

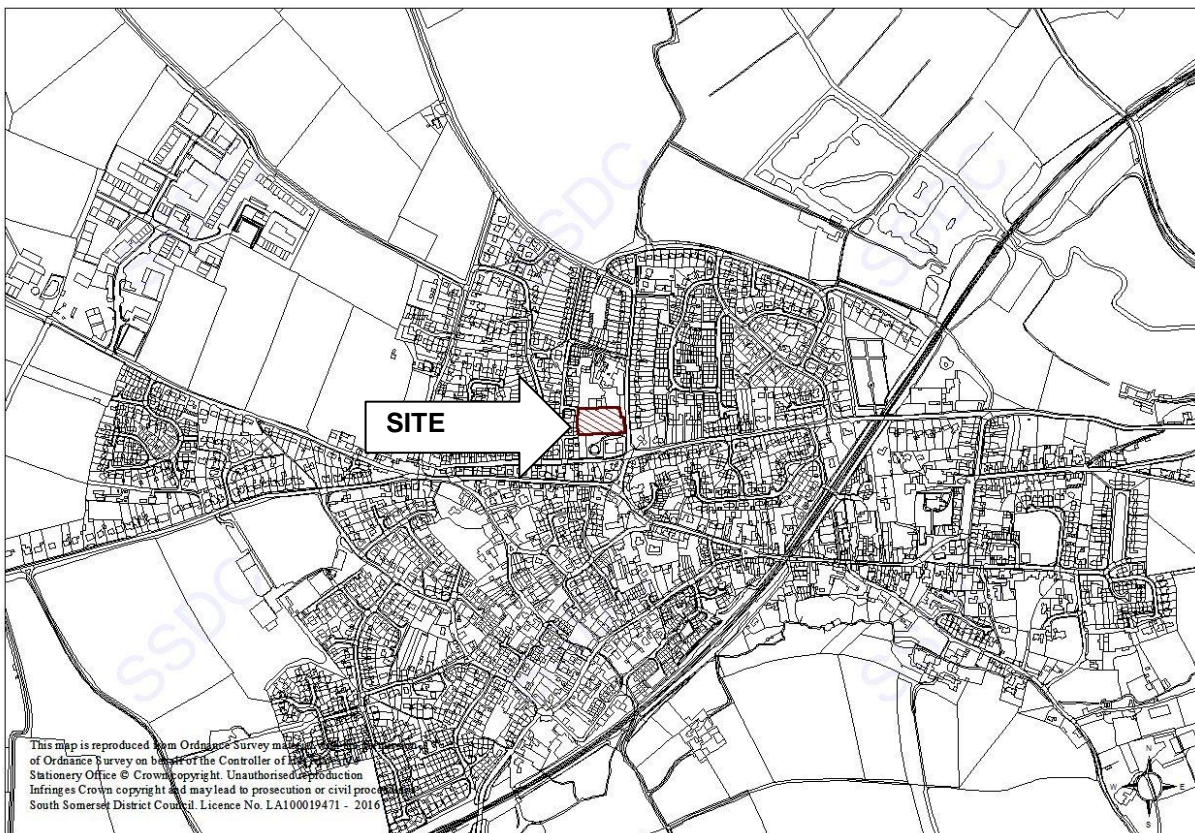
Officer Report On Planning Application: 15/03232/FUL

