

## South Somerset District Council

**Minutes** of a meeting of the **Area East (Informal)** held by video-conference using Zoom meeting software on **Wednesday 9 February 2022**.

(9.00 - 10.55 am)

**Present:**

**Members:** Councillor Henry Hobhouse (Chairman)

Robin Bastable  
Hayward Burt  
Tony Capozzoli  
Sarah Dyke  
Charlie Hull

Mike Lewis  
Kevin Messenger  
Paul Rowsell  
Lucy Trimnell  
Colin Winder



**Officers:**

Tim Cook  
David Kenyon  
Michelle Mainwaring  
Jo Boucher

Locality Team Manager  
Planning Specialist  
Case Officer (Strategy & Support Services)  
Case Officer (Strategy & Support Services)

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

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**65. Minutes of Previous Meeting (Agenda Item 1)**

The minutes of the previous meeting held on the 12 January 2022 were approved as a correct record and would be signed by the Chairman.

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**66. Apologies for Absence (Agenda Item 2)**

An apology for absence was received from Councillor William Wallace.

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**67. Declarations of Interest (Agenda Item 3)**

There were no declarations of interest.

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**68. Date of next Meeting (Agenda Item 4)**

Members noted the next meeting of Area East Committee was scheduled for Wednesday 9th March at 9.00am and would be a virtual meeting.

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**69. Public Question Time (Agenda Item 5)**

There were no questions from members of the public present at the meeting.

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

The Chairman informed members that Area East Committee had been invited to visit The Newt to view the Roman Villa Museum. He explained that The Newt had a current planning application for an internal access road to the museum site and was concerned that visiting the site could be seen as a conflict of interest and asked members for their views.

Councillor Robin Bastable explained that he has had recently visited the proposed planning application site with Shepton Montague Parish Council, and whilst there did view the museum, but that he did not express any opinion on the proposal at the time.

Councillors were in agreement with the Chairman to wait until a decision had been made on the planning application before accepting an invitation to visit the Museum.

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## **71. Reports from Members (Agenda Item 7)**

Councillor Mike Lewis expressed road safety concerns on the A303 between Sparkford and Podimore where construction works had commenced. He explained that he has already brought this to Somerset County's attention. The Chairman offered to speak to the Police Inspector at Yeovil.

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## **72. South Somerset Community Accessible Transport Update (Agenda Item 8)**

Ian Broad introduced himself to members as the newly appointed Operations Manager for the Community Accessible Transport (CAT) bus. He gave members a brief update, explaining that they were starting to see an increase in the number of CAT bus users which was encouraging but that the next year was going to be a challenging year in terms of fundraising. They were in the process of budgeting for the next year and were planning to use the next few months to develop and promote the CAT bus to increase passenger numbers.

During a short discussion, members expressed their support for the CAT bus. The Operations manager responded to some questions raised, including;

- He had seen a 25% increase in numbers since starting his role 3 weeks prior. The aim was to maximise the number of users on an individual bus.
- There was 2 shopping bus routes a week where somebody coordinated the trips and the buses would be full.
- Currently running 4 vehicles with a 5<sup>th</sup> being delivered in 6 weeks' time.
- The only source of funding was the annual parish council precept allowance, then they would be looking at external funding. A grant had been received on the bus that had recently been purchased.
- As operations manager the role was to ensure the CAT bus ran efficiently and also to manage fundraising.

- Aim to improve the profile and increase awareness of the community bus.
- As the vehicles come to be replaced it would be valid to look at sustainable transport.
- Would gratefully provide some comms to members so that they could support with increasing the awareness of what the services can provide.

The Locality Manager confirmed he will contact the operations manager of the CAT bus to bring a report back to Area East with an update on the revenue situation and look into a support with a fundraising strategy.

At the end of discussions Councillor Colin Winder proposed that Area East continue to fully support the CAT bus, provide financial and management advice where appropriate and that members would urge the new council to continue to support and fund the CAT bus. The proposal was seconded and area east members were unanimous in agreement.

**73. Community Grant to Brewham Village hall Restoration Project - Phase 2 External works (Executive Decision) (Agenda Item 9)**

The Locality Officer presented the report that asked members to award a Community Grant of £10,557 to Brewham Village Hall Restoration Project. She gave apologies for the representative of the village hall who couldn't attend the meeting due to work commitments.

