

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Council Offices Churchfield Wincanton on Wednesday 8 March 2017.**

(9.00 am - 1.10 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Henry Hobhouse
Tony Capozzoli	Mike Lewis
Nick Colbert	David Norris
Sarah Dyke	William Wallace
Anna Groskop	Colin Winder

Officers:

Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Kelly Wheeler	Democratic Services Officer
Paula Goddard	Senior Legal Executive
Tim Cook	Area Development Lead (East)
Chris Cooper	Streetscene Manager
Catherine Hansford	Welfare Advice Team Leader
Dominic Heath-Coleman	Planning Officer
Kirsty Larkins	Housing and Welfare Manager
Jo Manley	Policy Planner
Pam Williams	Neighbourhood Development Officer (East)

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

Following the sad and unexpected news that Councillor Tim Inglefield had passed away on the 27th February 2017, the Chairman held a minute's silence in his memory and read out some comments that he had received from Tim's friends and colleagues

174. Minutes of Previous Meeting (Agenda Item 1)

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

175. Apologies for absence (Agenda Item 2)

There were no apologies of absence received.

176. Declarations of Interest (Agenda Item 3)

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

177. Public Participation at Committees (Agenda Item 4)

Questions/Comments from members of the public

There were no questions or comments from members of the public present.

However, the Assistant Director (Communities) advised members that she has received a letter from Lilian Elson representing the Holton Heritage Trust in which she apologised for being unable to attend the meeting and provided comments which related to agenda item 10 (Streetscene Services). The Assistant Director (Communities) advised that she would summarise the letter in more detail during the discussion of agenda item 10.

Questions/Comments from members of parish/town councils

There were no comments from member of the parish/town councils present.

Members discussed whether it would be useful for the Committee to formally comment on the plans to dual a section of the A303, however it was further suggested that as the plans were still at public consultation stage, it would be more appropriate to comment on the preferred option at the completion of the public consultation.

Members suggested an amendment to the agenda format, to include an opportunity for members to raise concerns and issues of a more urgent matter which they felt could not be addressed at the following meeting of the Committee. Members agreed suggested an addition to the agenda to allow members to ask questions or to make comments, as members of the public and parish/town council representatives are given. It was agreed that this would be amended on future agendas.

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

The Chairman informed members that he had attended a Drainage Board meeting where there are a number of concerns over the Somerset Rivers Authority at this meeting.

179. Date of Next Meeting (Agenda Item 6)

Members noted that the next scheduled meeting of the Area East Committee would be held on Wednesday 12th April 2017 at The Council Offices, Churchfield, Wincanton at 9am.

180. Chairman Announcements (Agenda Item 7)

The Chairman made no announcements.

181. Welfare Advice Work in South Somerset (Agenda Item 8)

The Welfare Advice Team Leader addressed the committee to summarise her report which provided details for financial year 2015/16.

She informed members that clients are referred from many different sources and that the total figure secured for clients in Welfare Benefit payments is over 15 times more than the cost of the service.

She advised members that she anticipated that the figures would increase further as decisions are made on existing caseload.

Universal Credit is due to be fully rolled out across the whole of South Somerset in April. She pointed out that the Revenues and Benefit team would be providing digital support and that Citizens Advice South Somerset would deliver financial advice and support.

She responded to members questions.

RESOLVED: that members noted the report.

182. Local Housing Needs in Area East (Agenda Item 9)

The Housing and Welfare Manager presented her report to members. She informed members that there were over 8000 applicants on the Homefinder Somerset register and that approximately 2000 of these were in South Somerset. She further advised that the number of applicants in gold band has decreased significantly as these applicants are now looking to downsize due to a change in policy.

She summarised the figures in table 2 which showed the applicants first choice of location for housing and explained that the demand was higher in larger villages or towns. She further advised that there was a high demand for one bedroom properties.

She responded to questions from members.

RESOLVED: that members noted the report.

183. Report for Area East Committee on the Performance of the Streetscene Service (Agenda Item 10)

The Streetscene Manager presented his report to members. He explained to members that it had been a successful year and that the team had achieved a good level of control over weeds, which is often a contentious issue.

He advised members that he had looked at ways to use non-chemical ways of treating weeds, but that this was not a viable option. In response to the concern about chemical spraying in Holton, he agreed that he would liaise with the Holton Heritage Trust about a non-chemical alternative.

