

## South Somerset District Council

**Minutes** of a meeting of the **Area East Committee** held at the **Council Offices, Churchfield, Wincanton. on Wednesday 11 April 2018.**

(9.00 am - 12.40 pm)

**Present:**

**Members:** Councillor Nick Weeks (Chairman)

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

**Officers:**

|               |  |
|---------------|--|
| Kelly Wheeler | Case Services Officer (Support Services) |
| Tim Cook      | Locality Team Manager                    |
| Chris Cooper  | Environment Services Manager             |

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

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

The minutes of the previous meeting held on Wednesday 14<sup>th</sup> March, copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

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**75. Apologies for absence (Agenda Item 2)**

There were no apologies of absence received.

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

Councillors William Wallace, Anna Groskop and Mike Lewis, 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 SSCC.

The Chairman advised that there had been a recent meeting of the Regulation Committee, at which a planning application in Martock had been refused. (Planning application 17/03874/OUT – Land adjoining Long Orchard Way, Martock). The Locality Manager agreed that he would arrange for feedback from the Regulation Committee meeting to be sent to members.

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**77. Date of Next Meeting (Agenda Item 4)**

Members noted that the date of the next scheduled meeting of the committee will be at the Council Offices, Churchfield, Wincanton on Wednesday 9<sup>th</sup> May at 9am.

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

There were no questions from members of the public present.

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**79. Chairman Announcements (Agenda Item 6)**

The Chairman advised that all major planning applications that come before Area Committees would be 2-starred for a period of three months. Area East Committee would still be able to approve and condition major applications, however if minded to refuse a major application, contrary to the officer recommendation, the application would be referred to the Regulation Committee for determination. Members discussed the procedure for major planning applications and the scheme of delegation. He pointed out that this was due to SSDC being close to the threshold on appeals which were overturned by The Planning Inspectorate.

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**80. Reports from Members (Agenda Item 7)**

One member queried whether a planning application for the Constitutional Club was regarded as a major or a minor planning application by the planning team. He felt that it should have been considered as a major planning application as the application was for more than 10 houses. This member agreed that he would follow this up with the planning team.

Another member advised that the parish councils were no longer receiving paper copies of planning applications; however other members were unaware of this change. The Locality Manager agreed to follow this up with the planning team.

Another member advised that the extension to Wincanton Primary School had now opened.

On the subject of the A303 duelling, a report was being taken from Somerset County Council to Highways England. This was the final opportunity for members of the public to comment on the proposals. The Locality Officer agreed to send an e-mail to the parish clerks in Area East to highlight this.

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**81. Report for Area East Committee on the Performance of the Streetscene Service (Agenda Item 8)**

The Environmental Services Manager presented his report to members. He advised that the annual work schedule had been the focus of a positive year. He advised that;

- The previous seasons mowing had been completed on time and that the team were about to start the spring mowing.

- Litter picking on the main roads has recently been completed and the team were about to start litter picking on the A303. Clearing of the A303 verges presented health and safety issues, however clearing should start shortly. He was currently considering options for clearing the central reservation.
- Additional litter bins have been provided to parishes.
- Christmas Tree shredding was hugely popular.
- Fly-tipping cases have reduced.

In response to a member's question, he advised that litter picking equipment can be provided to Parish Councils and litter which has been picked up by those residents can be collected.

He also advised that tyre debris on the A303 can only be picked up from verges to the side of the highway. Tyres on the highway need to be removed by Highways England.

Another member pointed out that there was a lot of litter in the verges close to the Dimmer site. The Environmental Services Manager advised that he would discuss this issue with the Somerset Waste Partnership.

Members thanked the Environmental Services Manager for his report.

## **82. Area East End of Year Report 2017/18 (Agenda Item 9)**

The Locality Manager presented his report to members. He highlighted some of the projects which had been undertaken in Area East;

- The Business Network event at the Haynes Motor Museum was hugely successful and very well attended.
- Property research report has been completed. This identified the Wincanton High Street as a corporate priority.
- Retail Support Initiative continues to be effective. A report will follow in the next few months.
- The land at Waterside is now in ownership, so improvements can now be implemented.
- Community Led Planning is a focus for some communities.
- The Queen Camel neighbourhood plan is still being developed. There is support and funding to help communities develop neighbourhood plans.
- External funding is available for community groups.
- There has been a reduction in footfall for visitors to community offices.
- LIC contracts have been reviewed.
- The Annual Town and Parish Meeting is taking place on 23<sup>rd</sup> April. The changes at the District Council and broadband in Area East will appear on the agenda.

