

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at the **Virtual Meeting** using **Zoom meeting software** on **Wednesday 17 March 2021**.

(5.30 - 7.40 pm)

Present:

Members: Councillor Jason Baker (Chairman)

Brian Hamilton	Jenny Kenton
Robin Pailthorpe	Paul Maxwell
Mike Best	Tricia O'Brien
Dave Bulmer	Oliver Patrick
Martin Carnell	Garry Shortland
Ben Hodgson	Linda Vijeh
Val Keitch	Martin Wale



Officers:

Angela Cox	Specialist (Democratic Services)
Becky Sanders	Case Officer (Strategy & Support Services)
Anna Matthews	Chard High Street HAZ Project Manager
Dan Bennett	Property and Development Project Manager
John Hammond	Specialist - Principal Planner
Anthony Garratt	Specialist (Development Management)
Kirsty Larkins	Director (Service Delivery)

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

353. To approve as a correct record the Minutes of the Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 18th November 2020 were approved as a correct record and would be signed by the Chairman.

354. Apologies for Absence (Agenda Item 2)

An apology for absence was received from Councillor Sue Osborne.

355. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

356. 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 7th April at 5.30pm and would be a virtual meeting using zoom on-line meeting software.

357. Public Question Time (Agenda Item 5)

There were no questions from members of the public.

358. Chairman's Announcements (Agenda Item 6)

There were no announcements from the Chairman.

359. Promoting Community Safety in Area West (Agenda Item 7)

Sgt. Rob Jameson from Avon and Somerset Constabulary was welcomed to the meeting. He gave a short presentation on local issues and initiatives. Particular reference was made to the following:

- Staff changes including the appointment of Michelle Haines as PCSO Supervisor and new PCSO appointments in Ilminster and Chard;
- A joint operation being undertaken to tackle an increase in rural theft;
- Virtual engagement that has taken place over the past year;
- Initiatives due to commence following the end of lockdown restrictions.

Sgt. Rob Jameson responded to members' questions on points of detail in relation to Operation Remedy and levels of crime rates during the coronavirus pandemic.

At the conclusion of the item, the Chairman thanked Sgt. Rob Jameson for attending the meeting.

360. Update on Avon and Somerset Police and Crime Panel (Agenda Item 8)

Councillor Martin Wale summarised his report as outlined in the agenda updating members on the Police and Crime Commissioners Panel. He responded to members' queries and comments on points of detail in particular the appointment of the Deputy Commissioner and the budget.

Members thanked Councillor Martin Wale for all the work he had undertaken as a member of the Panel and for keeping members well informed.

RESOLVED: That the report be noted.

361. Chard Regeneration Scheme Update (Agenda Item 9)

The Property and Development Project Manager informed members that there had been good progress made on the Leisure Centre despite the bad weather and the implications of the covid restrictions. He reported that there were no delays with the supply of materials and that the roof was nearing completion with some of the brickwork on part of the site now complete and the scaffolding removed. The demolition of the Boden Street public toilets was now complete and the area would be linked to the High Street with a new footway and further improvements would be made through tree planting.

During the discussion, members commented that it was positive to see progress being made on the site without too many delays and praised the contractors for their professionalism and the manner in which they had conducted their work and for also donating to the Lords Larder Food Bank in Chard.

The Chard HSHAZ Project Manager updated members on the public realm schemes and advised that technical designs were submitted to Somerset County Council for their review and approval in February. A Cultural Consortium was formed in the Autumn led by local partners including Chard Town Council and Somerset Art Works and a bid submitted for additional funding for a HSHAZ Cultural Programme. Next steps of the project would involve progressing discussions in relation to legal agreements, planning ahead for tendering for construction contractors and the scheduling of the works.

Members expressed their thanks to the Officers and the Chard Regeneration Board for all their work in progressing the projects.

RESOLVED: That the report be NOTED.