He advised members that the Christmas tree shredding had been well received by the public and that there had been a noticeable reduction in trees which had been fly-tipped in lay-bys and hedges.

However, he did inform members that the overall amount of fly tipping across the district had increased. It was suggested that this could be in line with changes to waste services which have included the need for vans and trailers to require a licence permit to enter Waste Recycling Centres.

During the discussion, the Streetscene Manager pointed out the notes contained within Appendix A were guidance notes only and that he would be happy to offer advice on health and safety issues when working on the highway.

He responded to questions from members.

RESOLVED: that members noted the report.

184. The Growing Space, Wincanton - Request for funding towards establishing as an accredited training provider (Agenda Item 11)

(Councillor Colin Winder declared a personal but non-prejudicial interest this item).

The Area Development Lead presented his report to members. He advised members that there was a correction to the agenda report. On page 24 of the agenda, under the heading 'Financial Implications', it should read that 'a sum of £7,700 remains unallocated in the Members' Discretionary Budget, which must be used within the current financial year'. It should also state that 'If members support this proposal then a sum of £2,700 will remain unallocated in the Members' Discretionary Budget'.

He explained to members that this was a request for contributions towards employing an education worker.

During the discussion, the Area Development Lead clarified that The Growing Space was a separate organisation/charity to The Balsam Centre and that no funding had been given by The Balsam Centre. It was suggested that members might like to see the accounts for the charity.

It was proposed and seconded that members agreed to make the £5,000 contribution to support The Growing Space project, however the second and third year funding would be paid on receipt of accounts and once lottery funding had been secured. The contribution would be made to The Growing Space only and not for use by The Balsam Centre.

On being put to the vote, this was carried unanimously.

- RESOLVED:**
- (1) That a contribution of £5,000 from the Members' Discretionary budget is made towards developing the Growing Space as an accredited training provider, on condition that the lottery funding is confirmed.
 - (2) That the grant is paid in stages on receipt of an annual report and is used solely by The Growing Space for purposes set out in the report.

Reason: To develop the scheme to provide accredited training which would be of benefit for local people and will help the organisation to become more financially sustainable

(Voting: unanimous)

185. The Lamp, Wincanton - Funding Contribution (Agenda Item 12)

The Neighbourhood Development Officer presented her report to members. She explained that Wincanton Town Council would provide insurance cover for the structure once it had been re-instated and explained to members that there was an amendment to the report. On page 26 of the report under the 'Financial Implications' heading, it should read 'if members have supported the recommendations in the one previous report', rather than 'two previous reports'.

She responded to members questions. During the discussion, she explained that the damage was caused by people climbing on the structure and that Wincanton Town Council will insure and maintain the lamp. A member proposed that 50% of the funding should be provided, however this was not seconded.

It was proposed and seconded that the £2,700 contribution would be made as detailed in the officer report, however the word 'assume' would be replaced with 'maintain' in the officer recommendation.

On being put to the vote, this was carried 8 votes in support and 2 against.

RESOLVED: that members allocated up to £2,700 from the Members Discretionary Budget towards re-instating the traditional lamp column and plinth on the basis that this is a final contribution to the structure and Wincanton Town Council insure and maintain onward responsibility for the structure.

Reason: Towards the re-instatement of the plinth and traditional lamp column in the Market Place, Wincanton

(Voting: 8 in support, 2 against)

186. Local Regeneration (Agenda Item 13)

The Neighbourhood Development Officer presented her report to members and introduced Ian Nockolds from Cognisant Research who had undertaken a Workspace Demand Study in Area East.

Ian Nockolds explained that he had contacted 2032 businesses, 955 of which were in Area East and 1077 were within a 5 mile 'drive to work' radius of Area East. He found that he had a good response from 20% applicable businesses.

He advised members that there had been growth over the last 12 months and that 40% of the businesses that took part in the study, anticipated that their turnover would increase over the next 12 months.

He pointed out that about 1 in 5 businesses are home based and that 8% of the respondents consider their current accommodation unsuitable. It was his view that employers would find that 'science park' and more specialised business units would be the favourable type of accommodation for businesses to move into.

The Assistant Director (Communities) commented that this was a really useful study and that an economic forecast is being carried out district wide.

