

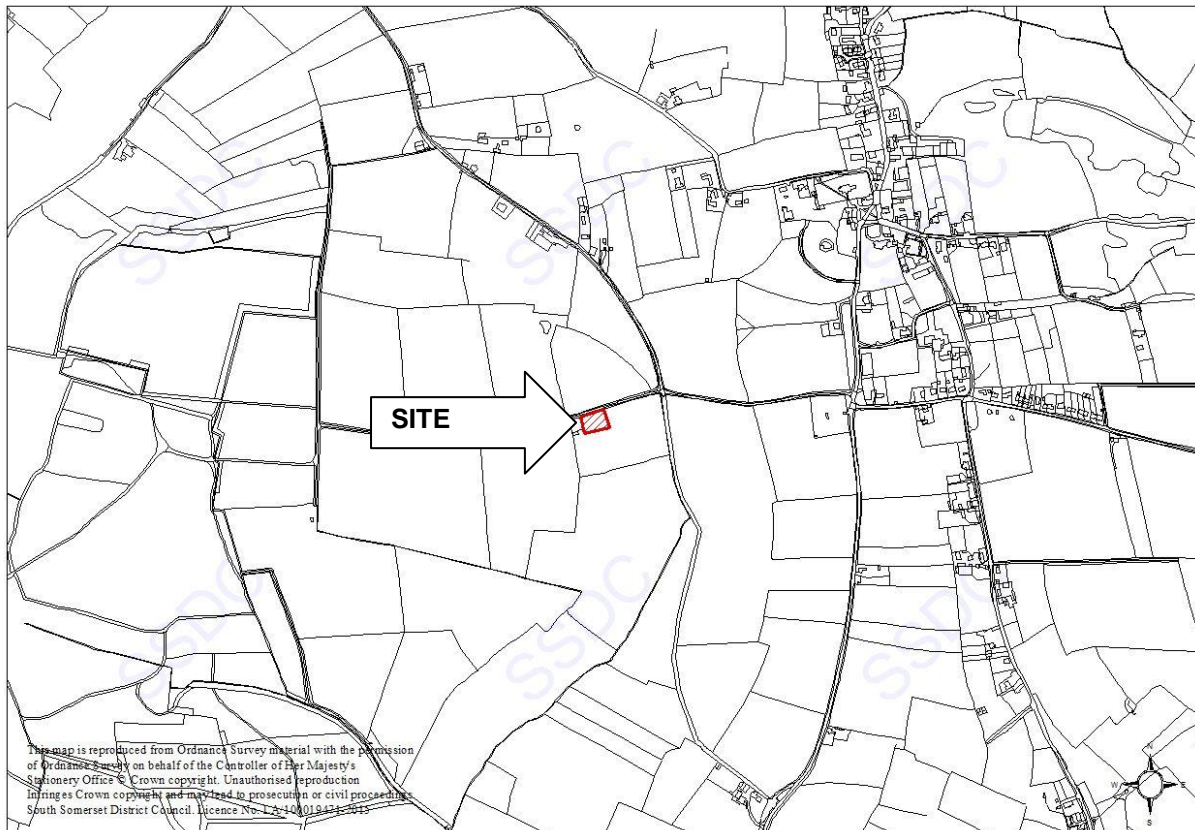
## Officer Report On Planning Application: 15/02269/FUL