Ward member Councillor Robin Bastable informed members he had visited the village hall recently and commented on the sympathetic and efficient restoration work that had been completed so far. He commended the efforts of all involved and felt the work would preserve the building for years to come and fully supported the project.

There was a short discussion on insulation details and it was suggested that the thermal image camera could be used to indicate the quality and performance of the insulation.

Members indicated their full support of the project. It was proposed and seconded to approve the application and members were unanimous in awarding £10,557 to Brewham Village hall restoration project.

**RESOLVED:**

That Area East members recommend the Chief Executive;

award a grant of £10,557 to Brewham Village hall Restoration Project, Phase 2 external works (50% total costs), the grant to be allocated from the Area East capital programme and subject to SSDC standard conditions for community grants (appendix A)

**Reason:**

Councillors are asked to consider the awarding of a grant of £10,557 to Brewham Village hall Restoration Project, Phase 2 external works.

*(Voting: Unanimous)*

## 74. Phosphates Update (Agenda Item 10)

The Lead Specialist, Built Environment explained that he was attending Area East on members request to give a brief summary of where the five Somerset Councils are in terms of managing phosphates but also to explain what work was being done to engage other national parties to be involved with the increasing problem of the phosphate impacts on development across Somerset and beyond.

Some of the key points he raised included;

- The history of the phosphate situation and how the phosphate calculator had been created.
- The phosphate calculator was a tool that allowed applicants and agents to understand the likely phosphates emissions before and after development to create a differential which was the level of phosphate mitigation they would need to deliver.
- This process has allowed some developers to use existing land, upgrade existing cesspits and other small scale solutions to allow smaller housing developments but not currently strategic scale development.
- One significant project delivered 110 house in Crewkerne where the applicants were able to fallow a large amount of land to provide an offsetting through not spreading phosphate fertilizer on that land.
- Working with Royal Haskoning to produce a follow up report that would be an interim measure that would set out where the most effective land management solutions would come from in terms of wetlands etc.
- The aspiration was to produce a supplementary planning document that set out how phosphate mitigation could be delivered so that applicants would not have to produce individual mitigation solutions.
- Land based mitigation would require either Local Government or 3<sup>rd</sup> party bodies to identify and deliver land management based solutions.
- The level of mitigation required is dependent on the efficiency of local sewage treatment works. This creates an inequality in terms of planning.
- Habitat Regulation Assessments require Natural England's sign off.
- The five Somerset councils wrote to Defra and what was the ministry for housing, communities and local government last year requesting they consider funding infrastructure improvements.
- Additionally, the council's requested that central government should apply pressure to Ofwat (Water Services Regulation Authority), who sign off on the improvement plans of Wessex Water and others to improve their programmes for phosphate stripping where this is not currently programmed.
- The solutions that have been put into place so far generally comprise interim measures.
- There was currently a lack of coordination and focus in terms of the national bodies involved in the process. The solutions need a coordinated approach at government, non-governmental organisation level, and those associations that represent the various interests involved.
- The Council is working with housing associations to see if they can free up development opportunities by retro fitting current housing stock. This again was only a short term solution.
- From an operational perspective, the phosphates mitigation work has doubled the workload for each impacted application.
- More guidance in relation to land management solutions will be online, likely in March

- Land management solutions are unlikely to be the long term primary solution given the likely land take involved. There needs to be a recognition that engineered solutions need to come forward more quickly with a common priority.

In response to question from members, the Lead Specialist, Built Environment gave the following responses;

- Wessex Water are the company that services South Somerset.
- EnTrade (a Wessex Water derivative) are the company organising a mitigation scheme that developers can pay to use.
- The communication to central government is coordinated through all five Somerset councils. There was also District representation at bodies such as homebuilder's federation to ensure a joint view it given.
- The Wessex Water five year asset management plan was signed off a few months before Natural England informed the council of the condition of the Ramsar site. Ofwat need to be empowered to address the need for the major contributors to the phosphate release to set higher standards.

There were no further questions and the chairman thanked the Lead Specialist for attending Area East to give an update.

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**75. Area East Forward Plan (Agenda Item 11)**

RESOLVED:

The forward plan was noted with the addition of;

- Revenue and fundraising update for the CAT bus
- Update on Area East funding available – March 2022.