The Planning Policy Officer confirmed that a consultant would be looking at long-term economic growth across the Functional Economic Market Area, identifying jobs growth over the Early Review Local Plan Period (2014-2034) by employment sector and also a district-wide employment land needs assessment is being carried out to identify the quantum of employment land required by settlement up to 2034. This work is similar to the more detailed research been carried out by Ian Nockolds in Area East.

Members agreed that a workshop would be useful to discuss local business needs and issues of which the findings from this workshop could be passed to the Regeneration Board and the Income Generation Board.

It was proposed and seconded that the £1,000 fund would be re-affirmed towards the provision of 'The Lime Room' and that £2,000 would be re-allocated to support two one off business events. On being put to the vote, this was carried 8 votes in support, with 2 against.

RESOLVED: (1) That members re-affirmed £1,000 funding for the provision of 'The Lime Room' hot desk space
(2) That members re-allocated up to £2,000 funds originally intended to support creative art work/show room space in Wincanton to support two one off business events
(3) That members noted the findings of the Workspace Demand Study

Reason: Towards the provision of The Lime Room and to support two business events/breakfasts

(Voting: 8 in support and 2 against)

187. Area East Committee Forward Plan (Agenda Item 14)

The Assistant Director (Communities) advised that the Local Information Centre report which had been delayed and did not appear on the March agenda, would be on the April agenda of the Area East Committee.

She advised that there would be a report on the May agenda on the Area Development Plan for the coming year and an overview of the spending of the year for members to consider.

It was suggested that a report which included the new rates and rateable values of business properties could be delivered to members in July. It was also suggested that as the LEP is changing, it would be useful to have this report later on in the year.

RESOLVED: members noted the Area East Forward Plan.

188. Planning Appeals (For Information Only) (Agenda Item 15)

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

189. Schedule of Planning Applications to be Determined by Committee (Agenda Item 16)

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

190. 16/04434/FUL - The Priory, Priorygate Court, Castle Cary (Agenda Item 17)

Application Proposal: Refurbishment and conversion of St John's Priory (Formerly Florida House) to form 4 bed house, 3 no. 1 bed apts and 1 no. 2 bed apt. Conversion of existing coach house to form 2 no. 2 bed semi-detached houses, demolition of existing pool structure and construction of 2 bungalows as replacement, together with 3 no. detached houses to south of the Priory, and 2 no. 2 bed houses sited at the entrance to the Priory.

The Planning Officer presented his report to the Committee.

He advised that he had received an additional letter of support; however he felt that the letter had not raised any issues which had not already been raised.

He advised members that should the application be approved as recommended in his report, he proposed that an additional biodiversity condition be added to the approval.

Using a PowerPoint presentation, he provided images of the proposed plans and photographs of the site. He provided an image of the proposed block plan and pointed out the proposed additional dwellings as well as the proposed access, parking, bin storage areas and trees protected by Tree Preservation Orders.

He advised that the Conservation Officer considered that there would be no significant adverse impact on the listed building or the surrounding conservation area. He stated that the applicant had agreed to a phasing scheme which ensured that the refurbishment of the listed building would be completed before any of the additional dwellings could be occupied. This would be secured by a legal agreement.

He advised that the SSDC ecologist recommended that the application be approved, subject to detailed ecology conditions which were included within the agenda report and the additional proposed ecology condition and advised that the SCC Highways, the SSDC Tree Officer or the Somerset Waste Partnership had not raised an objection to the scheme.

He informed members that The Priory had suffered from damage and vandalism over the years and that the windows and doors had been boarded up. He also clarified that the area which he had referred to as the 'village green' is not allocated as a designated public open space in planning terms and this area and is within a gift from the applicant.

At the request of the Chairman, the Planning Officer clarified where the parking areas would be situated.