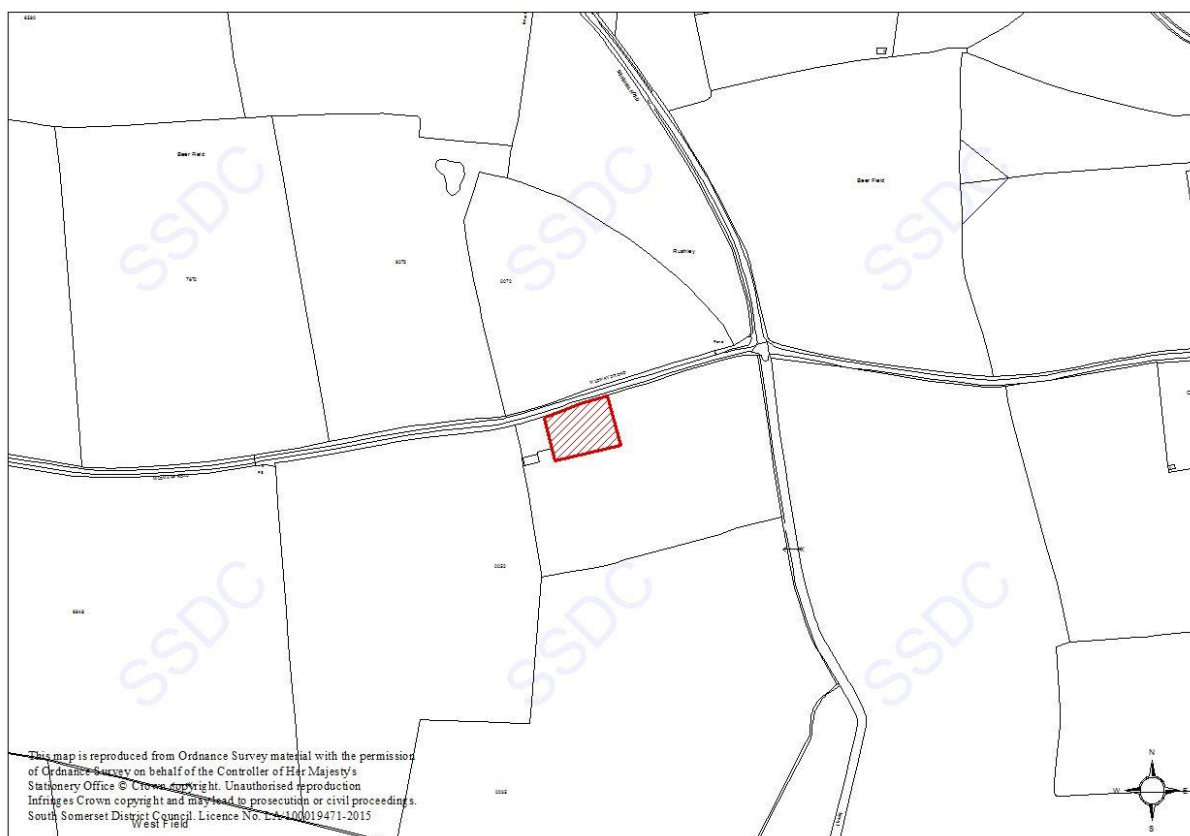
<b>Proposal :</b>	Change of use of land for the creation of two additional gypsy pitches for occupation by family members of the applicant (GR: 342092/130602)
<b>Site Address:</b>	OS 0062 Mildmays Road, High Ham.
<b>Parish:</b>	High Ham
<b>TURN HILL Ward (SSDC Member)</b>	Cllr Shane Pledger
<b>Recommending Case Officer:</b>	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
<b>Target date :</b>	6th July 2015
<b>Applicant :</b>	Mr Arthur Hughes
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON FOR REFERRAL TO COMMITTEE

The application is referred to Area North committee at the request of the Ward Member and with the agreement of the Vice Chair in order for the merits of the extended site to be fully debated.

### SITE DESCRIPTION AND PROPOSAL





The site is located 1km southwest of the village of High Ham and is accessed via a no through road (Mildmays Road). The site is located in the northwest corner of larger field, the eastern boundary of which is directly adjacent to the junction of Mildmays Road, Standhill Road and Tauntons Lane. Direct access into the site is gained in the north west corner of the site, off Mildmays Road.

Planning permission was granted in 2010 for the change of use of land for 1 gypsy pitch. This current application seeks planning permission to provide an additional 2 gypsy pitches on land to the east of the existing site, on the southern side of Mildmay's Road.

## HISTORY

### Relevant Planning History

10/03068/COU - Change of use of land for siting of one mobile home and one touring caravan for one traveller/gypsy residential pitch (Approved November 2010).

### Enforcement

Back in 2003 and 2009, the Council had received complaints and enforcement cases set up in connection with the occupation of a caravan and storage of vehicles respectively. It is not clear if those cases have any connection with the current applicant/owner, but those cases were resolved and the cases closed.

In 2011, a complaint was received about the erection of a building and gates/walls in non-compliance with the 2010 planning approval for the gypsy site. The keeping of horses was also investigated. The building is the concrete block structure that currently exists on site

alongside the roadside hedgerow. The walls are those at the entrance to the site. Given the approval for a gypsy site, it was not considered expedient to take any further action and the case was closed.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents  
South Somerset Local Plan (adopted April 2006)  
SD1 - Sustainable Development  
HG7 - Gypsies, Travellers and Travelling Showpeople.