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**76. Planning Appeals (For Information) (Agenda Item 12)**

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

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**77. Schedule of Planning Applications to be Considered by Committee (Agenda Item 13)**

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

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**78. Planning Application 20/03423/FUL - Land East Of Coombe Cross , Stowell Lane, Horsington, Templecombe, BA8 0DD (Agenda Item 14)**

**Proposal: The erection of 2 No. self-build passiv-houses with associated access and landscaping.**

The Planning Specialist (Development Management) presented the application as detailed in the agenda report, and with the help of a PowerPoint presentation proceeded to show the site and proposed plans.

He highlighted his key considerations to members and concluded that the proposal was considered to be acceptable with no significant and demonstrable adverse impact on the character of the area, visual amenity, residential, flood risk biodiversity or the Somerset Levels and Moors Ramsar Sites.

The Agent addressed members and made a number of points, including;

- The applicant had worked hard to address the initial concerns that the officer had with the visual impact of the proposal, and the size and scale had been reduced as well as the reduction of the residential curtilage.
- In the absence of a 5-year-land-supply there was a need to supply housing in suitable locations in the district.
- The need for more 3 bedroom properties as commented by the local parish council had been noted by the applicant.
- Both properties would be occupied by local families who have been residents of South Somerset and want to stay in the district.
- The properties will be built to passiv-house standards and will have the highest levels of insulation and ground source heat pumps.
- The location was considered sustainable for small scale development.

Ward Member Councillor Hayward Burt noted the effort made by the applicant in addressing the issues with the initial application. He had asked the application to be heard at Area East Committee to enable objections from the Parish Council and others to be heard.

In response to a member's question, the Planning Specialist confirmed the land was currently classed as agricultural land in planning terms.

There was a short discussion between members and a general consensus that the amended plans were much improved and the reduced size and scale was more acceptable. Councillors were supportive of the passiv-house build standards and discussed sustainable construction techniques, and expressed the view that there should be mechanisms in place to ensure that this was followed through. There were some concerns with the lack of footpaths and that the bus stop location was on a main road with no footpath.

There were no further comments and it was proposed and seconded to approve the application with an additional condition relating to sustainable construction techniques to ensure the proposal was built to passiv- house standards. On being put to the vote the proposal was approved with eight votes in favour, and one abstention.

**RESOLVED:** That members recommend to the Chief Executive that planning application 20/03423/FUL be APPROVED subject to the conditions as detailed in the officer report, including an additional condition relating to sustainable construction techniques to ensure the proposal is built to passiv-house standards, and subject to the prior satisfactory completion of a planning obligation by way of unilateral undertaking made pursuant to Section 106 of the Town and Country Planning Act 1990 requiring that the development will be a self-build project.

Reason: 01. The proposal is considered to be acceptable in this location, and would cause no significant and demonstrable adverse impact on the character of the area, visual amenity, residential amenity, highway safety, flood risk, biodiversity or on the Somerset Levels and Moors Ramsar sites. As such, it accords with Policies SD1, SS1, SS2, EQ1, EQ2, EQ4, EQ5, TA1, TA5 and TA6 of the South Somerset Local Plan and relevant guidance in 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. Except for any details which require the submission of additional information being the subject of any condition attached to this permission, in all other respects the development hereby permitted shall be carried out in accordance with the following approved drawings:

Drawing no. 4187-LP-01 Rev A: Location Plan  
Drawing no. 4187-001 Rev I: Proposed Site Layout  
Drawing no. 4187-1001 Rev A: Proposed Ground Floor Plan  
Drawing no. 4187-1002 Rev A: Proposed First Floor Plan  
Drawing no. 4187-1003: Plot 1, Proposed Elevations. Sheet 1  
Drawing no. 4187-1004: Plot 1, Proposed Elevations. Sheet 2  
Drawing no. 4187-1005: Proposed Roof Plan  
Drawing no. 4187-1006: Plot 1, Typical Sections. Sheet 1  
Drawing no. 4187-1007: Plot 1, Typical Sections. Sheet 2  
Drawing no. 4187-2001 Rev B: Ground Floor Plan  
Drawing no. 4187-2002 Rev B: First Floor Plan  
Drawing no. 4187-2003: Plot 2, Proposed Elevations. Sheet 1  
Drawing no. 4187-2004: Plot 2, Proposed Elevations. Sheet 2  
Drawing no. 4187-2005: Roof Plan  
Drawing no. 4187-2006: Plot 2, Typical Sections.