In response to a member's question, the Locality Manager agreed to promote the work which had been undertaken on the Limington cycle path to Sustrans.

Concern was raised over the future of the Wincanton Sports Ground and the SSCAT bus funding and felt that this should be a focus.

One member questioned whether the funding from Wimpy Homes had now been received by the Council as this would provide long term funding for the SSCAT bus. The Locality Manager agreed to look into this further.

Members noted the report.

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**83. Area East Committee Forward Plan (Agenda Item 10)**

Members requested a report on superfast broadband to appear on the May or June agenda for Area East Committee.

The Locality Manager suggested that the Area Development Plan report moved from the June agenda to the May agenda and that an additional report on the Balsam Centre was included on the May agenda. The Locality Manager confirmed that a report on the RSI would appear on a future agenda.

Members noted the forward plan and the suggested amendments.

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**84. Action List (For Information Only) (Agenda Item 11)**

Members noted the Action List.

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**85. Planning Appeals (For Information Only) (Agenda Item 12)**

Members noted that there were no new appeals or appeal decisions.

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**86. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)**

Members noted the Schedule of Planning Applications to be determined by Committee.

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**87. 18/00123/COU - Pippins, Cary Road, North Cadbury (Agenda Item 14)**

***Application Proposal: Alterations, the extension of side extension and change of use of garage to catering kitchen.***

The Planning Officer presented his report to members with the aid of a Powerpoint presentation. He explained that the application was for an extension and change of use to an existing residential garage to form a catering kitchen.

Using Powerpoint, he provided images of the dwelling and neighbouring properties which were mostly large detached dwellings. He also advised that there was a stream which ran between the garage and a neighbouring property.

He explained that there were neighbour concerns over deliveries to the site as well as the hours of operation, odours and noise.

He advised members that it was his recommendation that the application be refused.

Mr M Hunt, representing himself as a member of the Parish Council, spoke in support of the application. He advised members that the road in which the garage was sited was a

busy road and not a small rural lane and that there were bus stops and schools along this road. He pointed out that the Parish Council supported this application and that many people work and operate from home. He also pointed out that the effects from this application will be minimal and that there is no suggestion that other members of staff will be working on the site.

Mrs C Jeans, Mr A Smart (on behalf of Mr C and Mrs E Fuller), Mrs P Smart and Mr C Fone spoke in objection to the application. Their comments included;

- North Cadbury is currently a quiet village
- Will the garage windows be fixed shut and obscured?
- Early morning noise will disrupt neighbouring children's sleep
- The delivery vans block the pavement.
- This is the narrowest part of the road – there is no room for delivery vans.
- Contrary to local plan
- There will be no way to enforce staff numbers or deliveries on site.
- Windows in garage will give unwanted light pollution.
- Provides no employment opportunities and does not enhance the village
- The site adjoins the Conservation Area and there are more suitable business units available just outside of the village.

Mr S Brenetony spoke in support of the application. He pointed out that there would be no deliveries as the applicants would collect produce themselves. He felt that small local businesses should be supported.

Ms A Conway, the applicant, addressed members. She advised that the kitchen would be used to prepare cold buffets and that this was a small scale business. She advised that food was not delivered to the site and that she collected it herself. She also advised that the food was prepared with domestic appliances only and confirmed that the commercial waste would be collected fortnightly. She referred to the NPPF and suggested that local sustainable growth should be encouraged to promote a strong local economy. She asked members to consider how important this would be to her business.

Councillor Nick Weeks, Ward Member, explained that he understood the neighbours' concerns, however felt that deliveries weren't a concern and offered his support to the application.

Councillor Hobhouse, also Ward Member, agreed with Councillor Nick Weeks' comments. He explained that he also works from home and has frequent deliveries without problem. He also pointed out that this wasn't the narrowest part of the road and that there was no reason to suggest that delivery vans would park on the pavement. He suggested that the commercial waste collections should take place within the specified hours of working.