Other Relevant Material considerations:  
Planning Policy for Traveller Sites

## **CONSULTATIONS**

### **High Ham Parish Council:**

The Parish Council fully discussed the above application at its meeting of 9 May 2015. Consultation was also undertaken with residents close to the site prior to the meeting.

#### **Background:**

The Planning Authority will be aware that the Parish Council recommended REFUSAL in respect of the original planning application submitted in 2010 (Planning Application: 10/03068/COU refers) and details can be found of the Parish Council's views in its letter to the Planning Authority dated 17 August 2010 located on the District Council's planning website. The Parish Council is concerned that some of the conditions attached to the original approval documentation do not appear to have been complied with. The paragraphs that follow are direct lifts from the original approval notice and provide what the Parish Council consider to be relevant examples:

01. The development hereby permitted shall be begun before the expiration of one year from the date of this permission'.

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

As far as the Parish Council are aware, the site has not been occupied since the date of the approval notice and has not changed in any way since that date (25 November 2010)?

What is the point of attaching a condition such as this when no enforcement action has been taken as a consequence of no development of the site being commenced or any change to the site evidenced since the date of the approval notice?

The Parish Council did make contact with the District Council's Development Manager at the expiry of one year from the date of permission to confirm that no development had taken place in that timescale. Unfortunately, no action was taken!

Additionally, why is it that, generally, planning approval notices state that:

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

If work has not been commenced within the timescale stated then the permission granted is deemed to have expired and the applicant has to reapply. Why is this not the case with the original application (10/03068/COU) as no development has taken place since the approval notice was issued?

02. The site shall not be occupied by any persons other than gypsies and travellers, as defined in paragraph 15 of ODPM Circular 01/2006'.

'Reason: The Local Planning Authority would not wish to see a caravan site established in this locality except to meet the particular need to provide facilities for gypsies and travellers in accordance with Policy HG11 of the South Somerset Local Plan'.

The Parish Council believes that the reason given in item 02 above is at odds with the current application (15/02269/FUL) in that, surely, any increase beyond what can be considered/understood as one Gypsy/Traveller pitch constitutes a caravan site being established in this locality? What did the Planning Authority mean in this statement as anything beyond one pitch (one mobile home/static caravan and one touring caravan) could be understood to constitute a caravan site?

03. The residential use hereby permitted shall be restricted to the stationing of no more than one pitch at any time (one pitch being one mobile home/static caravan and one touring caravan)'.

'Reason: In the interests of visual amenity and highway safety in accordance with Policy EC3 of the South Somerset Local Plan and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review'.

Again, this is in conflict with the current application (15/02269/FUL). Why did the Planning Authority choose to restrict the site to no more than one pitch back in 2010 when approved? Surely, the same logic should apply now? Did the Planning Authority think the site was only suitable for one Gypsy/Traveller pitch when approved in 2010? If so, what has changed?

'05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), no further gate, fence, wall, building or other means of enclosure or structure shall be erected on the site without the express grant of planning permission'.

'Reason: The Local Planning Authority wish to exercise control over the matters referred to in the interests of visual amenity in accordance with South Somerset Local Plan Policy EC3 and ST6'.

As far as the Parish Council are aware, the existing permanent buildings on site were erected without planning permission. This means, therefore, that this condition has no merit at all due to the circumstances prevailing at the time of approval!

'06. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority'.

'(ii) The scheme shall be completely carried out within the first available planting season from

the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority'.

'(iii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority'.

'Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with South Somerset Local Plan Policies ST6 and EC3'.

As far as the Parish Council are aware, no such landscaping scheme has been submitted and no landscape changes introduced to the site evidenced over the last five years since original approval.

The following paragraphs also formed part of the Decision Notification letter under the heading 'Notes' and 'Notice of Commencement'. The Parish Council is concerned that the Planning Authority place great emphasis on the need for applicants to fully comply with the conditions imposed. Why has no enforcement action been taken?

'NOTES:

(1) Please read the above condition(s) very carefully. This permission has only been granted on the basis that all of the conditions are fully complied with. Applicants are advised that failure to comply with the requirements of each and every condition as detailed may become the subject of enforcement action by the Council'.

'NOTICE OF COMMENCEMENT

You are requested to notify the Planning Authority 21 days prior to commencement of development or use of land approved under planning permission 10/03068/COU. Many planning permissions have conditions imposed upon them which require the submission of details prior to commencement of development or use of land. Failure to comply with such conditions prior to commencement may mean that the development becomes the subject of enforcement action by the Council'.