Mrs Joan Harfield, Mr Swan, Mrs Swan and Mr Chris Martin spoke in objection to the scheme. Their comments included;

- The 'village green' is a valuable social asset for families and should remain so.
- The rubbish bins should be stored at and collected from the properties that produce the rubbish and not from the area near to the 'village green' area.
- The refurbishments of The Priory is supported.
- The 'Village Green' has been maintained by The Residents Association and is well used as a social area by adults and children.
- The rubbish should be stored within the grounds of The Priory.
- The parking spaces provided should be closer to the proposed dwellings, within the grounds of The Priory.
- The proposed bungalows should be positioned closer to the proposed gatehouses.
- The bins and parking should be situated on the old pool building.
- The existing driveway for The Priory should be used to provide access for the proposed new dwellings.
- Parking for the two proposed bungalows is accessed at the end of a private road, which is extremely narrow and a dead-end road.
- The pitched roof on the proposed car port is out of character and would be seen by The Priory. It requires the removal of further woodland area.

Roger Thompson spoke in support of the application. He explained that the building is derelict and had been for many years. He explained that he would be losing a grass verge and that the private road outside his home will be used more, however he hoped that the current owners would restore the building.

Marcus Clarke, the planning agent, addressed the Committee. He explained that;

- the village green area is within the grounds of The Priory and that he had tried to retain a maximum amount of green space for residents to enjoy.
- He had worked with Somerset Waste Partnership and the SSDC Planning Department to develop a satisfactory scheme for the bin storage, however he is happy to look at amending the bin storage area, but to retain the access, should the application be approved.
- The building is deteriorating and is often subject to vandalism.
- Keen to get this application approved and move forward with the restoration and refurbishment.

The Chairman Councillor Nick Weeks, the Ward Member, explained that this was a beautiful and iconic building and welcomed the restoration and refurbishment. However, he suggested that the green area should remain and that the access and parking could be moved further within the site.

He commented that he had concerns over the 2 bungalows which were proposed on the site of the old pool building. He further pointed out there were large areas to the south/west of the site where dwellings could have been proposed, rather than so close to The Priory building. These dwellings could then benefit from their own access and bin storage areas. He felt that by moving the proposed bungalows to this area, traffic could

be reduced and the bin storage area could be removed from the village green area of the site.

Councillor Henry Hobhouse, also Ward Member, agreed with these comments. It was his view that these are only small problems which are causing the issues and hoped that they could be resolved. He queried whether the Residents Association that had been maintaining and occupying the 'village green' area could apply to the land registry to take ownership of this land.

The Senior Legal Executive confirmed that there had been cases where ownership of land had been claimed where maintenance of the land had been provided by groups or individuals on which they do not own. However, this would be a private legal matter and should not preclude the application being determined today.

Mr Chris Brooks, the architect, addressed the Committee. He advised that the scheme had been developed in line with comments received from the SSDC Conservation Officer. He had been advised to keep The Priory building in a clear open space.

During the discussion, members suggested that 3 dwellings on the western edge of the site, rather than 2 dwellings to the north of The Priory would be considered favourably.

The Area Lead Planning Officer confirmed that an amendment of this scale could not be determined today and that these amendments would require a new planning application to be submitted from the applicant. However, he suggested that the bin storage details could be reserved by a condition.

The Planning Officer confirmed that the PD would automatically be removed as the dwellings would be within the curtilage of the listed building.

Members raised concern that some of the proposed dwellings were situated close to each other and that there are issues of the dwelling overlooking each other. The Planning Officer acknowledged this, and advised that some buildings are existing and that buyers will be aware of this when purchasing properties.

It was proposed that the application be approved subject to an amendment to the village green area and for the locating of bin storage area.

During the discussion, members made it clear that they were unhappy with the proposed parking areas.

On further discussion, it was proposed and seconded that the application be approved subject to a condition to agree an amendment to the village green area by relocating the bin storage area (to be agreed by the Ward Members), the omission of the car port to bungalow parking area, additional biodiversity condition and an amendment to condition 24 to agree an alternative parking strategy (to be agreed by the Ward Members)

On being put to the vote, this was carried 6 in support, 3 against with 1 abstention.