362. Area West Committee Forward Plan (Agenda Item 10)

The following updates were made to the Area West Committee Forward Plan:

- A presentation on the Community Infrastructure Levy governance to be added to the Forward Plan for May.
- Councillor Martin Wale, as the appointed representative on the Partnership Management Group to give a verbal update as part of the Blackdown Hills AONB report due to be considered in April.

A member requested a report on Historic Buildings at Risk in Area West to come forward as a matter of urgency as there were some buildings in Crewkerne that were of serious concern. The Director for Service Delivery agreed to action this request.

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

363. Planning Appeals (Agenda Item 11)

Members noted the report which gave details of appeals that had been received, allowed and dismissed.

RESOLVED: That the report be noted.

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

Members noted the Schedule of Planning Applications to be determined at the meeting.

365. Planning Application 19/02588/ADV - The Bath House, 28 Holyrood Street, Chard, TA20 2AH (Agenda Item 13)

Application Proposal: Display of 1 No. hanging sign (Retrospective)

The Specialist – Principal Planner presented the application as outlined in the agenda. He advised that Bath House Hotel was a listed building and located within a Conservation Area and the Heritage Action Zone. He explained that the application was retrospective and that the hanging sign was currently located in front of the first floor blank central window. One issue of concern was that the plans received did not accurately show that there was a fixing bracket at the base and external bulky lighting. The Specialist – Development Management concerns related to the size of the advertisement and one of the key heritage assets being used as the location for the sign.

The Specialist – Principal Planner suggested that the vote for the Listed Building Consent application (Agenda Item 14) be taken prior to the vote for this application.

In response to questions, the Specialist - Principal Planner and Specialist – Development Management informed members of the following:

- There had previously been a sign located within the reveal of the window;
- As the site was located within the Heritage Action Zone where a grant scheme to restore historic buildings was being administered there was a need to ensure that existing buildings were treated sensitively to compliment the work that was being undertaken to enhance Chard's historic environment;
- It was for members to balance between the harm to the heritage and public benefit or to consider whether the proposal could be achieved by moving the sign to one side of the blind reveal window;
- The application for advertisement consent was received in 2019 but without Listed Building Consent the scheme could not be approved unless both issues were considered. The Listed Building application was not received until October 2020;
- Holyrood Street would be one of the focuses of the Heritage Action Zone and this building would be one of the highlights of Holyrood Street. It was hoped that the standard of other buildings along the street would be improved through the grant scheme;
- A smaller sign would sit more comfortably on the building;
- If members were minded to approve the sign, the external lighting would remain unapproved as it was not included on the plans submitted. Members could delegate a decision to receive an accurate drawing of the sign as it had been displayed.

The Committee was addressed by the Applicant's Agent. He said that the applicant had considered the other location suggested by the Conservation Specialist but explained that the sign had been located in its current location because it respected the symmetry of the building and favoured neither entrance which were both of equal importance. The sign occupying the blank central window space did not retract from it but enhanced it. He advised that the internal wall immediately behind the blank central window had been

used to secure the sign which was better than using the less secure brickwork elsewhere.

The Ward Member commented that although he was not supportive of retrospective planning applications, he understood the reason why the applicant had gone ahead and hung the sign in the fact that it could show exactly the size and location better than any picture but was not a good course of action. He further commented that the occupier had kept the building impeccable over the years and referred to historical pictures when the building was a public house that showed a sign hanging in the centre of the building. He noted that there was already external lighting on the front of the building and felt that the sign was in keeping with the existing signage and was of a tasteful design. He supported approval of the application subject to the submission of accurate drawings to represent the sign as it had been displayed.

During the discussion, members expressed varying views which included the following:

- The sign would not cause any harm to the heritage of the area.
- Unable to support a retrospective planning application.
- The applicant was fully aware that Listed Building Consent was required but still went ahead with the display of the sign including additional lighting and a bracket that was not on the original plan.
- The sign would not cause harm to the improvements to the Heritage Action Zone.
- The sign was in keeping with the building which had been restored to a good standard.
- The sign would affect the heritage of the building as its location was in the middle of a blind window dating back to the Window Tax, one of the main heritage assets of the building.