Following the discussion, the Planning Officer confirmed that the hours of operation proposed were 6am until 2pm, six days a week. He also confirmed that the windows would be of obscured glass.

Following the discussion, it was proposed and seconded that the application be approved, contrary to the officer recommendation, as the application confirms to the NPPF and the wishes of residents stated in the North Cadbury Parish Plan, subject to conditions to confirm the following;

- Time Limit on commencement
- Approved plan condition
- Hours of operation – 6am to 6pm Monday to Saturday and 8am to 6pm on Sundays and Bank Holidays.
- Collection of waste details
- Obscured windows

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

**RESOLVED:** that planning application 18/00123/COU be **approved**, contrary to the officer recommendation, for the following reason;

01. The proposed alteration and change of use of the garage, by reason of its limited scale and the proposed hours of operation, will have no demonstrable adverse impact on residential amenity, by way of odour, noise, disturbance, or overlooking. There will be no adverse impact on the visual amenity of the area or highway safety. As such, the proposal accords with policies EQ2, TA5 and TA6 of the South Somerset Local Plan, the aims and objectives of the NPPF, and the local views expressed in the North Cadbury Community Plan.

**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: S-1198-101& PI-1198-101 received 3rd January 2018; PL-1198-10A received 15th January 2018 and PI-1196-104 received 11th March 2018.

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

03. The commercial kitchen hereby approved shall only be used between the hours of 06.00 and 18.00 hours Monday to Saturday and 08.00 and 18.00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring residential property

04. All windows on the eastern elevation of the extended garage hereby approved shall be glazed with obscure glazing prior to first occupation and shall be permanently maintained as such.

Reason: To safeguard the residential amenity of neighbouring property

**NOTES**

01. The applicant is informed that appropriate times for waste collection are after 07.00 hours, not on Sundays and not in the evenings.

(Voting: unanimous)

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**88. 18/00219/FUL - Babwell Farm, Common Road, Cucklington (Agenda Item 15)**

***Demolition of existing conservatory, the erection of a single storey and first floor extension along with the formation of a raised terrace.***

***(Councillor Sarah Dyke declared a personal, but non-prejudicial interest as she is a resident of the village)***

The Planning Officer presented his report to members with the aid of a PowerPoint presentation to show photographs and plans to show the proposal. He advised that the three gables on the rear extension will all be below the height of the existing roof ridge and will not be visible from the front of the property. He advised that it was recommended that the application be approved.

Miss D Hammet, a representative of the Parish Meeting addressed the Committee. She explained that the extension was not in-keeping with the area and that most extensions in the village compliment and retain the charm of the village. She advised that this was a prominent historic building and that this was an extensive and contemporary designed extension, which would affect the neighbour's amenity.

Mrs A Hopkins spoke in objection to the application. Her comments included;

- It is against the design guide. The extension is enormous and will ruin the character of the building.
- Cladding is not in-keeping.
- There will be different tiles on the rear of the property and extension.
- The extension will be visible as the property sits at an angle to the road.
- The design and access statement submitted by the applicant suggests that there will be further extensions to the property.

Further photographs which had been submitted by another objector were shown.

Mr A Jarvis, the agent, addressed members of the Committee. He advised that the timber cladding was chosen as it was lightweight and would weather and become grey over time to blend in with the landscape. He advised that the extension would be single storey past the point which it would project further than the neighbour's property. He suggested that the extension would not dominate the landscape and was only an 18% increase on the existing footprint. He hoped that this carefully considered extension would be approved.

Mrs V Potheary, representing her son who was the applicant, addressed members. She advised that her son had obtained pre-application advice and notified the immediate neighbours. She advised that the owner of Rosebank did not raise any concern and has not objected to the application. She also advised that the other immediate neighbour had not submitted an objection to the planning application. She suggested that the application complied with the local plan.

Councillor Mike Beech, Ward Member, advised members that he was not in favour of the application and that he thought it would dominate over the adjoining property, Rosebank and would result in a loss of privacy.