RESOLVED: that planning application 16/04434/FUL be approved on or after the 3rd April 2017 as per the officers recommendation with additional conditions to agree an amendment to the village green area that relocate the bin storage area (to be agreed by the Ward Members), omission of the car port to bungalow parking area, additional biodiversity condition and an

amendment to condition 24 to agree an alternative parking strategy (to be agreed by the Ward Members)

- a) The prior completion of a section 106 agreement or unilateral undertaking (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:-
- 1) Secure an appropriate scheme of phasing to ensure that works to restore the primary listed building are carried out in a timely fashion, to the satisfaction of the SSDC Conservation Officer.
 - 2) To secure a review mechanism in relation to the provision of affordable housing in order to recoup a fair proportion of any available surplus in the event that improved market conditions result in a surplus or 'super normal' profit for the applicant, to the satisfaction of the SSDC Strategic Housing Manager.

b) The following conditions:

Justification;

01. The site is located within a sustainable location in an existing market town where the principle of residential development is acceptable. The development of the site would respect the character of the conservation area with no demonstrable harm to the character of the listed building, highway safety, protected species, protected trees, or residential amenity. The very limited harm to the setting of the listed building is outweighed by the benefits of the scheme. As such the proposal complies with local plan policies SD1, SS1, SS5, TA5, TA6, EQ2, EQ3, EQ4, and EQ5 and the aims and objectives of the NPPF.

Subject to the following conditions;

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: BN1/182/P001/C, BN1/182/P002/B, BN1/182/P-003/B, BN1/182/P-004/B, BN1/182/P-005/A, BN1/182/P-006/B, BN1/182/P-007/A, BN1/182/P-008/C, BN1/182/P-009/C, BN1/182/P-010/B, BN1/182/P-011/A, BN1/182/P-013/A, BN1/182/SK-014/A, BN1/182/SK-015, BN1/182/P-017 received 21 December 2017, BN1/182/P-016/C received 10 January 2017, and BN1/182/P-019 (Main House Bat Mitigation) received 03 February 2017.

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

03. The construction of the pool replacement buildings shall not commence until details of the wall and roof materials, roof details (ridges, eaves, verges, abutments and rainwater goods), doors and windows (including recessing and lintel treatment), and any external fittings (including pipework, lighting, vents and grills) have been submitted to and approved in writing by the Local Planning

Authority. This shall include the provision of samples where necessary and a sample panel of any new stonework. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. The construction of the gatehouse buildings shall not commence until details of the wall and roof materials, roof details (ridges, eaves, verges, abutments and rainwater goods), doors and windows (including recessing and lintel treatment), and any external fittings (including pipework, lighting, vents and grills) have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary and a sample panel of any new stonework. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. The construction of the three dwellings in the southeast corner of the site shall not commence until details of the wall and roof materials, roof details (ridges, eaves, verges, abutments and rainwater goods), doors and windows (including recessing and lintel treatment), and any external fittings (including pipework, lighting, vents and grills) have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary and a sample panel of any new stonework. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

06. No work shall be carried out to the coach house until full details of any external works (including, but not exclusively, details of all external repair and alteration, covering works to windows, stonework, roofs and any additional vents/flues etc) have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary and a sample panel of any new stonework. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

07. The construction of the car port to serve the pool replacement buildings shall not commence until details of the wall and roof materials, and roof details (ridges, eaves, verges, abutments and rainwater goods), have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

08. The construction of the bin store shall not commence until details of the wall and door materials have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

09. No bat mitigation work shall be carried out to the principle priory building unless details of the bat entry points and associated separation partitions have been submitted to and approved in writing by the Local Planning Authority. Such details, once approved, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

10. No work shall be carried out to the exterior of the principle priory building unless a schedule of work has been submitted to and approved in writing by the Local Planning Authority relating to all works of external repair. This shall include works to the roofs, walls, windows and doors. Such details, once approved, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

11. No work shall be carried out to fit any new doors, windows, boarding or other external opening to the principle priory building unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

12. No work shall be carried out to fit the roof lights to the principle priory building unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

13. No work shall be carried out to add any external fixtures to the principle priory building unless details of such fixtures have been submitted to and approved in

writing by the Local Planning Authority. This shall include external signage, lighting and metre boxes (which should be fitted internally). Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

14. No works are to be undertaken to any structural timbers in the principle priory building until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

15. No work shall be carried out to fit any new WCs, bathrooms, kitchens or utility rooms within the principle priory building unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

16. No work shall be carried out to the interior of the principle priory building unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. These details shall be submitted in the format of a room by room schedule as necessary. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

17. No doors shall be removed from the principle priory building until a door schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a survey of all existing doors, an estimate of age and significance, which doors are to be retained in situ and which doors to be resited and to what location. Any alterations to the doors must be specified. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

18. No work shall be carried out to the principle priory building in relation to the upgrading to existing floors and walls to improve acoustic and fire separation

between the units unless details of such work has been submitted to and agreed in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

19. No development shall commence until a surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be maintained to a fully functional capacity thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages or outbuildings shall be erected on site [other than those expressly authorised by this permission].

