

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Council Offices, Churchfield, Wincanton. on Wednesday 12 December 2018.**

(9.00 am - 1.30 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Hayward Burt	Anna Groskop
Tony Capozzoli	David Norris
Nick Colbert	William Wallace
Sarah Dyke (from 9.05am)	Colin Winder



Officers:

Helen Rutter	Communities Lead
Kelly Wheeler	Case Services Officer (Support Services)
Angela Cox	Democratic Services Specialist
Tim Cook	Locality Team Manager
Anna-Maria Lenz	Performance Officer
Marc Dorfman	Senior Planning Adviser
Dominic Heath-Coleman	Planning Officer
Pam Williams	Neighbourhood Development Officer (East)
Alex Parmley	Chief Executive Officer

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

96. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 14th November 2018, copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

97. Apologies for absence (Agenda Item 2)

Apologies of absence were received from Councillors Mike Lewis and Mike Beech.

98. Declarations of Interest (Agenda Item 3)

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

There were no other declarations of interest.

99. Date of Next Meeting (Agenda Item 4)

Members noted that the date of the next meeting of the Committee would be at the Council Offices, Churchfields, Wincanton on Wednesday 9th January 2019 at 9am.

100. Public Question Time (Agenda Item 5)

There were no questions from members of the public present.

101. Chairman Announcements (Agenda Item 6)

The Chairman advised that the minutes from the last Regulation Committee meeting had not yet been circulated as they had not been finalised.

The Chairman also wished the Committee members a Merry Christmas and a Happy New Year.

102. Reports from Members (Agenda Item 7)

Councillor Anna Groskop advised that she had attended the Pitcombe Parish Council meeting and reported that the village hall was unable to get an internet connection and that there was limited mobile phone signal in the hall. She expressed her concern that this was a problem for several parishes and felt that they needed assistance.

Councillor Tony Capozzoli hoped that a letter could be sent to RNAS Yeovilton to ask for their cooperation in dealing with the issues around flooding at Stockwitch Cross. He explained that this was an on-going issue. The Communities Lead advised that Councillor Mike Lewis might have already made contact, however agreed that she was send a follow up letter.

103. East Draft Chapter of the Council Plan 2019/20 (Agenda Item 8)

The Locality Manager presented his report to members. He also introduced the Strategic Planning Specialist as she had also been working on the Council Plan and Area Chapters.

He explained to members that this new approach for 2019/20 and reminded members that the priorities within the plan had been highlighted at the workshops held in July.

He pointed out that some of the common priorities, which had been highlighted in other areas, were now identified as Council Plan Priorities.

He explained that the plan had been circulated to council officers and once agreed by Full Council in February, an action plan and key individuals would be identified to deliver the aims of the plan.

In response to members questions, the Locality Manager advised that support would be given to communities where required, for example in providing support to Community Land Trust projects. However, he pointed out that resources within the team were limited and wanted the plan to only include projects which he felt could be delivered. He also advised that existing projects would still be delivered.

One member raised concern over staff safety when lone working. The Locality Manager assured the Committee that this was concern of his and advised that additional training would be given to staff in the New Year. He also explained that other devices/tools were being developed to help ensure that staff were safe when lone-working.

The Locality Manager advised that update reports would be reported to the Committee every six months.

Following the discussion, it was proposed and seconded that members agreed for the priorities for the Area Plan to be presented to District Executive for consideration for inclusion in the Council Plan. On being put to the vote, this was carried unanimously.

RESOLVED: that members agreed the priorities for the Area Plan to be presented to District Executive for consideration for inclusion in the Council Plan.

(Voting: unanimous)

104. Community Capital Grant Request (Executive Decision) (Agenda Item 9)

The Neighbourhood Development Officer presented her report to members.

She hoped that members would agree to extend the funding approved to Milborne Port Parish Council and Ilchester Parish Council in July 2018, could be extended for a further 6 months.

She explained that the works to the Milborne Port Village Hall had begun and were due for completion within the next month; however the time extension had been requested in case the project ran behind schedule.

She explained that funding for Ilchester Parish Council had been agreed towards the purchase of allotment land, however advised that following a valuation, the purchase price was still being negotiated and any reduction would result in a commensurate reduction in grant funding. This was the reason for the 6 month time extension.

The Neighbourhood Development Officer tabled a list of standard conditions, referred to as Appendix A, which had not been published as part of the agenda. She confirmed that the standard conditions had not been amended in any way and explained that they should have been included within the agenda.