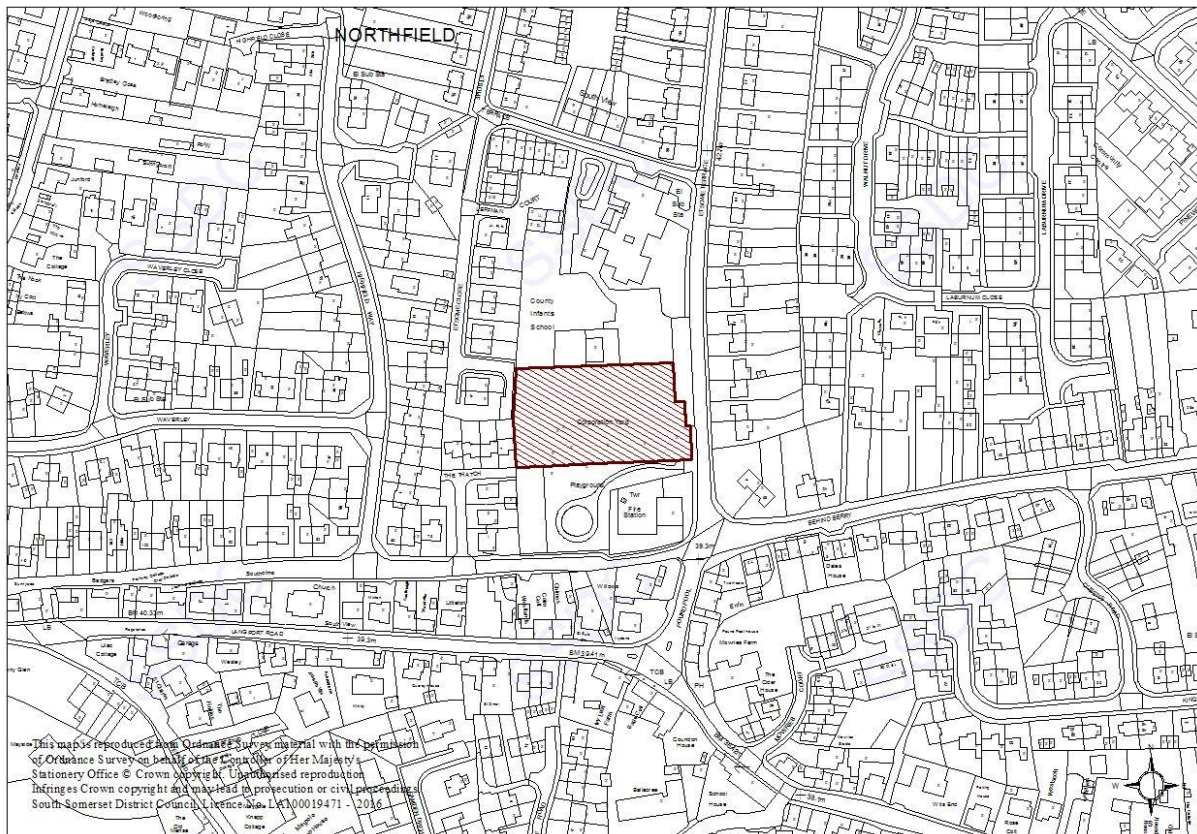
Proposal :	The erection of 10 houses and a convenience store with associated parking and access arrangements (GR 348447/128762)
Site Address:	Former Highways Depot, Etsome Terrace, Somerton.
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr Stephen Page Cllr Dean Ruddle
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	12th October 2015
Applicant :	MMCG (Somerton) Ltd
Agent: (no agent if blank)	Norman Gillan, Gillan Consulting, 4B Craiguchty Terrace, Aberfoyle FK8 3UH
Application Type :	Major Dwlgls 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE:

The report is referred to Committee at the request of the Ward Members to enable a full discussion of concerns raised locally by residents and the Town Council.

SITE DESCRIPTION AND PROPOSAL





The site is a former Highways depot located in a central location on the west side of Etsome Terrace. The northern boundary of the site is marked by the Somerton Infant School (King Ina Academy) premises. To the south of the site is a public park, with permission having been granted for land along part of this boundary (the south-western corner) for housing development. To the west are existing houses taking access from Etsome Close and The Thatch. It is a level site, now cleared of buildings, and surrounded by fencing.

Application is made for the erection of 10 houses and a convenience store, with associated access and parking arrangements.

