be restricted to no more than 8 per week, over no more than 4 days per week. This suggested change would mean that there would be 3 days per week where there would be no aerobatic flying.

It was pointed out that an aircraft, which was over the weight limit and oversized for the airfield, had landed at the airfield. This aircraft was a turbo-prop aircraft on which there were special circumstances which meant that this landed at the airfield.

The Planning Officer pointed out that the application, if approved, would allow restricted aerobatic flying and training, however would now be enforceable through a S106 agreement.

No new development on the site and no increase to opening hours were proposed, however an increase in base aircraft to 120 was proposed.

The Planning Officer suggested some amendments to proposed conditions which he thought would be necessary;

- In relation to the 4th point on page 99, add the proposed restriction on aerobatic flying occurring on no more than 4 days per week. (page 99 of the agenda)
- Remove the word 'maximum' from condition 1 (page 100 of the agenda)
- Replace the word 'exceptions' from condition 2 and suggested it be replaced by the word 'exception'. (page 100 of the agenda)
- Insert words 'in accordance with condition 2', after the words pre-flight test in condition 6. (page 100 of the agenda)
- Re-wording of condition 12 to ensure that the joining and departure details, including names of pilots, should be included within a scheme of publicity which is to be publicised within 28 days of the date of approval.
- Condition 13 – to be amended to include other equivalent noise certificates.
- Condition 14 – replace the word airfield site with the word Land.

Belinda Ridout, a North Dorset District Councillor, representing Buckhorn Western and Kington Magna Parish Council, addressed the Committee. She informed members that this application will significantly impact those who live close to the airfield and hoped that an appropriate balance could be met. She also advised members that this application wasn't supported by an up to date independent noise assessment. She did not support aerobatic flying over the airfield

She welcomed the suggested change to limit aerobatic flying to a maximum of 4 days per week. She pointed out that residents need to feel confident that if this application is approved, any deviation from the approval would be enforced.

Jane Westbrook, representing Marnhull and Stours Parish Council, addressed the Committee. She queried whether the 79dba applied only at take-off and asked how many employees worked at the airfield. The Area Lead Planning Officer (North/East) responded to her questions. She felt that 79dba was a high level.

Trevor Winer, Angela Barton, Diana Heath and Brian Darcy spoke in objection to the application. Their comments included;

- Why does aerobatic flying need to be over the airfield and does the proposal allow for ab initio circuit training?
- The site is situated on a busy industrial park, which includes different uses such as dog training, car storage, motorcross and that this is dangerous.
- There is permission for a bio-ethanol plant south of the site which is potentially dangerous.
- Telephone reports to the airfield owner have not been recorded as a breach, but as a complaint.
- Concerns that owner will not comply with S106.
- Ground testing of aircraft, flying training and touch and go's will effect residential amenity of local residents.
- The increase in resident base aircraft will mean noise close to dusk and dawn.
- Aerobatic training sessions turn into air displays which can attract any number of people and is unsafe.
- The airfield has not always been used as an airfield. It has been used as an airfield since 1986.
- In 1976, the airfield was used as a cross country riding site.
- Aerobatics are unsafe.
- The prohibition on the motorbike noise is welcomed.

The Area Lead Planning Officer confirmed that ab initio circuit training would not be permitted within the application and that aerobatic flying occurs over the airfield for training and safety reasons. Mr John Steel concurred with this view.

Councillor Tim Inglefield, Ward Member, recognised the work that has been carried out by the applicant and the planning officer. He expressed that he was keen to encourage a flourishing business, consistent with ensuring residential amenity. He understood the concern of local residents as the airfield was once of agricultural use and is now a fully functioning airfield. His main concern was the levels of noise, which was difficult to control, and the terms within management agreement between the owners and pilots needed to be worded correctly to ensure that they are enforceable. He further stated that he was deeply concerned that the potential increase of aerobatic activity from the currently approved two events per year was an unacceptable increase to effectively two per day.

Councillor William Wallace, also Ward Member, concurred with the comments made by Councillor Inglefield.