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other external alterations shall be made to the buildings hereby approved.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

22. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). 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 for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

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

23. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such

provision shall be installed before the site is first brought into use and thereafter maintained at all times.

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

24. Notwithstanding the details shown on drawings BN1/182/P-001C and BN1/182/P-017, no permission is hereby given to the parking arrangements applied for. Prior to the commencement of development on site a revised parking strategy shall be agreed in writing with the local planning authority. The works shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority and the area allocated for parking and turning on the approved plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

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

25. Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, the submitted scheme of tree protection measures (Ref: Arboricultural Method Statement ATC/350/C and Tree Protection Plan ATC/350 Appendix 5 as prepared by Astill Treecare Ltd), specifically the fencing and signage requirements; shall be installed and made ready for inspection. A site meeting between the appointed Site Manager and the Council's Tree Officer shall then be arranged at a mutually convenient time. The locations and suitability of the tree protection measures shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall be implemented in their entirety and shall remain so for the duration of the construction of the development. The protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (trees and hedgerows) in accordance with the following of the Council's policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

26. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels, and full details of all hard surfacing and boundary treatments. The scheme shall also include a scheme of tree and shrub planting. Such a scheme shall include numbers of individual species, sizes at the time of planting, whether container-grown or cell-grown and the approximate date of planting. The installation details regarding ground preparation, staking, tying, guarding and mulching shall also be included in the scheme. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out within the next planting season following the commencement of any aspect of the

development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced in the next planting season with trees/shrubs of the same approved specification, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

27. No works shall commence to the Priory (main house) and no activities that could result in disturbance to bats (including second phase of tree/shrub/hedge/scrub clearance, and demolition of the pool building) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- Emergence/re-entry bat surveys undertaken between April and September, and in accordance with Industry best practice;
- full details of mitigation measures to avoid, mitigate and compensate for harm to bats and their roosts, including key flight lines;
- a lighting scheme that minimises lighting disturbance to bats.

Emergency safeguarding works to the Priory may be undertaken at any time but any such works to the upper storeys, roof voids, or roof coverings shall only be undertaken with approval from a Natural England licenced bat ecologist. The works shall be implemented in accordance with the approved details and timing of the approved bat mitigation measures, as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance (bats) in accordance with NPPF and Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

28. No construction lighting shall be used post official sunset time and prior to official sunrise time from the 1st April to the 30th September (i.e. no lighting during spring and summer months).

Reason: To avoid potentially significant disturbance, and disruption to roost access and exit, to a light sensitive species of bat of high conservation importance, and to ensure compliance with wildlife legislation.

29. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a survey to determine presence/absence of slow worms, plus if present, a mitigation plan or method statement detailing measures to avoid harm to slow worms, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

30. The development shall not commence until there has been submitted to, and approved in writing by the Local Planning Authority, a badger mitigation plan or method statement detailing measures for pre-commencement update surveys, minimising disturbance and harm to badgers, protection of badger setts, enabling badgers continued access within their territory as appropriate for their welfare, and details of badger barrier fencing to minimise conflict between badgers and future householders (if considered appropriate).
The works shall be implemented in accordance with the approved details and timing of the plan, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species in accordance with Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981, and Protection of Badgers Act 1992.

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

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

32. Notwithstanding the details shown on drawings BN1/182/P-001C, BN1/182/P-018A and BN1/182/P-019A (Refuse Distribution), no permission is hereby given to the refuse storage and distribution arrangements applied for. Prior to the commencement of development on site a revised refuse storage and distribution strategy shall be agreed in writing with the local planning authority. The works shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: In the interest of residential and visual amenity and in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

33. Notwithstanding the details shown on drawings BN1/182/P-001C and BN1/182/P-017, no permission is hereby given to the proposed pool replacement carport.

Reason: In the interest of residential and visual amenity and in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

Informatives:

01. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations

2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.