HISTORY

11/00494/FUL - Application for a new planning permission for the erection of 13 houses and garages together with access road and parking area to replace extant permission 07/05685/FUL to extend the time limit for implementation - permitted with conditions

07/05685/FUL. The erection of 13 houses and garages together with access road and parking area. Approved by committee 26 March 2008.

07/03029/FUL - Revision to 06/01898/FUL (approved) for the erection of a two storey medical centre and dental surgery. Withdrawn.

06/01898/FUL - Erection of a two-storey medical centre and dental surgery, including car parking and soft landscaping. Demolition of remains of existing building on corner of site positioned on boundary line. - permitted with conditions

Prior to 1987 applications refer to the use of the site related to a Highways Depot.

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Policies of the South Somerset Local Plan (2006 - 2028)

- SD1 Sustainable Development
- SS1 Settlement Strategy
- SS4 District Wide Housing Provision
- SS5 Delivering New Housing Growth
- SS6 Infrastructure Delivery
- EP9 Retail Hierarchy
- EP11 Location of Main Town Centre Uses (The Sequential Approach)
- EP12 Floorspace Threshold for Impact Assessments
- HG2 The Use of Previously Developed Land (PDL) for New Housing Development
- HG3 Provision of Affordable Housing
- TA5 Transport Impact of New Development
- TA6 Parking Standards
- HW1 Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
- EQ2 General Development
- EQ3 Historic Environment
- EQ7 Pollution Control

National Planning Policy Framework (March 2012):

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
11. Conserving and enhancing the natural environment

National Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Somerton Town Council: The proposal is not supported, for the following reasons:

- The application does not comply with EP11
- The retail impact assessment is inadequate, we consider this development would have a detrimental impact on the Town Centre.
- Traffic impact from a succession of customer movements in a residential area and the adjacent school.
- Inadequate delivery facilities to further disrupt safety and traffic movements.

STC welcome the housing scheme but feel that the previous scheme giving a greater mix of affordable housing is more beneficial to Somerton.

Issues have also been raised about ownership of land and covenants in the Town Council's favour over the land.

Highways Authority: *It is considered that the proposal is unlikely to result in a severe impact on the local highway network as there is an existing permitted use for the site that would have generated a certain amount of traffic and the traffic from the proposed development is not thought to be so great to impact on the surrounding network to the extent required by NPPF to warrant a refusal. Subject to conditions.*

SSDC Highway Consultant: *I am content that the tracking of the vehicle used on the swept path analysis plan indicates that the vehicle would not block or hinder the use of the car parking spaces. There may be a slight alteration required to the entrance gate to the yard area but presumably this can be achieved.*

I am a little concerned that larger delivery vehicles (to that used on the tracking plan) could seek to access the site on the basis that there would presumably be economic advantages to deliver goods in this way using larger vehicles, but I have no firm arguments to present in this respect or any evidence to counter the comments made by the agent on this particular matter.

I would be supportive of any reasonable measures that could be imposed to prevent delivery times to the proposed store from coinciding with the peak school drop-off/pick-up times to reduce any potential for internal conflict.

SSDC Policy Planning Officer: Initial comments pointed to inadequacies in the submitted proposal, including:

- no affordable housing component;
- inadequate detail in submitted retail assessment and sequential test to determine the retail impact of the scheme.

Further information was submitted, and final comments have been made: I am content that the further information provided by the applicant addresses my previous comments with regards to the sequential test and impact assessment. This evidence is enough to demonstrate compliance with the sequential test, and that there should not be a significant adverse impact upon the town centre, consistent with local and national planning policies.

SSDC Landscape Officer: No objection, subject to a detailed landscape proposal.

SSDC Ecologist: No comments or recommendations.

SSDC Environmental Protection Officer: No objection either on amenity or contamination grounds. Condition recommended relating to land contamination.