At the conclusion of the debate, it was proposed and seconded to approve the application contrary to the Officer's recommendation subject to the submission of accurate drawings to represent the sign as it had been displayed to include the external illumination and lower bracket. A vote was taken and the application was approved. There were 10 votes in favour, 4 against and 1 abstention.

RESOLVED: That Planning Application No. 19/02588/ADV be APPROVED contrary to the Planning Officer's recommendation subject to the submission of accurate drawings to represent the sign as has been displayed to include the external illumination and lower bracket for the following reason:

01. The proposed sign, by reason of its siting, design, scale, materials and illumination is in keeping with the building and character and appearance of the conservation area, causes no harm to visual or residential amenity and does not prejudice public safety in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and the provisions of Chapters 12 and 16 of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING CONDITIONS:

01.
 - (a) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and

tidy condition to the reasonable satisfaction of the Local Planning Authority.

- (b) Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
- (c) Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (d) Before any advertisement is displayed on land in accordance with the consent now granted, the permission of the owner of that land, or of a person entitled to grant such permission, shall be obtained.
- (e) The consent now granted is limited to a period of five years from the date hereof.

Reason: To accord with the Town and Country Planning (Control of Advertisements) Regulations 2007.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan

Sign Detail (4)

Revised Elevation and Plan (4) (dated 25.3.21)

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

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

Informatives:

- 01. Please be aware that a licence is required from Somerset County Council for projecting signs that overhang the public highway. (Tel no. 0300 123 2224)

(Voting: 10 in favour, 4 against and 1 abstention)

366. Planning Application 20/03185/LBC - Bath House Hotel, Holyrood Street, Chard, TA20 2AH (Agenda Item 14)

Application Proposal: Listed Building Consent for the display of 1 No. hanging sign (implemented)

The Specialist - Principal Planner presented the application as outlined in the agenda report. He suggested that the vote for Listed Building Consent be taken prior to the vote on Planning Application 19/02588/ADV.

It was proposed and seconded to approve the application contrary to the Officer's recommendation subject to the submission of accurate drawings to represent the sign as

it had been displayed to include the external illumination and lower bracket. A vote was taken and the application was approved. There were 10 votes in favour, 4 against and 1 abstention.

RESOLVED: That Planning Application No. 20/03185/LBC be APPROVED contrary to the Officer's recommendation and subject to the submission of accurate drawings to represent the sign as had been displayed to include the external illumination and lower bracket for the following reason:

01. The proposed sign, by reason of its siting, design, scale, materials, illumination and limited/informed intervention into the historic fabric of this listed building, is considered to respect the historic and architectural interests of the building and are in accordance with the Policy EQ3 of the South Somerset Local Plan (2006-2028) and the provisions of Chapter 16 of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING CONDITIONS:

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented on 8th October 2020 as prescribed by Section 8 of the above Act.

Reason: To comply with section 8 of the above Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan
Sign Detail (4)
Revised Elevation and Plan (4) (dated 25.3.21)

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

(Voting: 10 in favour, 4 against and 1 abstention)

367. Planning Application 20/00149/REM - Land off Station Road, Crewkerne, TA18 8AJ (Agenda Item 15)

Application Proposal: Reserved Matters planning application following Outline approval 14/02141/OUT and amended under 19/03483/S73 for up to 110 residential dwellings (Use Class C3) including layout, scale, appearance and landscaping.

With the aid of a powerpoint presentation, the Specialist – Principal Planner gave a detailed presentation on the application. Points covered during the presentation included the following:

- Outline of the site location plan and surrounding area.
- A background to the previously approved applications.