Did the Planning Authority actually receive notification within the 21 days specified in the Notice of Commencement?

What follows is an extract from the Landscape Architect's report at the time of the original application in 2010 (10/03068/COU):

"This site lays outside the village of High Ham as described above, and is some distance from settlement form. There is a general lack of development presence in the locality of the application site, and traditional farming is the prime land-use. The application site is not related to the settlement pattern, nor characterised by established development form. The presence of a mobile home, and an area of hardstanding, along with the seasonal presence of a touring caravan, are not elements that are characteristic of this part of the High Ham plateau. Hence I view the proposal as contrary to local landscape character, and thus failing to meet landscape policy objectives. Consequently I offer landscape grounds for refusal based upon policies ST3, ST5 and EC3".

The Parish Council are keen to learn why this conclusion was reached back in 2010 and a

contrary view recorded by the Landscape Architect now when the current proposal is to increase the number of pitches on site?

**Parish Council Decision:**

The Parish Council have given this application a great deal of thought and, once again, acknowledges the difficulty the District Council faces in providing appropriate sites to meet the needs of people following a Gypsy/Traveller lifestyle.

However, the Parish Council believes the points made above under 'Background' are relevant and these points have informed the decision reached. The Parish Council recommends REFUSAL of this application on the following additional grounds:

- 1) No justification has been provided by the applicant as to why these additional pitches are required;
- 2) The site has not been developed under the terms of the original planning permission granted (Planning Application: 10/03068/COU refers);
- 3) In light of item 2) above, the original application should be deemed to have expired as no development has commenced within the timescale specified;
- 4) The site has not been the subject of a landscaping scheme as required under the terms of the original planning permission granted (Planning Application: 10/03068/COU refers);
- 5) The current report submitted by the Landscape Architect is at odds with the actual site. The following is stated:

"Now a gypsy/traveller plot is established, the character of the field is changed accordingly, and it is noted that the presence of the existing plot is little perceived outside the site's confines. I consider that two additional plots within the same quarter of the field are unlikely to result in significant change to the immediate landscape context. Hence, whilst my initial view remains that in principle this is not an appropriate site for development, now that the current site is established, to provide an anchor for this further development, with minimal landscape impact beyond the site's confines, I am not inclined to raise a landscape objection".

It would appear to the Parish Council that this statement has been made without undertaking an actual site visit? The plot is in no way established as a bona fide Gypsy/Traveller pitch as the pitch has not been set up as intended for the last five years so how can someone consider that two additional plots within the same area are unlikely to result in significant change as there is nothing there to base this conclusion on?

- 6) The location of the site does not meet the needs of current thinking in terms of its sustainability. Issues surrounding sustainability are deemed to be very important by the Parish Council such as access to local services. Whilst High Ham is fortunate to have a very successful Primary School located within its boundary there are no local shops or access to GP/health services which means that the use of cars etc., are the only alternatives to accessing such services. To increase the number of pitches on site will only exacerbate this situation;
- 7) The junction of Mildmays with Standhill Road has been badly flooded in the past to such an extent that it becomes impassable. This was pointed out to the Planning Authority in our previous letter dated 17 August 2010 but, unfortunately, was ignored by the Case Officer at

that time. If the Planning Authority are serious about the merits of local consultation, then this point should be taken fully on board when considering this as an appropriate site for any additional pitches. The Parish Council genuinely believes that the occupiers' Health and Safety could be jeopardised in the event of heavy rainfall in the future particularly with regard to 'means of escape' and 'rescue' in an emergency situation. The extent of flooding in this area has been considerable over the last couple of years and continues to be a very real concern for local residents;

- 8) Due to the flooding potential identified in item 7) above, it is thought prudent to recommend a sewerage treatment plant to ensure that waste can be safely discharged without fear of it emerging in the areas with a propensity to flood, should approval of this application be granted.
- 9) The original planning permission granted stated: 'The proposal would provide a site for a family with bona fide gypsy/traveller status, will cause a modest rise in daily vehicle movements and will have limited impact on the local roads and visual amenity of the rural area'.

The Parish Council believes that the sentiment of this statement applies to one Gypsy/Traveller pitch and the number of people you would reasonably expect to occupy such a pitch. The proposal for an additional two pitches is, therefore, not in compliance with the original approval.