She explained to members that there was only one new application for community grant funding which was from the Caryford Community Hall Association. She explained that the total cost of the project was over £500,000 and that the project would be completed in stages. She further explained that the application was requesting a grant of £40,000 however in line with the scheme of delegation, grants could only be awarded for up to £12,500 by an Area Committee. She therefore advised that the application was for phase 1A of the project, which would enable the project to start and would hopefully encourage

further funding from other sources once the decision from other key funders is known it is anticipated that a further request for funding will be made to the Committee in early 2019. She also pointed out that funding from S106 agreements might be possible in the future.

The Chairman on the Caryford Community Hall Association addressed the Committee. She advised that support from Area East Committee would be essential to ensure that the project could progress. She was pleased to advise members that enough money had been raised to cover the cost of design fees and other professional fees. She was hopeful that once the project had started, that funding from other sources might follow. She explained that the hall was successful and was able to meet all of its day-to-day expenses, however was in need of remodelling of refurbishment.

During the discussion, members commented that this was an excellent project and one member commented that a loan for further funding would be appropriate and that DX or Full Council should consider offering additional funding, however the Chairman advised that there were reasons why this approach had been taken. He felt that the grant funding of £12,500 would enable the project to begin.

Following the discussion, it was proposed and seconded that the contribution of up to £12,500 be awarded to the Caryford Community Hall Association towards phase 1A of the project to extend and refurbish the Caryford Community Hall.

It was also proposed and seconded that members agreed to extend the allocations approved in June 2018 to Milborne Port Parish Council for Springfield Road Car Park improvements and to Ilchester Parish Council for allotment purchase, for a further 6 months.

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

RESOLVED: that members agreed

- a) a contribution of up to £12,500, as a 19% contribution, from the community Grants Capital Budget towards phase A1 of the project to extend and refurbish the Caryford Community Hall (the preliminaries, foundations and structure of a new link corridor and plant room which will facilitate the Caryford Hall extension and refurbishment project) subject to the standard conditions set out in Appendix A.
- b) to extend the allocations approved in June 2018 to Milborne Port Parish Council for Springfield Road Car Park improvements and to Ilchester Parish Council for allotment purchase, for a further 6 months.

(Voting: unanimous)

105. Wincanton Town Centre Strategy (Executive Decision) (Agenda Item 10)

The Neighbourhood Development Officer presented her report to members. She explained that a draft strategy had been prepared and should members agree, consultation on this strategy would take place in January. She also explained that the following the consultation, an update report could be considered by Area East Committee in March.

She introduced two representatives from Chilmark Consulting, who provided a PowerPoint presentation to describe the draft strategy in further detail.

During the presentation, the Chairman requested that the press officer refrain from taking photographs of the presentation slides and reminded him that he should have advised the Chairman that he was intending to take photographs.

They explained to the Committee that a draft Strategy and Action Plan had been developed which aimed to boost footfall and vibrancy within the town. The consultants explained that they had discussed the strategy with stakeholders and business owners within the town.

They summarised some of the issues, which had faced Wincanton, some of which were national problems, such as online shopping and closures of many banks.

The consultants summarised a vision for Wincanton; that the town could become a thriving place to live, work and visit. They hoped that retail and social functions of the town could be enhanced and suggested that the close proximity of the town to the A303 and the Racecourse were valuable opportunities to attract visitors. They advised members that a large part of Wincanton High Street was within a Conservation Area and contained many Listed Buildings. He was suggested that the High Street frontages would largely remain the same, however there may be development opportunities behind the High Street.

They explained that opportunities within the town had been identified and provided a map to point out key areas of the town mainly to the north of the High Street. Schemes which had already been granted planning permission were also highlighted on the map. It was also commented that there was a good provision of parking areas within the town.

A local business owner addressed the Committee. He questioned what evidence was being used and suggested that case studies from other towns should be used. He also highlighted the importance for free car-parking in Wincanton and felt that the removal of free car-parking could be devastating for the town.

Councillor Nick Colbert, the Ward Member, explained that he had felt that an anchor business in the town centre could solve some of the problems in Wincanton however felt that the strategy was good.

Councillor Colin Winder, also Ward Member, agreed that car parking needed to be free in order for the town to survive and hoped that the project could progress. He stated that there are a lot of Listed Buildings within the Town Centre which are a problem for owners in terms of letting

During the discussion, members were pleased with the strategy and there was support for free parking should remain in the town centre.

The Neighbourhood Development Officer advised that a district-wide review of car-parks would be taking place next year.