Councillor Tim Inglefield proposed that a time month time scale was added to the time in which the S106 agreement needed to be completed and signed. This was seconded by Councillor William Wallace, however no vote was taken. He also expressed concern over the 4 days per week restriction and hoped that this could be reduced and also expressed concern over the increase in aerobatic events, which he again hoped could be reduced.

John Steel Q.C confirmed to members that aerobatics, which occurred off the ground, could not be controlled through a planning condition and could only be controlled and enforced through a S106 agreement. He advised that the complex history on the site made it difficult to enforce issues on the site and that a revised S106 and approved planning application would in effect restart the planning history of the airfield.

The Area Lead (North/East) explained that a two month time scale was unrealistic and that a three month deadline would be more realistic given that the s106 would be a complex document that would take time to be drafted.

Councillor Tim Inglefield proposed that the pilots log should contain further information, such as the pilots name, to be included within the management agreement and s106 agreement. He also hoped that there could be a reduction in the resident base aircraft and proposed that an additional condition should be added to prohibit helicopter and gyrocopter pilot training. No vote was taken.

John Steel Q.C suggested that the pilots log could be amended to include type of licence and purpose of flight and that these amendments could be contained within the s106 agreement. He also clarified the reasoning behind the increase in proposed aircraft maximum weight. He explained that the difference between 4000kg and 5000kg included very few aircraft and the ones included were not significantly noisier, nor likely to carry out circuit flying.

During the discussion, the resident base aircraft numbers, the maximum weight of aircraft and helicopters were discussed. The applicant confirmed that he would be happy to have an additional condition to limit or prohibit helicopter training if members wanted to include this.

It was suggested by the Area Lead Planning Officer (North/East) that the purpose of flight was to be included within the pilot log and that the maximum weight of aircraft was deemed to be reasonable.

Following the discussion, it was suggested that the approval should be reviewed periodically.

The Area Lead Planning Officer (North/East) advised that condition 12 could be reworded to ensure that the instructions for pilots be submitted and approved by the local planning authority within 28 days of the permission and that condition 13 would be amended to include all equivalent types of noise certificates. He also advised that an additional condition could be included to ensure no helicopter pilot training.

The applicant addressed the Committee and suggested that should the approval be issued as detailed in the officer report with the amendments to conditions 12 and 13, together with an additional condition to prohibit helicopter pilot training, then he suggested a review after 18 months and for the application to return to Area East Committee for re-approval.

The Area Lead Planning Officer (North/East) pointed out that the updates and amendments to conditions which were suggested at the start of the meeting should also be included in the approval.

Mr John Steele confirmed that in principle, an agreement to review the application, without compensation, in 18 months' time was acceptable; however he felt that a review in 3 years' time could be more appropriate. He also suggested that this review occurred every 3 years. Such time periods to be determined in consideration of the detail of the 106 agreement.

It was proposed and seconded that the planning application be approved as per the officer recommendation with additional restriction on aerobatic flying and amendments to conditions 1, 2, 6, 12, 13 and 14 and additional condition 16 to prohibit helicopter training and additional S106 obligations, to be reviewed, without compensation, within 3 years of the date of the approval or at the request of the Ward Members.

On being put to the vote, this was carried 7 votes in favour and 2 against.

RESOLVED: that planning permission 15/04069/FUL be approved as per the officer recommendation with additional restriction on aerobatic flying and amendments to conditions 1, 2, 6, 12, 13 and 14 as follows and additional condition 16 to prohibit helicopter training and additional S106 obligations to be reviewed, without compensation, within 3 years of the date of the approval or at the request of the Ward Members.

Planning permission be granted subject to:-

- a) the prior completion of a s106 agreement, in a form acceptable to the Council's solicitor(s) and to the satisfaction of the Development Manager in consultation with the Council's advisors and ward members and chair to:-
 - i. require the applicant to establish a Consultative Committee;
 - ii. Revoke all previous permissions without compensation

- iii. agree a regime of testing to be applied to aircraft without recognised noise certificates;
- iv. To limit aerobatic flying by aircraft landing or taking off from the airfield to one period of 20 minutes between 11.00am and 12.00 noon and another 20 minute period between 2.00pm and 3.00pm Monday to Saturday and not at all on Sundays and bank holidays. Such flying shall only occur in the airspace over the airfield and shall only be undertaken by aircraft based at the airfield. These 'approved' slots shall be limited to 8 per week, on no more than 4 separate days per week, and not more than 150 in total per calendar year and. Within each slot multiple aircraft may fly aerobatics, however each aircraft shall count as one towards the annual and weekly maxima. No aerobatic flying with 2 days notification of a noise sensitive event.