SSDC Sports Arts and Leisure: *The previous approved application on this site ref:11/00494/FUL was approved in 2011 and since that time the council has formally adopted minimum acceptable standards for Children's Outdoor Equipped Play Provision, which require buffer zones to be provided. The Etsome Terrace Play Area adjoining this application site is classed as a Locally Equipped Area for Play (LEAP) and the minimum acceptable buffer zones for a LEAP are 20m from the activity zone to the boundary of the nearest dwelling and 30m from the activity zone to the habitable facade of the nearest dwelling. As the proposed application does not provide for either of these minimum buffer zones it fails to meet our adopted standards and is consequently not acceptable in planning terms.*

The proposal is also assessed for contributions towards off-site provision of facilities. A net contribution of £24,505 would be payable in terms of Policy HW1 of the Local Plan.

County Archaeologist: No objection.

Lead Local Flood Authority (County): No objection, subject to conditions

Environment Agency: No objection, subject to condition relating to possible contamination.

County Minerals and Waste: No objection is raised but comments made on policy.

Somerset Waste Partnership: No comments received.

Police Liaison: Concern is raised about possible conflict between parents and local residents arising from use of the school drop-off area. The layout and workability is also queried (adequate space to manoeuvre and exit the site). The proposal is not supported for these reasons.

REPRESENTATIONS

Five letters of objection have been received, making the following main points:

- the proposed store would harm the viability of another local store, which would be unable to compete with a larger unit;
- the store would harm the retail trade operating in the town centre;
- there is no need for another store;
- the additional traffic caused by the store would present a highway safety hazard, particularly in relation to the school, the fire station and nearby junctions;
- the proposal for housing is supported;
- houses should be finished in local stone, not rendered;
- adjoining properties will be overlooked by the development (amenity harm).

CONSIDERATIONS

Principle of Development

Somerton is designated a 'Local Market Town' in the Local Plan, where provision for new

housing, employment, shopping and other services should increase self-containment and enhance its role as a service centre (policy SS1). The proposal is located within the development area of Somerton, where the principle for housing development is accepted (policy SS5). It is also noted that the site is previously developed land (former highways depot), and the re-use of this land is supported by the NPPF and Local Plan (policies SS7 and HG2).

Local Plan policy HG3 seeks 35% affordable housing on sites of 6 or more dwellings, where viable. At the time of preparing the planning application, seeking affordable housing for developments of 10 or fewer dwellings was contrary to Government policy. However, a recent High Court decision has removed this policy, so the Council are now applying the lower threshold in policy HG3. Although initially not offering affordable housing, the applicant has now agreed to making the necessary provision available on site, which would be secured by S106 Agreement.

The site falls within the defined development area of the market town. The principle of development for housing is accepted. The development of a retail outlet would depend upon compliance with the Local Plan policies safeguarding the vitality of town-centre retail facilities.

Visual Impact

The proposal is a revision of a previously approved layout for dwellinghouses. The density of housing has been increased, and part of the site along Etsome Terrace includes a 2490 sq ft retail unit.

In massing terms, the housing proposal is similar in impact in relation to the boundaries to the north and west. Housing is concentrated in three groups of terraced houses, two storeys. Materials are similar to many found in the area - reconstituted stone with parts of walls rendered; tiled roofs.

Whilst the detailed appearance has been simplified from earlier designs, it is considered that the massing and scale as laid out are sympathetic to the general character of the area. Subject to detailed approval, the materials are generally in accordance with the appearance of the setting.

The proposed retail building is to be erected close to Etsome Terrace, with goods access and parking to the rear of the building. The design is simple, and the height and massing are modest. It is not considered that the building would represent a harmful intrusion into the setting. It relates well to the road, with some opportunity for screen planting. It is considered overall to make a positive visual contribution to the street scene.

Impact on Residential Amenity

The layout of the housing is similar to previous schemes, and provides adequate spacing to avoid harmful overbearing. The original scheme raised some overlooking concerns, but these issues can be overcome by re-design of windows (high level window in one instance, and replacement of a bedroom window in a second).

Although there are dwellings in close proximity to the parking area of the proposed retail unit, no amenity harm has been identified by the Council's EPU Officer. As raised by the Highway Consultant, the loading area can be made subject to operating hours conditions, which can take into both safety and amenity issues.