Following the discussion, members agreed that they were happy to approve the consultation draft strategy for Wincanton Town Centre and to note the report.

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

RESOLVED: that members agreed that they were happy to approve the consultation draft strategy for Wincanton Town Centre and to note the report.

(voting: unanimous)

106. Heart of Wessex Rail Partnership (Executive Decision) (Agenda Item 11)

The Communities Lead presented her report to members. She advised that this was an annual report to provide an update on the work undertaken by the partnership and that a similar report had been taken to Area South Committee. She also hoped that members would approve a funding contribution of £2,000 from the Members' Discretionary budget.

She explained that it had been a difficult year for the rail industry and that details were contained within the report. She explained that the Chief Executive of SSDC had met with senior staff at Great Western Railway to discuss some of these concerns.

She explained to members that GWR had provided assurances that there would be improvements next year and that they were aspiring to provide an hourly service.

During the discussion, members commented that there had been a disappointing service, however were keen to see improvements and hoped that additional train services could be provided.

Following the discussion, it was proposed and seconded that members agreed to approve the funding of £2,000 towards the partnership.

On being put to the vote, this was carried 7 votes in support and 1 abstention.

RESOLVED: that members

- 1) noted the service issues that have affected the line
- 2) noted the work undertaken by the Partnership in 2017/18 and that a similar report had been taken to Area South Committee
- 3) approved a funding contribution of £2,000 from the Members' Discretionary budget for 2018/19

(voting: 7 in support, 1 abstention)

107. Local Government Boundary Commission - New Ward arrangements between Area North and East Committees (Agenda Item 12)

The Democratic Services Specialist presented her report to members. She explained that following a review of the Councils electoral arrangements in 2017, the Local Government Boundary Commission for England confirmed that the 60 councillors to serve across the district should be retained. However, the ward boundaries were also considered. The findings were largely as expected, however a new three member ward had been proposed which crosses the north and east committee boundaries.

She explained that it was proposed that the new ward be represented within the boundary of Area East for the purpose of Area Committees. She further clarified that the same report would be considered by Area North Committee and that once agreed, would require a change to the constitution which would require final agreement by Full Council in the New Year.

One member commented that he was disappointed that there had been little consultation, however agreed that the new ward should be included within Area East.

The Democratic Services specialist agreed to arrange a meeting with the Chairman of Area East Committee and the Chairs of the relevant parish councils within the new ward.

It was proposed and seconded that the newly created Northstone/Ivelchester/St Michaels Ward be represented by Area East.

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

RESOLVED: that members agreed that the newly created Northstone/Ivelchester/St Michaels Ward be represented wholly by Area East Committee working from May 2019.

(voting: unanimous)

108. Area East Committee Forward Plan (Agenda Item 13)

The Communities Lead advised that there would be a report to update members on the Community Grants in February. There would also be an update report on the delivery of the Area Council plan in June.

The Chairman requested that members were given an update on the revised Local Plan.

RESOLVED: Members noted the amendments to the Area East Committee Forward Plan.

109. Planning Appeals (For Information Only) (Agenda Item 14)

Members noted the new appeals, which were being considered, and any appeals, which had been determined.

The Case Services Officer agreed to circulate the appeal decisions, which had been omitted from the printed agenda in error.

The Senior Planning Advisor referred to the recent decision by The Planning Inspectorate to approve the appeal for Land in Henstridge for up to 130 dwellings. He explained that the Council Officers fought very hard at the appeal inquiry and advised that traffic measures will need to be in place before the development can go ahead.

110. Schedule of Planning Applications to be Determined by Committee (Agenda Item 15)

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

The Chairman advised that the applications on the agenda would be discussed in reserve order i.e 18/02738.. would be discussed first, followed by

111. 18/02739/OUT - Land at Slades Hill, Templecombe (Agenda Item 16)**

With the agreement of the Committee, Agenda item 17: planning application 18/02738/FUL - Land at Slades Hill, Templecombe was discussed and determined prior to Agenda item 16: planning application 18/02739/OUT** - Land at Slades Hill, Templecombe

Application Proposal: Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure.

The Area Lead Officer presented his report to members. He advised members that the application had been two-starred in line with the scheme of delegation and would be referred to the Regulation Committee should the application be refused. He also advised that since the report had been published, there were no further updates.

He explained to members that the application was an outline application for up to 70 dwellings.

Using a PowerPoint presentation, he provided photographs of the site as well as images to show the indicative layout and proposed access.