(Voting: 6 in support, 3 against and 1 abstention)

191. 16/04435/LBC - The Priory, Priorygate Court, Castle Cary (Agenda Item 18)

Refurbishment and conversion of St John's Priory (Formerly Florida House) to form 4 bed house, 3 no. 1 bed apts and 1 no. 2 bed apt. Conversion of existing coach house to form 2 no. 2 bed semi-detached houses, demolition of existing pool structure and construction of 2 bungalows as replacement, together with 3 no. detached houses to south of the Priory, and 2 no. 2 bed houses sited at the entrance to the Priory

Following the discussion of agenda item 17, planning application 16/04434/FUL, it was proposed and seconded that the application be approved as per the officer recommendation.

On being put to the vote, this was carried 7 votes in support, with 3 abstentions.

RESOLVED: that planning application **16/04435/LBC** be approved as per the officer recommendation for the following reason;

01. The proposal, by reason of its materials and design is considered to respect the historic and architectural interests of the building and is in accordance with policy EQ3 of the South Somerset Local Plan, and the provisions of the NPPF.

Subject to the following;

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: BN1/182/P001/C, BN1/182/P002/B, BN1/182/P-003/B, BN1/182/P-004/B, BN1/182/P-005/A, BN1/182/P-006/B, BN1/182/P-007/A, BN1/182/P-008/C, BN1/182/P-009/C, BN1/182/P-010/B, BN1/182/P-011/A, BN1/182/P-013/A, BN1/182/SK-014/A, BN1/182/SK-015, BN1/182/P-017 received 21 December 2017, BN1/182/P-016/C, BN1/182/P-018/A, BN1/182/P-019/A (Refuse Distribution) received 10 January 2017, and BN1/182/P-019 (Main House Bat Mitigation) received 03 February 2017.

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

03. No work shall be carried out to the coach house until full details of any external works (including, but not exclusively, details of all external repair and alteration,

covering works to windows, stonework, roofs and any additional vents/flues etc) have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary and a sample panel of any new stonework. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. No bat mitigation work shall be carried out to the principle priory building unless details of the bat entry points and associated separation partitions have been submitted to and approved in writing by the Local Planning Authority. Such details, once approved, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. No work shall be carried out to the exterior of the principle priory building unless a schedule of work has been submitted to and approved in writing by the Local Planning Authority relating to all works of external repair. This shall include works to the roofs, walls, windows and doors. Such details, once approved, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

06. No work shall be carried out to fit any new doors, windows, boarding or other external opening to the principle priory building unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

07. No work shall be carried out to fit the roof lights to the principle priory building unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

08. No work shall be carried out to add any external fixtures to the principle priory building unless details of such fixtures have been submitted to and approved in writing by the Local Planning Authority. This shall include external signage, lighting and metre boxes (which should be fitted internally). Such approved details, once

carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

09. No works are to be undertaken to any structural timbers in the principle priory building until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

10. No work shall be carried out to fit any new WCs, bathrooms, kitchens or utility rooms within the principle priory building unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

11. No work shall be carried out to the interior of the principle priory building unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. These details shall be submitted in the format of a room by room schedule as necessary. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

12. No doors shall be removed from the principle priory building until a door schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a survey of all existing doors, an estimate of age and significance, which doors are to be retained in situ and which doors to be resited and to what location. Any alterations to the doors must be specified. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

13. No work shall be carried out to the principle priory building in relation to the upgrading to existing floors and walls to improve acoustic and fire separation between the units unless details of such work has been submitted to and agreed in writing by the Local Planning Authority. Such approved details, once carried out

shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

(Voting: 7 in support, 3 abstentions)

192. 17/00242/S73A - Land OS 0034 Bowden Lane, Henstridge (Agenda Item 19)

Application to vary planning condition 3 of approval 15/02718/FUL to allow the developer a 25 year period from the date of first generation of the solar park and not from the date of the planning permission

The Planning Officer presented his report to members. He explained that the application was to extend the period of operation to cover a period of 25 years from the date of first generation of electricity from the site.

Councillor William Wallace, Ward Member, offered his support to the application.

Following a short discussion, it was proposed and seconded that the application be approved as per the officer recommendation.