It is not considered that any amenity harm is raised by the scheme that would sustain a refusal of the application.

Retail Unit

Policy EP11 of the Local Plan, in line with national policy set out in the NPPF, requires a sequential test to be applied to out-of-town localities, examining a sequence of:

- Yeovil Town Centre Shopping Area
- The defined Town Centres of Market Towns,
- District Centres and Local Centres, followed by
- Edge-of-Centre locations, then
- Out-of-Centre sites that are, or will be well served by a choice of sustainable modes of transport, and are close to the centre

In earlier, initial comments, the Council's Policy Officer commented:

The proposed convenience store means that a sequential test should be applied, which requires main town centre uses (including retail) to be located in town centres, then edge of centre locations, and only if suitable sites are not available should out of centre sites be considered (policy EP11, NPPF). The applicant has submitted evidence relating to the sequential test, based upon details of vacant properties supplied by the Council - this information is dated from September 2014 and I would have expected the applicants to have supplemented this with their own, more up-to-date work. For example, is there potential to use the former surgery building? Planning Practice Guidance (PPG) also requires applicants to demonstrate flexibility in the format and/or scale of the proposal, and to consider what contribution more central sites are able to make individually to the proposal - in my view, the applicant has not demonstrated such flexibility.

The applicant subsequently submitted a further supplementary statement, dealing with the concerns raised. It is now considered that an adequate sequential test has been applied, against the background of an adequate assessment of probable impact on the town centre. On the basis of the submission, and given that the impact of this small-scale unit cannot be considered to be significant, no policy objection is now raised. The retail proposal is considered to comply with the policy requirements set out in the Local Plan and the NPPF, and would not cause any harm to the vitality or viability of the town centre that would indicate a refusal of the application.

Road Layout and Drop-off Area

The road layout remains as previously approved in respect of access to dwellinghouses and the parking/drop-off zone for the school. It is understood that the land for the drop-off area belongs, in fact, to the Town Council. A long-standing requirement of development of the site has been the provision of this drop-off area, and it has been carried across in the current application. The arrangement has now been questioned by the Police Liaison Officer, who raises a concern that use of this area, in amongst other residential activity, could lead to problematic behaviour by parents dropping off children (unacceptable parking, etc). Whilst this concern is noted, this has always been a requirement of the use of the land for housing, and was in fact previously approved in exactly this form. It would be possible to ensure proper management of the area by condition.

The parking and loading area for the retail unit raises a possible conflict between parking and loading. However, as suggested by the Highways Consultant, the use of the loading bay could

be controlled by condition to minimise conflict with school starting/finishing times.

Highway Safety and Parking

The Highways Authority raises no objections to the proposal, raising the important consideration of the previous/accepted use of the site as a depot. Adequate parking is provided in accordance with the standards set out in the Somerset Parking Strategy. Subject to appropriate conditions (including delivery times), it is not considered that there is any highway safety harm resulting from the scheme that would warrant a refusal of the application.

Comments by Sports, Arts and Leisure

Whilst the concern is noted that there might be some incursion into the general 30m buffer zone of some of the dwellings, it is noted that a previous scheme was approved on this site, despite proximity to the playground. It is noted that there is also a school within this sort of distance of dwellings on the northern boundary. EPU has been consulted and advises: *Having looked at the location there are residential properties all around the play area and we have no history of complaints, there is also a fire station and a school adjoining the site, so I think any noise from the play area would make little difference. There would be no reason or justification to raise issues on noise grounds in my opinion, and that would be consistent with comments made on previous applications.* Given the shortfall of housing numbers and the Council's inability to demonstrate an adequate five-year land supply, it is not considered appropriate to restrict development along the southern edge of this site, which offers sustainably located housing within the centre of this market town.