- Location of the Link Road and alignment of the road throughout the site.
- The previously approved access and junction design which would service the proposed scheme and involved the removal of trees.
- The Reserved Matters application before members included the appearance, design, landscaping, layout and the scale of the housing scheme within the site.
- Photographs showing the site location, access, removal of trees, site topography and location of the spur road to service the employment land.
- Layout and infrastructure of the site.
- Location of the play and recreational facilities.
- Proposed house types and materials.
- The scheme provided a predominately 2-story housing layout with few residential neighbours.
- The layout generally followed the framework that had been established in the previously approved schemes.
- The scheme provided parking standards to county requirements.
- The scheme provided a tree lined street and retained the existing hedgerow with further tree planting to create a green route through the site.
- Acoustic fencing was being proposed along the boundary between the development and the Eden Building.
- A condition was being proposed to deal with the issue of phosphates.

The Specialist - Principal Planner recommended an amendment to Condition 1 to emphasise that the Plans Condition would not sanction works that were otherwise governed by the access arrangements which had been previously approved. He advised that the reason for the amendment was that Taylor Wimpey had submitted minor modifications to reduce the number of trees to be removed to 3.

The Specialist - Principal Planner reminded members that outline planning permission had previously been approved to establish the access and the provision of the link road and consideration was only being given to an area inside the site relating to layout, scale, appearance and landscaping. He was satisfied that noise impacts were being managed by condition and a solution had been agreed to the onsite phosphate issues. He was therefore recommending approval of the application.

In response to member questions, the Specialist – Principal Planner confirmed the following:

- The number of trees proposed for removal was reduced to 3. Ultimately, the Highway Authority would have their own duty of care to deal with safe road structures and safe retaining structures. If the Highway Authority were to dispute Taylor Wimpey's detailed designs, there could be issues with keeping at that number. All parties were working to reduce tree loss and the outcome would be better than the loss of 8 which was the number of trees originally approved to be removed.
- The trees already removed were ones which were approved for removal in previous plans.
- The triggers for the Link Road were prior to the occupation of 200 houses or 4 years from first occupation and prior to the occupation of 1,000 sqm of employment space or within 7 years of the first occupation.
- Taylor Wimpey had indicated that they would be prepared to extend the noise mitigation fence further along the boundary.

The Committee was then addressed by 4 people in objection to the application. Points raised related to the following:

- The local countryside and green spaces had been a lifeline throughout the lockdown and housebuilding proposed on greenbelt in local plans had quadrupled since 2012 with only 1 in 10 homes considered affordable.
- Concerns over the removal of trees and lack of consultation with the local community.
- Questioned what assurances the Developer would give to protecting the trees, hedgerows, ancient holloways full of biodiversity and eco systems.
- Removal of trees was not in line with the Council's Environmental Strategy.
- The Link Road did not provide any traffic alleviation from Crewkerne Town Centre and only linked the housing developments with the two A-Roads which would increase the traffic congestion in the town centre.
- Concerns over access to the site and an increase in traffic.
- No consideration had been given to the effect of residential development on the existing and well established business operating from the Eden Building as well as the care home and occupiers of properties located immediately along the boundary.
- The business operating from the Eden Building was a manufacturing business that operated 24 hours a day, 7 days a week and the yard area bordering residential areas were hives of activity day and night.
- Suggested the rerouting of the roads to follow the boundary lines of the Eden Building. The roads would act as a physical barrier between the two and help to minimise confrontation.

The Committee was then addressed by the Applicant's Agent and he informed members that the application had been in the public domain for a long time. He commented that it had never been the intention to remove more trees than was necessary and work had been undertaken with partners to try and minimise the tree loss and a technical solution achieved. He confirmed that the best way to mitigate against noise was with acoustic fencing and indicated that Taylor Wimpey were hoping to commence works in the current year.

Ward Member, Councillor Mike Best commented that he had been involved with progress of the key site for many years and although the location near an industrial site was not ideal, there had been viability challenges within the site. He said that the Link Road had been required for some time and also referred to the benefit of the site being deliverable and mitigation measures in place to deal with the Phosphates issue. He also referred to others developments in Crewkerne and commented that the key site development would take the pressure off the housing demand for Crewkerne and indicated his support for the application.