Likewise, the number of daily vehicle movements will significantly increase and the associated impact on local roads, and visual impact, will not be 'limited' should the number of pitches be increased as proposed;

- 10) The Parish Council is concerned that only two addresses appeared on the neighbour notification list when a far greater number of residents live within a reasonable distance of the site in question. This situation needs to be addressed by the Planning Authority to ensure all local residents near the site receive the relevant information and have the opportunity to respond. This also appears to indicate that the Planning Authority is not fully familiar with the site and the properties located in the near vicinity;
- 10) Finally, the Parish Council find it difficult to understand why the site has not been fully developed and occupied by the applicant over the last five years. The justification of need does appear to be in question, both in the case of the original and current application, and the exact number of people ultimately occupying the site is not clear which makes any informed appraisal of the potential impact of increasing the density of the site entirely guess work!

**Officer comment:**

The Parish Council has raised a number of points about the earlier consent in addition to the current application. In terms of the implementation of the consent, concern has been raised that the applicant has not occupied the site since the approval. Having asked the applicant about this issue, he stated that he did occupy the site shortly after the permission was granted but only for limited periods since then. There is a caravan currently on site, as was the case at the time of the original application. It is difficult to conclude either way as to whether occupation occurred within the first year. The site is served by a no through road and is relatively detached from the village. Therefore, it would only be very infrequently passed by vehicles, and unless a pedestrian walked passed the site, it wouldn't be necessarily obvious that occupation had occurred. Notwithstanding this position, having spoken to one of the Council's solicitor's in the context of considering this current application, the advice is that Council granted consent for

the use of the adjacent site as a gypsy site in 2010 and therefore, the principle of the use of this land for a gypsy site has previously been supported.

The imposition of the condition that restricts occupation to a gypsy and traveller is a standard condition applied to approvals for such a use. It is not accepted that a caravan site would be established by the addition of a couple of pitches, rather a site to meet the need for gypsy/traveller sites. The Council may not accept the site to be used as a generic caravan site, however, this is different from the use as the site to meet the need for gypsies and travellers.

In terms of restricting the number of pitches permitted under the previous permission to 1 pitch only, this was acceptable and reasonable given that the application was for 1 pitch. It is usual practice to limit any consent to the number of pitches being applied for. The assessment back in 2010 considered the merits of 1 pitch as this was the number being sought at that stage. An applicant is entitled to submit an application to increase the number of pitches and the LPA has a duty to assess the merits of the current proposal.

In terms of the condition restricting further development on site, it is understood that there was an outbuilding on site at the time of the original application and this condition sought to prevent further buildings being erected on site. A complaint was received in 2011 about a building being constructed alongside the roadside hedge on site along with construction of a wall and gates. These were investigated at the time, and relate to the buildings/structures currently on site, but, in light of the approval for a gypsy site, it was not considered expedient to take enforcement action.

With regard to landscaping, the officer can find no record of a submitted scheme. However, the applicant has verbally advised the case officer that he had undertaken planting but that this has proved unsuccessful. The applicant has been advised by the case officer that a condition shall be attached to any consent for this current application to seek planting to serve both the original and extended sites. Advice would also be sought from the landscape officer as to the appropriate plant species.

In terms of the notice of commencement, this was not received in this case. However, it is not a legal requirement to return this document but it does assist the LPA in alerting the applicant/developer if there are any pre-commencement conditions that need to be discharged prior to the start of the development.

In respect of the landscaper officer's comments, it is correct that he did not support the original application. His position with regard to the principle of development on this site has not changed. However, the original approval has established a landscape context and on this basis, does not consider that there would be a significant change to the immediate landscape context that justified a landscape objection.

In respect of the need for the additional pitches, the Local Plan clearly outlines that there is an identified need for pitches within the district. No personal circumstances have been put forward by the applicant. Accordingly, the LPA will consider the merits of the individual application against relevant national and local policies.

With regard to sustainability, the site lies approximately 1km from the centre of the village, 4km from Langport and 8km from Somerton. Whilst it is accepted that the village contains very few facilities, and the site would not be considered in a sustainable location, it is consistently the case that, in considering gypsy sites at appeal, Inspectors conclude that travel distances of up to 10 km in rural areas to access key services and facilities is acceptable. On this basis, and the Council's previous acceptance of this location for a gypsy site, it is not considered reasonable to refuse this application on sustainability grounds.