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

03. For the avoidance of doubt, the extent of curtilages afforded to each dwelling shall be as highlighted by the light green shading bounded by hedge planting along the respective southern, eastern and western boundaries of each curtilage, as indicated on drawing no. 4187-001 Rev I. The land coloured dark green and indicated as 'Meadow Mix' and 'Shade Meadow Mix' on said drawing shall at no time become part of the curtilage of either dwelling and shall remain as open amenity land.

Reason: In the interests of the visual amenities of the locality and to provide an adequate "buffer" between the residential activities and those of the adjoining equine business, having regard to Policies EQ2 and EQ7 of the South Somerset Local Plan and relevant guidance within the NPPF.

04. No development shall take place until details of all existing levels on the site and proposed levels on the site (including ground floor levels, eaves and ridge heights of the new dwellings and garages) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: A pre commencement condition is considered necessary to enable the Local Planning Authority to assess existing and proposed site and floor levels and eaves and ridge heights to ensure that the new dwellings hereby permitted do not have an unacceptable dominant impact on the character and appearance of the locality and visual amenity in general, having regard to Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

05. Notwithstanding the details set out within the submitted draft "Tree Survey and Arboricultural Impact Assessment" document, there shall be no commencement of any site clearance, removal of trees or hedgerows, or building operations of any type, nor shall equipment, heavy machinery or materials be brought onto site (including on the land edged in blue on the approved Location Plan no. 4187-LP-01) until a scheme for the protection of all retained trees and hedges, in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations, including a tree/hedgerow protection plan (TPP) and an arboricultural method statement (AMS), has been submitted to and approved in writing by the Local Planning Authority.

The tree and hedge protection measures within the scheme within the TPP and AMS shall include and make reference to the following issues:

(a) Numbering and detailing of all retained trees and hedges on the sites edged in red and blue as indicated on the approved Location Plan no. 4187-LP-01 Rev A, confirming their respective root protection areas (RPA's).

(b) A specification for protective fencing and dust containment measures to safeguard trees and hedges on the sites edged in red and blue as indicated on the approved Location Plan no. 4187-LP-01 during any construction phases and a plan indicating the alignment of the protective fencing, the position of such fencing to be a minimum of three metres in from boundary of the site. Such fencing shall be installed to the extents of the RPA's or as may otherwise be agreed in writing by the Local Planning Authority.

(c) A full specification for the installation of boundary treatment works.

(d) A sequenced scheme of supervisory monitoring of the installation and maintenance of protective measures and the supervision of specialist working techniques by a competent Arboriculturalist.

Reason: The agreement of a scheme for the protection of all retained trees and hedges prior to the commencement of works is fundamental to satisfy the Local Planning Authority that the trees and hedges to be retained will not be damaged during construction thus retaining continuity of tree cover and maintaining and enhancing the quality and character of the area, including ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

06. The scheme for the protection of all retained trees and hedges on the application site edged in red and the adjoining land edged blue as indicated on the approved



Location Plan no. 4187-LP-01 Rev A, submitted to and approved in writing by the Local Planning Authority pursuant to condition 05, shall be implemented and completed in strict accordance with the approved details, and the applicant's appointed competent Arboriculturalist shall inspect and confirm in writing to the Local Planning Authority that the approved tree and hedgerow protection measures (in particular, any required fencing, signage and ground-protection installations) are installed to the required approved standard, prior to any development works commencing.

Thereafter, the approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed from the site.

Reason: The implementation and completion of an approved scheme for the protection of all retained trees and hedges, and confirmation in writing from a competent Arboriculturalist that such an approved scheme has been carried out to an approved standard, prior to the commencement of works is fundamental to satisfy the Local Planning Authority that the trees and hedges to be retained will not be damaged during construction thus retaining continuity of tree cover and maintaining and enhancing the quality and character of the area, including ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

07. At no time during the construction phases of the development hereby permitted shall the following works be carried out within the Root Protection Areas (RPA as defined in BS5837:2012) of any retained tree and hedgerow, except with the prior written approval of the Local Planning Authority:

(a) Notwithstanding the provisions of Article 3, Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no materials, equipment, machinery or structure shall be attached to or supported by a retained tree or hedgerow within said RPA and no materials shall be stored, temporary buildings erected, moveable structures, works, plant or machinery placed or ground levels altered within any part of the RPA).