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

RESOLVED: that planning application 17/00242/S73A be approved as per the officers recommendation for the following reason;

01. Notwithstanding local concerns it is considered that the benefits in terms of the provision of a renewable source of energy, which will make a valuable contribution towards cutting greenhouse gas emissions, outweigh the limited impact the proposal will have on the local landscape character. As such the proposal accords with the aims and objectives of Policies SD1, TA5, TA6, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following;

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

- Planning Layout Drg. No. 1253-0201-01 Issue 04;
- Site Location Plan Drg. No. 1253-0200-05 Issue 01;
- Construction Access and Cable Route Drg. No 1253-0201-05;
- Proposed Compound Area Drg. No. 1253-0201-20 Issue 01;
- CCTV Detail Drg. No. 1253-0204-00 Issue 01;
- Steel and Timber Fencing Detail 22 degrees Panel Angle - Drg. No. 1253-0205-03 Issue 01;
- Mounting System Detail Drg. No. 1253-0206-09 Issue 01;
- Bowden Lane Inverter Station Detail SMA SC Drg. No. 1253-0207-14 Issue 01
- Bowden Lane Satellite Mounting System Drg. No. 1253-0207-20 Issue 01

- Spares Container Detail Drg. No. 1253-0207-40 Issue 01;
- SSE DNO Access Road Section - Drg. No. 1253-0208-10 Issue 01;
- Private Switchgear - Drg. No. 1253-0208-54 Issue 01;
- DNO Switchgear Drg. No. 1253-0208-71 Issue 01;
- Water main easement - Drg. No. 1253-0200-50 Issue 01;
- Drg. No. 1510728 4 Module Quer ES120 1/ 2; and
- Drg. No.1510728 4 Module Quer ES120 2 /2.

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

02. The development hereby permitted shall be removed and the land restored to its former condition before 31 March 2042, or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the Local Planning Authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

Reason: In the interests of landscape character and visual amenity in accordance with the aims of the NPPF and Policies SD1, EQ1 and EQ2 of the South Somerset Local Plan.

03. The site management plan for tree, hedge and grass maintenance of the site approved by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL) shall be fully implemented for the duration of the use hereby permitted, unless any variation is agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

04. The scheme of landscaping and planting approved by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL), shall be completely carried out within the first available planting season from the date of commencement of the development. For the duration of this permission the trees and shrubs shall be protected and maintained, and any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and landscape character in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

05. No means of external illumination/lighting, other than those approved by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL) shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

06. No CCTV equipment or other cameras shall be installed on the site other than that shown on the submitted layout plan ref. 1253-0201-01, in accordance with the CCTV design details submitted with the application.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

07. No form of audible alarm shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and to safeguard the rural character of the setting in accordance with the aims of the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

08. The means of connection to the electricity grid from the site shall be in accordance with the details approved by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL), unless otherwise agreed in the writing by the Local Planning Authority.

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

09. All site works shall comply with the Construction Traffic Management Plan agreed by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL). Any alterations to the vehicular access shall be submitted to and approved in writing by the Local Planning Authority (and Local Highway Authority) and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, traffic management and amenity, in accordance with the aims of the NPPF and Policies EQ2 and TA5 of the South Somerset Local Plan.

10. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, in accordance with details approved by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL).

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

11. The details of measures for the benefit of wildlife (e.g. bat and bird boxes, wildflower sowing and management) approved by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL) shall be fully implemented and maintained unless otherwise approved in writing by the local planning authority.

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

12. The details of the finished colour of the security fencing and the finished colour and position of the CCTV equipment agreed by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL) shall be carried out and thereafter retained and maintained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

13. The supporting posts to the solar array shall not be concreted into the ground.

Reason: In the interest of sustainable construction and to accord with part 10 of the National Planning Policy Framework.

14. The programme of archaeological work agreed by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL) shall be fully carried out.

Reason: To safeguard archaeological remains on the site and to accord with the NPPF and Policy EQ3 of the South Somerset Local Plan.

15. The details of the access to the site agreed by the Local Planning Authority under application 15/05306/DOC (Discharge of Conditions for application 15/02718/FUL), including visibility splays, layout and surfacing materials, shall be fully implemented and thereafter retained and maintained for the lifetime of the permission, unless otherwise agreed in writing with the Local Planning Authority.

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

(Voting: 7 in support and 2 against)

(Councillor Hobhouse had left the room during discussion of the item and voting)

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Chairman