During the discussion, the Area Lead Planning Officer advised that pre-application advice had been published as it formed part of the applicants' submission, which was not unusual. He also confirmed that the property was not in a Conservation Area, nor was it a listed building. He also clarified that the wording 'Cucklington Parish Council' within the report was an error and that it should read 'Cucklington Parish Meeting'.

Members discussed the materials proposed and sought clarification from the agent over the roof tiles to be used.

Following the discussion, it was proposed and seconded that the application should be approved as per the agenda report.

On being put to the vote, this was carried 6 votes in support and 5 votes against.

**RESOLVED:** that planning application 18/00219/FUL be **approved** as per officer recommendation for the following reason;

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policy EQ2 of the South Somerset Local Plan (2006-2028).

**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. No work shall be carried out on site unless a sample of the larch cladding has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

03. No new stonework shall be constructed on site unless full details of the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of visual amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 of the National Planning Policy Framework.

04. No work shall be carried out on site unless a sample of the roof tile has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).



05. Roofing works and bats - all works affecting the existing roof and loft space shall be commenced, and temporary openings created by the works shall be re-sealed, during the months of April, September and October only. All existing bat roost access points shall be retained. The works shall be undertaken in accordance with all other measures in the 'Bat Mitigation Plan' (Appendix II, 'Daytime Bat and Nesting Bird Survey Report', Sedgemoor Ecology Services, January 2017).

Reason: For the conservation and protection of species of biodiversity importance 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 2017.

06. The materials to be used in the development hereby permitted shall be those as identified within the planning application and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 of the National Planning Policy Framework.

07. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawings received on 19 January 2018, drawings received on 02 February 2018 and amended drawings received by email from the agent on 12 March 2018.

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

08. The windows in the south elevation shall be glazed with obscure glass and shall be non-opening below 1.7metres, measured from the internal floor of the room, which shall thereafter be retained. There shall be no alteration or additional windows in this elevation without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028).

#### **Informatives:**

01. The applicants attention is drawn to the following should there be swallows present within the site.

Swallows and their nests are fully protected under the Migratory Bird Treaty Act of 1918, which makes it illegal to intentionally kill, injure or take any migratory bird. It is illegal to intentionally damage or destroy the nest, eggs, or young of a swallow while it is being built or in use.

(Voting: 6 votes in support and 5 votes against)

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## **89. 17/04588/REM - Vedelers Hey, Balsam Park, Wincanton (Agenda Item 16)**

***Application Proposal: Application for reserved matters following approval of 15/0288/OUT to include details of accesses, appearance, landscaping, layout and scale***

The Area Lead Planning Officer presented his report to members. He explained that the application had been deferred from the previous month's meeting to allow further negotiations to take place between the applicant and Somerset County Council as to whether the road could be adopted and to seek legal advice over the legality of proposed condition 11.

The Area Lead Planning Officer advised that no solution had been found to enable the road to be adopted by Somerset County Council. He also confirmed that the proposed condition 11 was lawful and appropriate.

Mrs C Brace, Development Manager at Stonewater addressed the Committee. She advised members that the application was for 15 affordable homes and hoped that the application would be approved. She explained that the access road would not be adopted by Somerset County Council, that it would be of an adoptable standard and suggested that this should not be a reason for refusal. She further explained that the road would be delivered, managed and maintained by way of a management contract and a unilateral undertaking which had been agreed and was ready to be signed.

She explained to members that a reduction in homes to enable an alternative drainage scheme would make the application unviable and pointed out that no objections had been received from statutory consultees.

Councillor Colin Winder, Ward Member, advised that a S106 was agreed at the outline approval stage and suggested that an informative should be included to remind the applicant of this agreement. He also suggested that condition 11 did not comply with paragraphs 203 and 204 of the NPPF and should be removed as it was a legal matter and should be dealt with by a legal agreement. Councillor Mike Lewis suggested that it should be dealt with by way of an informative.

Councillor Nick Colbert, also Ward Member, advised that he was disappointed that the road could not be adopted and felt that the number of houses could have been reduced to enable the drainage issues to be resolved. He explained that he could not offer support as the road would not be adopted by Somerset County Council.