(b) No mixing of cement or use of other contaminating materials or substances shall take place within, or close to, a RPA that seepage or displacement could cause them to enter a RPA.

(c) Levels shall not be raised or lowered in relation to existing ground levels within the RPA of any retained tree or hedgerow.

(d) No roots shall be cut, trenches dug or soil removed within the RPA of any retained tree or hedgerow.

(e) No buildings, hardened areas or other engineering operations shall be constructed or carried out within the RPA of any retained tree or hedgerow.

(f) No vehicles shall be driven over the area of the RPA of any retained tree or hedgerow.

Reason: To ensure the wellbeing of trees and hedges to be retained and continuity of tree cover and maintaining and enhancing the quality and character of the area, including ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

08. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of 'biodiversity protection zones'.
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including nesting bird habitat clearance measures, badger informative measures, works close to the trees identified as T4 and T5 (referred to in the submitted Preliminary Ecological Appraisal dated November 2020 prepared by Greenwood Ecology and Countryside Management) which have bat roosting potential.
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs for retained trees, hedgerows, T4 and T5 and other sensitive boundary features.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The agreement of details of a Construction Environmental Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; the prevention of harm being caused to the amenity of the area; and in the interests of European and UK protected species, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance in the NPPF.

09. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following details:

- (a) Description and evaluation of features to be created, restored, protected and managed.
- (b) Ecological trends and constraints on site that might influence management.
- (c) Aims and objectives of management.
- (d) Appropriate management options for achieving aims and objectives.
- (e) Prescriptions for management actions.
- (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- (g) Details of the body or organization responsible for implementation of the plan.
- (h) On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the Plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Thereafter, the approved Plan shall be implemented in accordance with the approved details.

Reason: The agreement of details of a Landscape and Ecological Management Plan prior to the commencement of development is fundamental to ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework, Policy EQ4 of the South Somerset Local Plan, and the Council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

10. No removal of potential bird nesting habitats, comprised of hedgerows, trees, scrub, shrubs and ruderal vegetation shall take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before works proceed and vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority and written agreement from the Local Planning Authority so obtained.

Under no circumstances should blocking bird access to certain areas and features in using plastic bird netting hung over the gaps and apertures be carried out, as this can lead to entrapment from birds caught in netting.

Reason: To provide adequate safeguards for nesting birds, which are afforded protection under the Wildlife and Countryside Act 1981 (as amended), having regard to Policy EQ4 of the South Somerset Local Plan and relevant guidance within the NPPF.

11. Notwithstanding the details indicated on the submitted drawings and within the submitted Design, Access and Planning Statement, prior to commencement of any part of the development hereby permitted, details of the improved access and new driveway serving the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
  - (a) the extent of visibility splays from the access onto the County highway. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level within the approved visibility splays.
  - (b) the provision of the new access and driveway to be of a minimum width of 5.0 metres over a minimum length of 6.0 metres when measured from the edge of the carriageway.
  - (c) the proposed vehicular access over at least the first 5.0 metres of its length as measured from the edge of the adjoining carriageway to be properly consolidated and surfaced (not loose stone or gravel).

- (d) the gradient of the new driveway to not exceed 1:10, for at least the first 6.0 metres from the edge of the adopted highway.
- (e) the provision for the disposal of surface water so as to prevent its discharge onto the County highway.
- (f) the siting, design, appearance and heights of any entrance gates, to be set back a minimum of 5.0 metres from the carriageway edge and to be hung to be open inwards in order not to overhang the carriageway edge.

The access and driveway details shall be constructed and completed in accordance with the approved details prior to occupation of any of the new dwellings hereby permitted. Once constructed, such approved details shall thereafter be retained and maintained at all times in perpetuity.

Reason: The agreement of details of access and driveway prior to the commencement of development is fundamental to ensure the implementation of the development is carried out in the interests of highway safety and public convenience, to prevent loose debris, stones, gravel and similar non-compacted material from being deposited onto the County highway and to prevent flooding of the highway, in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.