The enlargement of the site to accommodate an additional 2 pitches would clearly result in additional traffic movement and thus would be different from the original approval. However, as can be viewed from the comments of the Highway Authority and the Council's highway consultant, no highway objection is raised.

In terms of neighbour notification, 2 site notices were erected and an advert placed in the local press. 2 of the closest neighbours were directly notified although those do not adjoin the site and there was no formal or legal requirement to notify them. With regard to the number of potential occupants, the original approval was for 1 pitch. In reality, this would mean 2 adults and any children/dependants. With the current application, it is for 2 pitches, thus 4 adults with children/dependants.

### **Highway Authority:**

In traffic impact terms it is unlikely that the proposal will result in a significant increase in vehicle movements although it should be noted that no details have been provided to as part of the application.

The proposal will have access onto an unclassified road, which is subject to a 60mph speed limit although due to the nature of the highway it is unlikely that vehicles will be able to achieve this. Turning to the point of access it is apparent that visibility hasn't been shown on the submitted plans. Due to this section of highway being subject to the National Speed Limit the Highway Authority would usually refer to Design Manual for Roads and Bridges (DMRB). However as it is unlikely that vehicles will do able to achieve these speeds coupled with the fact that Mildmays Road is lightly trafficked the Highway Authority can refer to the design principles set out in Manual for Streets and Manual for Streets 2. Therefore splays of 2.4m x 33m should be provided in either direction.

The access itself will need to be properly consolidated and surfaced over the first 5.0m with suitable surface water drainage provided to stop any surface water runoff onto the adopted highway. The applicant should also note that if there will be an element of two-way movement through the access then it will need to be a minimum width of 5.0m.

In regards to the internal layout the area for parking and turning appears to be sufficient and appears to be in accordance with South Somerset Local Plan Policy HG7.

Therefore taking into account the above information the Highway Authority raises no objection to this proposal and if planning permission were to be granted the following conditions will need to be attached. (3 conditions and explanatory note are recommended and shall be attached to any consent).

### **SSDC Highway Consultant:**

Consider sustainability issues (transport). Development unlikely to have a significant impact on the approach roads to the site but suggest an assessment is made of the Field Road/Mildmays Road junction in respect of the extent of available visibility splays commensurate with traffic speeds at the junction.

### **Landscape Officer:**

I previously commented upon this site when the first plot was mooted. At that time I provided the following landscape view:

The settlement form of High Ham is primarily concentrated on the roads and lanes that converge in the vicinity of the church, with the emphasis on the north-south through route of Main Road. Further intermittent development follows the alignment of Standhill Road to the west, and Long Street to the south, both being slightly detached from the village core, but within close proximity of it.

This site lies outside the village of High Ham as described above, and is some distance from settlement form. There is a general lack of development presence in the locality of the application site, and traditional farming is the prime land-use. The application site is not related to the settlement pattern, nor characterised by established development form. The presence of a mobile home, and an area of hardstanding, along with the seasonal presence of a touring caravan, are not elements that are characteristic of this part of the High Ham plateau. Hence I view the proposal as contrary to local landscape character, and thus failing to meet landscape policy objectives

Now a gypsy/traveller plot is established, the character of the field is changed accordingly, and it is noted that the presence of the existing plot is little perceived outside the site's confines. I consider that two additional plots within the same quarter of the field are unlikely to result in significant change to the immediate landscape context. Hence, whilst my initial view remains that in principle this is not an appropriate site for development, now that the current site is established, to provide an anchor for this further development, with minimal landscape impact beyond the site's confines, I am not inclined to raise a landscape objection.

## **REPRESENTATIONS**

One email has been received making general observations stating that since the approval of the previous application, the site has remained derelict, an authorised building has been erected, flooding at Rushley every winter makes the easterly exit from the site impassable as well as preventing vehicle access to westerly gate for much of the season, and household rubbish has frequently been dumped by the site with documents containing applicant's name and address.

## **CONSIDERATIONS**

### **Principle and Need**

The adjacent site has previously been granted consent for a gypsy pitch and accordingly it is considered that the principle of extending the current site to provide a further 2 pitches is acceptable, subject to meeting relevant local and national policies. The adopted Local Plan states a requirement for 23 gypsy pitches in the plan period up until 2028. Whilst it is accepted that the Council has met its pitch requirement up to 2015, (as outlined in the GTAA), there is a clear need for pitches. The Local Plan does not phase the delivery of pitches and this application would make a contribution towards meeting the need for pitches.