With the exception of the afore mentioned aerobatic flying over the airfield there shall be no aerobatic flying within 8km of the centre point of the main runway unless agreed in writing in relation to a specific public event

'Aerobatic' flying shall be defined as that which:-

"involves performing intentional manoeuvres in an aircraft involving an abrupt change in its attitude, an abnormal attitude or abnormal acceleration, not necessary for normal flight, including flying inverted or performing vertical or near vertical climbs or descents, rolls, loops, spins, stalls and sharp turns or a combination of the above in an aircraft certified for aerobatics, normally carried out over a fixed area or aiming point such as the airfield. Aerobatic flying is normally associated with a notable change of aircraft noise when performing different manoeuvres".

All aircraft flying within approved aerobatic slots to carry appropriate GPS to verify compliance.

- v. Prohibition of abinitio circuit training (which shall be defined).
- vi. Ensure a log of aircraft movements is maintained log shall include:-
 - (a) Date and time of arrival/departure;
 - (b) Point of departure/destination;
 - (c) Aircraft registration;
 - (d) Aircraft type;
 - (e) Pilot's name;
 - (f) Number of Persons On Board.

Such log shall be open to inspection by the Local Planning Authority on request.

- vii. Ensure that the airfield owner shall expressly bring the agreed procedures and restrictions to the notice of every pilot of an aircraft intending to use the airfield, in accordance with details to be agreed by the Local Planning Authority, including for this purpose making the airfield PPR (Prior Permission Required).

- viii. Require the agreement of a pilots contract to cover adherence to the above restrictions.
- ix. Set out the monitoring regime and sanctions which may have been taken against pilots in event of any breach.

and;

- a) the imposition of the following conditions.

Justification:

The continued use of this site as an airfield, subject to the following conditions and the S106 agreement would not result in an unacceptable intensification of the use of the site or in any undue impact on residential or visual amenity. As such the proposal complies with policies EQ2, EQ7, TA5 and EP6 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

Conditions

- 1) The total number of movements Aircraft Movements shall not exceed any of the following:
 - i) 10,000 Aircraft Movements in any calendar year, including on Open Days and “Fly-In” Events and helicopter movements;
 - ii) 1,000 Helicopter Movements in any calendar year, including on Open Days and “Fly-In” Events;
 - iii) 100 Aircraft Movements in any period of 24 hours, including Helicopter Movements, excluding on Open Days and “Fly-In” Events for which no limit on daily movements shall apply.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 2) Other than in the case of emergency involving immediate danger to one or more persons on board an aircraft and with the exception of
 - (a) any helicopter being used by an Air Ambulance organisation or for medivac use in emergency
 - (b) any helicopter being used by the emergency services
 - (c) any returning based aircraft,

no aircraft may start up or run its engine(s) or taxi or land on or take off from the Land except during the following times and at no time at Night if later or earlier respectively:

- ii) Weekdays (Monday to Friday) excepting Bank Holidays: between the hours of 0800hrs and 1900hrs (local time) and at no time at Night;
- iii) Saturdays: between the hours of 0900hrs and 1900hrs (local time) and at no Time at Night;
- iv) Sundays and Bank Holidays: between the hours of 0900hrs and 1800hrs (local time) and at no time at Night.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 3) Except on Open Days and Fly-Ins, the total number of aircraft parked on the Land at any one time shall not exceed 120, of which a maximum of 100 shall be Based Aircraft.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 4) The runway on the Land shall not be used for more than 4 'Touch and Go' landings in any hour. Each 'touch and go' landing shall be counted as 2 movements for the purpose of condition 1.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 5) No fixed wing jet or fixed wing jet turbine aircraft shall start-up, taxi, land on or take off from the Land.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 6) Except prior to take-off to perform pre-flight tests in accordance with condition 2, no ground testing of aircraft engines may take place on the Land outside of the hours of 0900-1700 Monday to Friday.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 7) Except on Open Days or in a case of emergency involving immediate danger to one or more persons on board an aircraft no aircraft shall land on or take off from the Land which is being used for the transport or dropping of parachutists over the airfield or for the towing of gliders or banners;