12. Notwithstanding the details indicated on the submitted drawings, prior to construction/progression of any part of the development hereby permitted above slab level/ground floor level, a schedule of materials and (colour) finishes (including samples and trade descriptions/brochure details where appropriate) of materials to be used in the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Such a schedule shall include:

- (a) details of the type, size, colour and profile of the natural slates to be fixed to the roofs of the buildings, together with type, colour and profile of ridge and hip tiles;
- (b) a sample panel of the type of stonework, type of pointing and the mortar to be used, measuring not less than two square metres, shall be provided for inspection and written approval by the Local Planning Authority prior to the construction of any new walls and thereafter kept on site for reference until the stonework is completed. Machine cut or sawn faces shall not be used in the walls or for quoin stones.
- (c) the colour and finish of the timber cladding to be used and a drawn section to show its profile, lapping and finish.
- (d) elevation, plan and vertical sectional drawings at an appropriate scale of all external windows and doors (including garage doors) indicating details of their design, appearance (including thresholds), profiles, position in wall reveals, opening lights (if any), materials, finish and colour, including their method of opening, decorative stone surrounds, and materials and finish of all lintels and sills.
- (e) constructional details at an appropriate scale of all eaves, verges and barge boards. Unless otherwise agreed in writing by the Local Planning Authority, all new (and any subsequent replacement) fascia boards shall be fitted tight to the wall face and the barge shall be finished either with a close fitting timber board or the wall finish taken directly up to the underside of the roof covering;
- (f) the locations, heights, sizes, materials of construction and colour finishes of all flues, ducts, rainwater goods, external vents, extracts, external meter / service boxes and any other external attachments. All meter /service boxes should be fitted to an internal wall where practical and feasible but, if proven to the Local Planning Authority that internal siting of meter / service boxes is not practical and

feasible then all external wall mounted meter /service boxes shall be located away from the primary elevations and prominent side walls.

The development shall be constructed in accordance with the approved details and completed before the development is first occupied (or completed to a stage previously agreed in writing by the Local Planning Authority) and thereafter shall be retained and maintained in that form, unless the Local Planning Authority gives prior written approval to any subsequent variation.

Reason: To enable the Local Planning Authority to consider the details of all external finishing materials prior to their installation/construction at an appropriate stage in the course of the development to ensure that the development displays good design practise and reflects local distinctiveness, having due regard to safeguarding visual and residential amenity and in accordance with Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

13. Prior to construction/progression of any part of the development hereby permitted above slab level/ground floor level, a scheme of hard and soft landscaping, which shall include details of all hardsurfacing materials and the location, number, species, density, form and size of proposed tree, hedge and shrub planting (this should include native species which occur locally and chosen to provide food for insects on which bats feed), as well as details of any changes in existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority.

The submitted soft landscaping scheme shall include proposals, not only relating to the application site edged red on the approved Location Plan no. 4187-LP-01 Rev A, but also to the adjoining land edged blue as indicated on said Location Plan.

The submitted landscaping scheme shall clearly confirm the details, materials, levels and dimensions of any intended tree or shrub planting, tree pit design, earth-moulding, boundary treatments (for example, hedgerows, fences & walls), seeding, turfing and the installation of hard surfaces, driveways and parking spaces. The scheme shall include general site planting enhancement measures including:

- (a) planting plans (to a recognised scale) and schedules indicating the planting locations, planting matrixes, numbers of individual species, sizes, forms, root-types/root volumes and the intended timing of planting. Where the landscaping scheme allows, all new trees planted on site should ideally be from local native stock, such as field maple, ash, hornbeam, dogwood, spindle and beech.
- (b) the method and specifications for operations associated with planting establishment, protection, management and maintenance of all retained and new tree, hedge and shrub planting, including the installation details regarding ground-preparation, the use of geo-textiles, weed-suppression, surface-mulching, strimmer-guarding, staking, supporting and tying.
- (c) existing landscape features such as trees, hedges and shrubs which are to be retained and/or removed, accurately plotted (where appropriate);
- (d) existing and proposed finished levels (to include details of grading and contouring of land) and the means of accommodating change in level (e.g. retaining walls, steps, railings, walls, gates, ramps, or other supporting structures);
- (e) location, type and materials to be used for hard surfacing, including specifications and details of manufacturer, type and design, colour and bonding

pattern where appropriate. Samples may be required to be submitted and approved;

(f) car parking layout and any other vehicular and pedestrian access and circulation areas;

(g) the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings, hedge(banks)), where appropriate;

(h) a management and maintenance plan of all the approved landscaping features; and

(i) a timetable for the implementation of the approved hard and soft landscaping scheme. All planting comprised in the approved scheme should be carried out within the dormant planting season (November to February inclusively) upon or prior to the first occupation of the development hereby approved, unless the Local Planning Authority gives prior written approval to any variation of this timetable.