Ward Member, Councillor Ben Hodgson expressed some concerns over the potential for noise nuisance from the north west of the site but was minded to approve the Officer's recommendation.

Ward Member, Councillor Robin Pailthorpe supported the views expressed by his fellow ward members and indicated his support for the application.

No further comments were made by members of the Committee.

It was proposed and seconded to approve the application as per the Officer's recommendation as outlined in the report subject to the following amendments to conditions as recommended by the Specialist – Principal Planner.

- Revised noise condition to include the Eden Building
- Revised plans condition to ensure no overlap with the access details already approved with the outline consent.

A vote was taken and the application was unanimously approved.

RESOLVED: That Planning Application No. 20/00149/REM be APPROVED as per the Officer's recommendation subject to amendments to the plans and noise conditions for the following reason:

The proposed development is of a form and scale that respects the character and amenity of its setting, informed by the access and road layouts established by outline planning permission 14/02141/OUT as amended by permission reference 19/03483/S73. Furthermore the development accords with the provisions of policies SS1, EQ1, EQ2 and EQ4 of the adopted South Somerset Local Plan 2006 - 2028 and provides appropriate mitigation to ensure the development will not significantly impact upon the Somerset Levels and Moors Ramsar site.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be carried out in complete accordance with the following plans and documents except where the plans hereby approved show works that are covered by the access (and its associated landscaping) the subject of planning permission 19/03483/S.73 or any amendment to that permission.

Approved Plans:

H01 A Typical Elevations (AA25) H01 A 04.00 P1
H02 A Plans & Typical Section (NA44) H02 A 02.00 P2
H02 A Typical Elevations (NA44) H02 A 04.00 P1
H03 A Plans & Typical Section (PA25) H03 A 02.00 P2
H03 A Typical Elevations (PA25) H03 A 04.00 P1
H04 A Plans & Typical Section (AB31) H04 A 02.00 P2
H04 A Typical Elevations (AB31) H04 A 04.00 PH04 P2
H05 A Plans & Typical Section (PA34) H05 A 02.00 P2
H05 A Typical Elevations (PA34) H05 A 04.00 P1
H05 A Typical Elevations (PA34) H05 A 04.01 P1
H05 A Typical Elevations (PA34) H05 A 04.02 P1
H05 A Typical Elevations (PA34) H05 A 04.03 P1
H06 A Plans & Typical Section (PT36) H06 A 02.00 P2
H06 A Typical Elevations (PT36) H06 A 04.00 P1
H06 A Typical Elevation(PT36) H06 B 04.01 P1
H07 A Plans & Typical Section (NA24) H07 A 02.00 P2
H07 A Typical Elevations (NA42) H07 A 04.00 P1
H07 B Typical Elevations (NA42) H07 A 04.01 P1
H08 A Plans & Typical Section (NT40) H08 A 02.00 P2

H08 A Typical Elevations (NT40) H08 A 04.00 P1
 Site Location Plan L01.01 P1
 Site Layout Plan L02.01 P1
 Wider Site Layout Plan L02.01.01 P1
 Site Layout Plan Colour L02.01 P1
 External Materials Plan L02.05 P1
 Boundary Treatment Plan L92.01-02 P1
 Landscape and Boundary Details L92.03-05 P1
 Hardworks Plan L93.01-02 P1
 Softworks Plan L94.01-02 P1
 LEAP Plan L94.03 P1
 Landscape Strategy - Attenuation L94.04 P1
 Landscape Strategy - Employment L94.05 P1
 Landscape Strategy - Site Wide L94.06 P1
 Artist Impression View 1 L04.01 P1
 Artist Impression View 2 L04.02 P1
 Street Elevations A-D L04.101 P1
 Street Elevations E-I L04.102 P1
 Street Elevations J-M L04.103 P1
 H0 Apartments Plans H00 A02.00 P1
 H0 Apartments Roof Plan H00 A 02.01 P1
 H0 Apartments Ele's & Section A-A H00 A 04.00 P2
 H0 Apartments Ele's & Section B-B H00 A 04.00 P2
 H01 Plans & Typical Section (AA25) H01 A 02.00 P2