Affordable Housing

Local Plan policy HG3 seeks 35% affordable housing on sites of 6 or more dwellings, where viable. At the time of preparing the planning application, seeking affordable housing for developments of 10 or fewer dwellings was contrary to Government policy. However, a recent High Court decision has removed this policy, so the Council are now applying the lower threshold in policy HG3. Although initially not offering affordable housing, the applicant has now agreed to making the necessary provision available on site, which would be secured by S106 Agreement.

Contributions towards Leisure and Recreational Facilities

These contributions towards, required under Policy HW1 of the Local Plan are accepted by the applicant, and are to be secured by a S106 Agreement.

Concerns of Town Council

The issues raised by the Town Council are largely covered in the report. It is not considered that the proposed retail unit fails to comply with policy on protection of town centre uses. The issues of highway safety have been considered by both the Highways Authority and the Council's consultant, and it is not considered that there is a highway safety reason for refusal of the development that could be sustained.

Local Representations

The comments raised by local residents have been carefully considered and are largely dealt with in the report. The following additional points are made:

- whilst the trade concern of another local retailer is noted, this is not considered a

- reason for refusal of the proposal for a further retail unit;
- there is no policy requirement to demonstrate the need for further retail facilities;
 - whilst it is noted that there is a preference for local stone finishes, it is considered that an acceptable scheme, sympathetic to the area can be achieved using the materials proposed by the applicant; the retail unit which fronts Etsome Terrace, is proposed to be faced in natural stone to match houses along this road
 - amenity issues are dealt with above.

EIA Regulations

Not relevant.

Conclusion

The proposal would make provision for the development of 10 houses (including 4 affordable housing units) in this sustainably located position within the market town. It would also provide a modest scale local retail facility which is considered to enhance the sustainability of the local area and the town in general. An important further comminute benefit is the dropping off area to be used by the adjacent school. No amenity, highway safety, environmental or other harm has been demonstrated that would indicate a refusal of the proposal. Notwithstanding the objection of the Town Council and Local residents, the proposal is accordingly recommended for approval, subject to the necessary agreement to secure local recreation facilities and affordable housing

S.106 AGREEMENT

A S106 Agreement will be required to be signed prior to the issue of any permission to secure the affordable housing and leisure contributions required in terms of the Local Plan.

RECOMMENDATION

That application reference 15/03232/FUL be approved subject to:-

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that:-
1. The on-site provision of affordable housing in accordance with the provisions of Policy HG3 of the Local Plan.
 2. The payment of contributions towards the off-site provision of leisure and recreation facilities in terms of Policy HW1 of the Local Plan.

and

- b) The following conditions:

01. The proposal, by reason of its scale, design and materials, respects the character and appearance of the area and causes no demonstrable harm to residential amenity, highway safety or the vitality and viability of the town centre. The proposal makes provision for well-located new housing, including a proportion of affordable housing. In all these respects, it

accords with the aims and objectives of the NPPF and Policies SD1, SS1, EP11, EP12, HG3, TA5, TA6, HW1 and EQ2 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 development hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. 1489/A1 numbers 200C, 210B and 212B.

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

03. The proposed retail unit shown on the submitted plan ref. 1489/A1/200C shall be used for a local convenience store and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of residential amenity and to safeguard the vitality of the town centre, in accordance with the NPPF and Policies EQ2 and EP11 of the South Somerset Local Plan.

04. No development hereby permitted shall be commenced unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) materials (including the provision of samples where appropriate) to be used for external walls and roofs; this shall be supported by a sample panel of natural stone (to be used for the retail unit), indicating pointing, coursing and mortar mix;
- b) full design details and material and external finish to be used for all windows, all external doors, lintels, entrance gates, boarding and openings;
- c) details of all eaves and fascia board detailing, guttering, downpipes and other rainwater goods;
- d) details of the surface material for the parking and turning areas; and
- e) details of all boundary treatments.

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

05. No development hereby permitted shall be commenced unless details of a scheme of management of the school dropping off area shown on the submitted plan ref. 1489/A1/200C have been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include:

- details of demarcation of bays and turning areas; and
- a means of control of the use of the area to ensure availability of bays for dropping off/collecting children.