There shall be no excavation or raising or lowering of levels within any prescribed root protection areas of retained trees unless previously approved in writing by the Local Planning Authority.

The approved hard and soft landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, managed and maintained in accordance with the approved scheme.

Reason: To safeguard and enhance the landscape character and visual amenity of the area; to help assimilate the development into its immediate surrounds; and to provide ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

14. For a period of ten years after the completion of the landscaping scheme approved pursuant to condition 13, the trees, hedges and shrubs shall be protected and maintained in a healthy weed free condition. Any trees, hedges or shrubs that cease to grow or are felled, removed, uprooted, destroyed or die, or become in the opinion of the Local Planning Authority seriously damaged, diseased or defective, shall be replaced by trees, hedges or shrubs of similar size and species, or other appropriate trees, hedges or shrubs as may be approved in writing by the Local Planning Authority. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To safeguard and enhance the landscape character and visual amenity of the area; to help assimilate the development into its immediate surrounds; and to provide ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

15. No external lighting shall be installed on any part of the application site edged red (including on any buildings) or the adjoining land edged blue as indicated on the approved Location Plan no. 4187-LP-01 without the prior written approval of the Local Planning Authority.

Prior to the erection, installation, fixing, placement and/or operation of any external lighting on the site (including on any of the buildings themselves), details of such external lighting (including amenity and security lighting) shall be submitted to and approved in writing by the Local Planning Authority in the form of a lighting design scheme, including through the provision of technical specifications. Such a scheme shall:

(a) identify those areas/features on site (particularly the boundary features) that are very sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging.

(b) include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowl of all external lights to the buildings and any other parts of the site edged red (as indicated on the approved Location Plan).

(c) show how and where external lighting will be installed through the provision of lux lighting contour plans and if appropriate directional lighting of lights with hoods technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats from using their territory or having access to their breeding sites and resting places. The boundary features should not exceed 1 lux in regards to light spillage.

(d) identify the hours at which such lighting is to be operated, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their resting places. Where PIR timers are to be included, it should be shown that timers are going to be set to less than one minute.

The external lighting shall thereafter be carried out in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), and shall thereafter be retained in that form and under no circumstances shall it cause light pollution.

Reason: To safeguard the rural character and appearance of the locality; to safeguard the residential amenities of owners/occupiers of neighbouring property; to safeguard any biodiversity interests; and in the interests of public safety and convenience, having regard to Policies EQ2, EQ4 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.

16. Prior to first occupation of any of the dwellings hereby permitted, the following ecological enhancement measures shall be erected / constructed / installed into the overall development scheme on the application site edged red and the adjoining land edged blue as indicated on the approved Location plan no. 4187-LP-01 Rev A, in accordance with details indicating the siting and appearance of such measures which shall be previously submitted to and approved in writing by the Local Planning Authority.

(a) Two Habibat 001 bat boxes (one on each dwelling) or similar to be built into the structures at least four metres above ground level and away from windows of the south facing elevations.

(b) A cluster of five Schwegler 1a swift bricks (5 on each of the dwellings) or similar to be built into the wall at least 60cm apart, at least 5metres above ground level on the north facing elevations of the dwellings.

- (c) One Vivara Pro Woodstone Nest Box (32mm hole version) or similar mounted between 1.5 metres and 3 metres high on the northerly facing aspect of trees.
- (d) One Vivara Pro Barcelona Woodstone Bird Box (open front design) or similar mounted between 1.5 metres and 3 metres high on the northerly facing aspect of trees.
- (e) Any new fencing to have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the site
- (f) One log pile as a resting place for reptiles and or amphibians constructed on the southern boundary.

Photographs showing the erection or installation of these ecological enhancement measures shall be submitted to the Local Planning Authority by the applicants/developer and the Local Planning Authority shall acknowledge receipt and confirm its acceptance of the photograph within 21 days thereafter following its receipt.

Thereafter, such ecological enhancement features shall be retained and maintained in-situ and shall not be removed, either in whole or in part, without the prior written approval of the Local Planning Authority. Under no circumstances should blocking of these approved bat, nest and bird boxes and hedgehog holes be carried out and they shall be kept free from vegetation.