Documents:

Design and Access Statement
 Planning Statement prepared by Stantec
 Landscape and Ecological Management Strategy prepared by
 EAD Ecology
 Landscape and Ecological Management Plan prepared by EAD
 Ecology
 Construction and Ecological Management Plan
 Transport Assessment prepared by Odyssey
 Travel Plan prepared by Odyssey
 Utilities Assessment
 Site Waste Management Plan
 Tree Survey and Arboricultural Impact Assessment prepared by
 Aspect
 Noise Management Impact Assessment including Noise
 Management Strategy prepared by Energist

Reason: For the avoidance of doubt as to the development authorised and to ensure this permission does not of itself approve the removal of roadside trees and replacement planting at the site access and in the interest of proper planning.

02. The development hereby permitted shall be constructed with the materials specified on the submitted plans and in Section 5.4 of the Design & Access Statement. Prior to construction above ground level, a sample of the bricks, stone, timber cladding, dark grey slate and pantile/plain tile roof shall be provided to the Local Planning Authority and approved in writing prior to its use. The

approved materials will be used in the development and shall not be changed without written consent of the Local Planning Authority.

Reason: In the interest of visual amenity and to ensure the development is constructed to give a high quality appearance in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework (as amended).

03. The landscaping proposed including all planting, seeding, turfing earth mounding and the protection of existing features shall be implemented as set out in the Landscape and Ecological Management Strategy dated December 2019, the Landscape and Ecological Management Plan dated December 2019, the Tree Survey and Arboricultural Impact Assessment dated 6th December 2019 and the approved landscape plans defined and subject to the provisions set out at Condition 1.

Reason: In the interest of the amenity of the site and the area and to ensure that the landscaping of the site is undertaken in an appropriate manner which will protect existing vegetation and help ensure the establishment of new planting in accordance with Policies EQ2 and EQ5 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

04. Prior to the first occupation of the development hereby approved a footpath diversion order application shall be submitted to, and approved by the Local Planning Authority. Prior to the diversion order being made and confirmed there shall be no interference with the use of footpaths CH 33/51 and CH 33/52 and the diverted route made available to the satisfaction of the Local Planning Authority.

Reason: To protect the amenity of footpath users and to ensure the site is provided with a range of connections to the wider setting in accordance with Policy EQ 2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

05. No occupation of any dwelling shall take place until the approved Fallow Land Management Plan Phase 1 Crewkerne (Feb 2021) has been fully implemented and this achievement confirmed in writing to the Local Planning Authority. The requirements of the Management Plan shall thereafter be strictly complied with for the duration of the occupancy of the development.

Reason: In the interest of the biodiversity of the Somerset Levels and Moor Ramsar Consultation in accordance with Policy EQ4 of the South Somerset Local Plan 2016-2028 and the provisions of the NPPF.

06. All the recommendations set out in the Noise Impact Report dated 11th December 2019 shall be implemented prior to the occupation of any dwellings. In addition, prior to the first

occupation of any dwelling a scheme to provide noise attenuation to properties along the site's common boundary with the Eden Building will be submitted to, and approved in writing by the Local Planning Authority and implemented in accordance with the agreed scheme.

Reason: In the interest of the living conditions of future residents on the site.

07. Prior to commencement of the development, site vegetative clearance, 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 qualified Arboricultural Consultant who is familiar with supporting planning applications in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and the prepared scheme shall be submitted to the Council for their approval in-writing. Prior to commencement of the development, the appointed Arboricultural Consultant shall inspect and confirm in-writing to the Council (contact us at planning@southsomerset.gov.uk) that the installation of the approved tree and hedgerow protection measures has been carried out to a satisfactory standard. The approved protection requirements must remain implemented in their entirety for the duration of the construction of the development and may only be moved, removed or dismantled with the prior consent of the Council in-writing.

Reason: To preserve 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.

(Voting: unanimous in favour)

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Chairman