### **Gypsy status**

The applicant is from a long established gypsy family in the area and the Council does not dispute his or his family's gypsy status. Following the recent revision to the Government's 'Planning Policy for Traveller Sites' in particular, in regard to the definition of a gypsy/traveller, the applicant confirmed that both he and his sons still maintain a nomadic way of life. Moreover, a condition shall be attached to any consent restricting the use of the site to gypsy and travellers.

## **Landscape**

The Landscape Officer objected to the previous application and maintains an in principle objection on landscape grounds to this current application. However, he accepts that the original approval has established a landscape context and that there would be no significant change to the immediate landscape context that justified a landscape objection. On this basis, it is not considered that there are any sufficient landscape grounds to refuse the application.

Concern is raised that there is no landscaping around the east and southern boundaries of the previously approved site. The applicant has orally stated that planting had been undertaken but has not proved successful. It is proposed that if this application is approved, then a condition shall be attached to secure appropriate screening of this site along with the boundary of the adjacent site.

## **Highways.**

The existing access to the west of the site will be used to serve the two additional pitches. Access is taken from a dead end road and thus, is very lightly trafficked. The Highway Authority has advised that the scheme would not generate a significant increase in vehicle movements and accept that guidance in Manual for Streets is acceptable for the visibility at the site entrance. Moreover, there is sufficient room within the site to park. Accordingly, the Highway Authority does not object to the proposed development subject to conditions.

## **Residential amenity**

The application site does not adjoin any residential property and therefore, the scheme would not cause any adverse harm to residential amenity.

## **Flooding**

The site is located in Flood Zone 1, thus the site has a low probability of flooding. Concern has been raised that the junction of Mildmays road and Standhill road has been flooded previously and become impassable. Whilst this point is not disputed, there is no evidence that this is a regular occurrence. Moreover, as with a recently approved gypsy site in Ashill, again in Flood Zone 1 but with evidence of occasional localised flooding, a condition shall be imposed on any consent to seek submission of a Flood Emergency Plan. This will detail what the occupants would be expected to do in the future should a flood event occur.

## **SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING**

Not applicable to this application.

## **RECOMMENDATION**

Grant Permission.

01. The proposal would make a contribution towards meeting the Council's identified need for gypsy/traveller pitches. It would not cause any severe highway impact and will have limited impact on the visual amenity of the rural area. The proposal is considered to be in accordance with policy advice in Planning Policy for Traveller Sites and Policy HG7 of the South Somerset Local Plan.

**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 site shall not be occupied by any persons other than gypsies and travellers, as defined in Planning Policy for Traveller Sites.

Reason: The Local Planning Authority would not wish to see a caravan site established in this locality except to meet the particular need to provide facilities for gypsies and travellers in accordance with Policy HG7 of the South Somerset Local Plan and policy guidance in Planning Policy for Traveller Sites.

03. The residential use hereby permitted shall be restricted to a maximum of 2 pitches, with a maximum of one mobile home/static caravan and one touring caravan per pitch.

Reason: In the interests of visual amenity and highway safety in accordance with Policy EQ2 and TA5 of the South Somerset Local Plan.

04. No business activities shall be conducted at the site without the express grant of planning permission.

Reason: In the interests of the character and amenities of the locality in accordance with Policy EQ2 of the South Somerset Local Plan.

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), no further gate, fence, wall, building or other means of enclosure or structure, other than those approved by this permission and as part of condition 6, shall be erected on the site without the express grant of planning permission.

Reason: The Local Planning Authority wish to exercise control over the matters referred to in the interests of visual amenity in accordance with South Somerset Local Plan Policy EQ2.

06. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan and block plan date stamped 11th May 2015.

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

07. (i) Before any part of the permitted development is commenced, details of the boundary treatment which shall include the southern boundary of the adjacent pitch, details of the species, siting and numbers to be planted, and in the case of any fencing/walling to be erected, details of the materials to be used, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The details as referred to above, shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

(iii) For a period of five years after the completion of any landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and

species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Policy EQ2 of the South Somerset Local Plan.

08. No external lighting shall be installed within the site without the details having first been submitted to and agreed in writing by the Local Planning Authority.

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

09. The development hereby approved shall not be commenced until a Flood Emergency Plan has been submitted to and approved in writing by the Local Planning Authority. Once approved, the applicant should follow the procedure in the event of flooding.

Reason: To ensure that any future residents of the site are aware of the procedure to follow in the case of a flooding event.

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