Reason: The provision of, and submission to, and written confirmation of acceptance by, the Local Planning Authority of the photographs of the stated ecological enhancement measures is fundamental to ensure that the development contributes to the Government's target of no net biodiversity loss as set out in the NPPF, Policy EQ4 of the South Somerset Local Plan, and obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

17. Prior to first occupation of any of the dwellings hereby permitted, a scheme of foul drainage and effluent disposal shall be implemented in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained and maintained thereafter.

Reason: To safeguard against pollution, having regard to Policies EQ2 and EQ7 of the South Somerset Local Plan and relevant guidance within the NPPF.

18. No dwelling hereby permitted shall be occupied until electric vehicle charging points (EVCP's) rated at a minimum of 16 amps has been provided for each dwelling within its associated garage and/or parking area. Such provision shall be in accordance with details indicating the siting, design, rating and appearance of the EVCP which shall be previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure provision of EVCP's for each dwelling for low emission vehicles as part of the transition to a low carbon economy, having regard to Policy TA1 of the South Somerset Local Plan and relevant guidance within the NPPF.

19. All garaging, parking and turning spaces shall be provided and laid out in accordance with the approved plans prior to first occupation of the dwellings, and thereafter shall be maintained and retained for such purposes of parking and turning of vehicles (including motorcycles and bicycles) incidental to the occupation and enjoyment of the dwellings hereby permitted to which they serve, and kept



permanently free from any other forms of obstruction. Nor shall the proposed garages be used for, or in connection with, any commercial trade or business purposes and shall not be converted into habitable accommodation, including domestic workshop, study, games room and similar uses, without the prior written approval of the Local Planning Authority.

Reason: To protect the visual and residential amenities of the site and surrounds and to ensure that adequate on-site parking and turning spaces are provided and thereafter retained to enable vehicles to turn on-site without having to reverse onto the County highway, in the interests of and for the safety of persons and vehicles using the development and the adjoining road, having regard to Policies EQ2, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

20. There shall be no burning of materials arising on site during any phases of site clearance and redevelopment and noise emissions from the site during the course of implementing the approved development (i.e. any clearance and redevelopment of the site) shall be limited to the following hours where noise is audible at any point at the boundary of any noise sensitive dwelling:

Mondays to Fridays inclusive - 08.00 hours to 18.00 hours  
Saturdays - 08.00 hours to 13.00 hours.

At all other times, including Sundays, Bank and Public Holidays, there shall be no noisy activities carried out on the site which shall be audible from the boundary of any noise sensitive dwelling.

Reason: To safeguard residential amenity of neighbouring residential properties prior to and during the construction of the approved development and to ensure there is no detrimental effect upon the amenities of the area in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan and relevant guidance within the NPPF.

21. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

- (a) Part 1, Class A (enlargements, improvements or other alterations);
- (b) Part 1, Class B (additions etc to the roof of a dwellinghouse);
- (c) Part 1, Class C (other roof alterations); and
- (d) Part 1, Class E (incidental buildings, enclosures, swimming or other pools);
- (e) Part 2, Class A (gates, fences, walls or other means of enclosure);
- (f) Part 2, Class B (means of access to a highway);
- (g) Part 2, Class C (exterior painting);
- (h) Part 14, Classes A and B (solar equipment);
- (i) Part 14, Classes C and D (ground and water source heat pumps);
- (j) Part 14, Class G (air source heat pump);
- (k) Part 14, Classes H and I (wind turbine for microgeneration).

Reason: To enable the Local Planning Authority to exercise control over development in order to:

- (i) safeguard the character and appearance of the development itself and the locality in general, by ensuring there are no inappropriate extensions or other alterations within the curtilage of the dwelling, or inappropriate fencing, walls or other means of enclosure;
- (ii) prevent unacceptable harm being caused to the residential amenity of occupiers of nearby property;
- (iii) ensure there is no resultant detriment to ecological, environmental and biodiversity interests;
- (iv) safeguard on-site parking and circulation areas; and
- (v) ensure there is no unacceptable surface water run-off,

having regard to Policies EQ1, EQ2, EQ3, EQ4, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

\*Note – Plus an additional condition for sustainable construction.

*(Voting: 8 in favour, 1 abstention)*

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Chairman