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 8) Except on Open Days, or in either a case of emergency involving immediate danger to one or more persons on board an aircraft or use by the emergency services, no aircraft (whether fixed wing or rotary/helicopter) shall land on or take off from the Land with a certified maximum take-off weight in excess of 5,000kg or carrying more than 6 persons including the pilot.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 9) The total number of Open Days and "Fly-In" Events shall not exceed the following in any calendar year:
 - a) Two Open Days; and
 - b) Three "Fly-In" events

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 10) No aircraft without a current Certificate of Airworthiness or Permit to Fly, or aircraft parts or any types of machinery shall be stored externally for in excess of three months.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 11) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting such Order with or without modification, no buildings shall be erected or other forms of development be carried out on the Land without the express prior written consent of the Council.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 12) The joining and departure procedures, including instructions for pilots(including areas designated not to be over flown) shall be publicised by the aerodrome operator in accordance with a scheme to be submitted to the local planning authority for approval within 28 days from the date of this permission. The scheme, once approved, shall be implemented immediately and remain in force at all times thereafter and measures shall be taken to draw such matters to the attention of all pilots in advance of arrival and departure.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 13) No fixed wing aircraft which hold an ICAO, FAA,EASA, CAA or other Noise Certificate or Data Sheet or equivalent for noise in respect of take-off of the aircraft in excess of 79.0dB(A) shall land or take-off from the Land.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting such Order with or without modification, no part of the Land as shown on the drawing No 1000 received 02/09/15 hereby approved, including the runway, shall be used for any form of motor vehicle trials, racing, competition or practicing, vehicle engine or other forms of vehicle testing, including by motor cars or motorcycles, whether such vehicles are driven or ridden recreationally or otherwise.

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

- 15) This permission shall relate to the land edged in red on the submitted overall; site plan, drawing number 1000 received on 02/09/15.

Reason: To clarify the scope of this permission

16) No helicopter shall land on or take-off from the land for the purpose of pilot training

Reason: In the interests of amenity and to accord with policies EQ2 and EQ7 of the South Somerset Local Plan 2006-2028 (Adopted March 2015).

Informative

1. The terms appearing in the Conditions above have the following meanings:
 - a) Aircraft: shall include aircraft of all types and descriptions including fixed wing aircraft, helicopters, gyrocopters and autogyros.
 - b) Aircraft Movement: a take-off or a landing on the Land by an Aircraft.
 - c) Based Aircraft: an aircraft with a contract in place between the aerodrome owner or operator and the aircraft owner or operator for which at least a monthly fee is paid for the aircraft to be parked on or use the Land.
 - d) Fly-In: an event held on the Land which has been pre-publicised as being open to pilots, crew and passengers arriving by aircraft or to owners or operators of Based Aircraft or to persons who are subscribing members of the aeroclub on the Land.
 - e) Helicopter Movement: a take-off or a landing on the Land by a helicopter.
 - f) The Land: as defined in the First Schedule.
 - g) Night: from half an hour after sunset until half an hour before sunrise (both times inclusive) or as defined in the Air Navigation Order for the time being.
 - h) Noise Rating: the noise rating for the aircraft as shown in a Certificate or Permit issued by ICAO, FAA, EASA, CAA or LAA or its equivalent.
 - i) Open Days: an event held on the Land which has been pre-publicised as being open to members of the public and others arriving by land or by aircraft.
 - j) Touch-and-Go Landing: a landing followed immediately by a take-off of an aircraft without it coming to a halt on the Land.

(Voting: 7 in favour, 2 against and 0 abstentions)

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Chairman