Following the discussion, it was proposed and seconded that the application be approved subject to an additional informative to advise the applicant that there was a s106 agreed at outline stage and to replace proposed condition 11 with a similar informative relating to the existing access and subject to the signing of the unilateral agreement.

The Senior Planning Lawyer advised that condition 11 was lawful but that it was ultimately a matter for members to decide whether to impose it or not.

The Area Lead Planning Officer pointed out to members that it would always be preferable to add a condition rather than a legal agreement where possible.

On being put to the vote, this was carried 8 votes in support, 2 against with 1 abstention.

**RESOLVED:** that planning application 17/04588/REM be **approved** as per the agenda report, subject to the removal of condition 11 and an additional informative to replace condition 11 and to remind the applicant that a s106 agreement remains in place.

**For the following reason:**

01. The proposal, by reason of its location, represents appropriate residential development within a recognised settlement and does not foster growth in the need to travel and is therefore sustainable in accordance with the aims of objectives of Policy SS1, EQ2, EQ3, of the South Somerset Local Plan 2006-2028, and the NPPF.

**Subject to the following conditions:**

01. All trees are to be sourced as having UK provenance and shall be container-grown (preferably specified with "fully-feathered" forms or even "half-standards" as opposed to "standards"), sized as "12-14's" with a minimum root-volume of 45 litres. Each tree to be planted within a grass/lawned environment, is to have a minimum radius of 500 millimetres around each trunk, to be stripped of all competing vegetation and a 100 millimetre depth of wood-chip or chipped bark is to be applied as a mulch-layer to a minimum radius of 500 millimetres around each trunk. Each tree will be supported by being securely gate-staked and firmly tied with rubber spacing blocks and rubber belting. Each tree planted within a lawned/turfed environment is to have an 'Arbortech Standard Strimmer-Guard' installed around the base of the trunk.

The replacement tree following removal of the protected pine tree shall be a semi-mature specimen, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to its planting. Any tree 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: A landscape scheme is a working document - such details are required to provide the appointed landscape contractor with clear instruction to ensure the successful establishment of the new trees that is in the interests of character and appearance further to Policy EQ5, EQ6, EQ2 and EQ3 of the South Somerset Local Plan 2006- 2028.

02. The development hereby permitted shall be carried out in accordance with the following approved plan: 17004/00, /02B, /03B, /04D, /05B and /06B.

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

03. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 25 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

04. 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 occupation and thereafter maintained at all times.

Reason: In the interests of highway safety further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

05. 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 further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

06. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

07. None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

08. Within 3 months of the permission 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 further to Policy TA5 and EQ2 of the South Somerset Local Plan 2006- 2028.

09. The walls either side of the access as shown on the drawing marked 'annotated drawing' with a drawing no. ref: 17004/02 shall be extended (west side), as indicated, with both sides of the access wall to be tapered from the points marked with an 'X', to fall to a height of 1m or thereabout where the walls terminate, as shown on the above drawing. The roadside wall shall remain its current height and infilled, repaired and made good with the available stone taken from the extant wall that is accepted by the applicant's email dated 21 February 2018.

Reason: In the interests of character and appearance further to Policy EQ2 and EQ3 of the South Somerset Local Plan 2006- 2028.

10. Within 3 months of the permission a soft and hard landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. Full particulars shall include details that differentiate the parking spaces, foot way and vehicular surface from one another. A mix of materials including pavements for parking spaces should be envisaged.

Reason: In the interests of character and appearance further to Policy EQ2 and EQ3 of the South Somerset Local Plan 2006- 2028.

**Informatives**

01. The applicant/developer is reminded of the County Highways Authority's response that the current estate road layout is considered would not be adoptable.
02. In accordance with the applicant's email of 26 February 2018 there should be no obstruction of the pedestrian access annotated 'Gateway to maintain existing access to town centre' on drawing 17004/04 RevD. There should continue to be free and unobstructed access at all times connecting Balsam Park with the public car park.
03. The applicant/ developer is reminded of the need to comply with the S106 legal agreement (as amended) that was agreed on the original outline planning permission ref: 15/00288/OUT.

(Voting: 8 in support, 2 against, 1 abstention)

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Chairman