Such details, once approved, shall be fully implemented at the same time as construction of the access roads, and thereafter retained and maintained.

Reason: In the interests of highway safety and general amenity, and to accord with the NPPF and Policies EQ2, TA5 and TA6 of the South Somerset Local Plan.

06. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking/compound area for contractors and specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice (including means to limit noise, dust, fumes, vibration, traffic, mud or dirt on the highway, etc., during construction). The development shall be carried out strictly in accordance with the approved Construction Management Plan.

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

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junction, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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

08. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

09. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to and approved in writing by the Local Planning Authority. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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

10. The Development hereby permitted shall not be occupied until the approved parking spaces for the dwellings and properly consolidated and surfaced turning spaces for vehicles have been provided and constructed within the site in accordance with details

which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

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

11. Adequate space for loading/offloading shall be maintained within the enclosed yard (attached to the proposed retail unit shown on the submitted plan ref. 1489/A1/200c) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The details shall include:

- position and operation of the access gates;
- demarcation of loading and storage areas within the yard.

Once approved the details shall be fully implemented and thereafter retained and maintained. Any area designated for loading/offloading shall be kept clear of obstruction and used solely for that purpose at all times.

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

12. No deliveries to the retail unit shown on the submitted plan ref. 1489/A1/200C shall take place between the hours of 08h00 - 09h00; and 14h30 - 15h30, Mondays to Fridays.

Reason: In the interests of highway safety and to safeguard children accessing the school from the school dropping off area, in accordance with the aims of the NPPF and Policy TA5 of the South Somerset Local Plan.

13. No development hereby permitted shall be commenced unless:

a) A desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. The study should include an assessment of the potential risks to:

- human health,
- property (existing or proposed),
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments

If the potential for significant ground contamination is confirmed then using this information:

b) A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

c) A site investigation should be designed for the site using this information and any diagrammatical representations (Conceptual Model). Designs should be submitted to,

and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

d) The site investigation should be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment should be undertaken.

e) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, and to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment using the information obtained from the Site Investigation, should be submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To ensure the proposed development will not cause pollution of Controlled Waters or harm to health and safety, and to accord with the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

14. The retail unit shown on the submitted plan ref. 1489/A1/200C shall not be brought into operation until the new access road, 16 parking spaces for retail use, and the Enclosed Yard have been constructed and surfaced in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The 16 parking spaces shall be permanently retained and maintained for use in connection with the retail unit hereby permitted.

Reason: In the interests of highway safety and amenity and to accord with Policies TA5, TA6 and EQ2 of the South Somerset Local Plan.

15. No development shall commence until a surface water drainage scheme for the site, based on infiltration testing carried out on site, has been submitted to and approved in writing by the local planning authority. Any surface water that cannot be disposed of through infiltration shall be attenuated on site and disposed of to the public sewer at a rate approved by Wessex Water. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and protect water quality, in accordance with the aims of the NPPF.

16. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority.

Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

17. No development hereby permitted shall be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of

the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, amended positioning and size of windows, or other openings (including doors) shall be formed in the buildings, without the prior express grant of planning permission.

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to these buildings without the prior express grant of planning permission.

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

20. Before the development hereby permitted is first occupied a 1.8m wide footway shall be constructed over the entire site frontage of the site along Etsome Terrace in accordance with a specification to be approved in writing by the Local Planning Authority.

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

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

Reason: To enable the Local Planning Authority to retain adequate control over proposed slab levels, in the interests of visual amenity, further to policy EQ2 of the South Somerset Local Plan.

22. No development hereby permitted shall be commenced unless details (including exact height above floor level) of the high level bedroom window to Unit 6 indicated on the submitted plan ref.1489/A1/212B have been submitted to and approved in writing by the Local Planning Authority. Such details, once approved, shall be fully implemented and thereafter retained and maintained.

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