He explained to members that there was an extant permission approved on the site for a mixed use of up to 75 dwellings and business use. He advised that the proposed access was virtually identical to the approved access and pointed out that 5 homes and the employment buildings had been removed from the scheme. He explained that the residential and visual impacts of the proposal were similar to those of the approved extant permission.

He pointed out a 3-meter maintenance margin between the proposed development and the existing home on Blackmore Vale Road, however he advised that this was only an indicative drawing.

He explained that the community would benefit from additional playing field land as well as an extension to the cemetery should the application be approved. The application would also provide affordable homes. He felt that the development would provide benefits, which would outweigh any adverse impacts and suggested that the scheme was no worse than the previously approved extant scheme. He recommended that the application should be approved.

A local resident addressed the Committee and spoke in objection to the application. She explained that the Parish Council no longer supported the application and explained that she had concerns over the gabion wall between her property and the development site. She also hoped that a bungalow would be constructed close to her home, rather than a two-storey dwelling. She was also concerned about drainage on the site and the access. She commented that the landscaping was not in keeping with the village and that the plot

sizes were disproportionate. She also added that it would be good if the land for the playing fields could be fenced off and contributions could be made towards school playing.

The agent addresses the Committee. He informed members that the plans which they had been shown, were indicative and that final minor details would be clarified at the reserved matters stage. He explained that concerns, such as light and noise, would be taken on board by the applicant when looking at final designs.

Councillor Hayward Burt, Ward Member raised concerns over the scheme. He felt that the wrong homes were being built in the wrong places and suggested it was difficult to argue that the site was in a sustainable location; pointing out that the train service was getting worse and that the doctors surgery in Stalbridge has recently closed.

Councillor William Wallace, also Ward Member largely agreed with the comments made by Councillor Burt. However, he commented that the reduction in the number of proposed homes was an improvement to the scheme.

During the discussion, one member commented that a management company would be needed to ensure that the open spaces and landscaping well look after and suggested that the drainage condition was too vague.

Another members hoped that bungalows, rather than houses, could be built close to the existing homes on Blackmore Vale Road.

The Area Lead Planning Officer suggested that this could be added as an informative.

In response to other questions around the layout and parking, the Area Lead Planning Officer pointed out that the proposed layout was indicative only.

The Chairman explained that he would be keen to see sports pitches created on the fields, which were to be passed to the primary school. He hoped that this could be funded from the s106 contributions which would be made by the applicant. The Area Lead Planning Officer advised that the legal agreement secures money towards play provisions and pointed out that a draft copy of this had been passed to the ward members.

Following the discussion, it was proposed and seconded that the planning application be approved, subject to an additional condition to ensure that a maintenance and management scheme would need be approved, an amendment to clause 9 of the legal agreement to ensure affordable homes are offered to local families first and informatives to cover concerns over position of houses, fencing around proposed school fields, tandem parking and access.

On being put to the vote, this was carried 6 votes in support, with 2 against.

RESOLVED: that planning application 18/02739/OUT be approved as per the officer recommendation and proposed conditions, subject to

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 a contribution of £1,583 per dwelling towards the provision of outdoor playing space, sport and recreation, to the satisfaction of SSDC Community, Health and Leisure Service.
- 2) Provide land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling to the satisfaction of SSDC Community, Health and Leisure Service.
- 3) Provide land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least 40 metres from activity zone to habitable facade of nearest dwelling to the satisfaction of SSDC Community, Health and Leisure Service.
- 4) Secure a contribution of £6,585.69 per dwelling towards primary school and early years places to the satisfaction of Somerset County Council.
- 5) Ensure that at least 0.5ha of land (marked as 'Playing Field 2' on drawing 17.25.S106) is provided to the local education authority as an extension to the existing school playing field to the satisfaction of Somerset County Council.
- 6) Ensure that the area of land marked as 'Playing Field 1' on drawing 17.25.S106, currently leased to Somerset County Council is provided to the local education authority as an extension to the existing school playing field to the satisfaction of Somerset County Council.
- 7) Ensure that the area of land marked as 'Land Reserved for Cemetary Extension' on drawing 17.25.S106, is provided to Templecombe Parish Council for cemetery, burial and open recreational purposes to the satisfaction of Templecombe Parish Council.
- 8) Secure at least 0.27 hectares of public open space on site to the satisfaction of the SSDC Streetscene Services manager
- 9) Ensure at least 35% of the dwellings are affordable with a tenure split of 80:20 in favour of social rented accommodation over other intermediate types, and the affordable housing is made available to people with a local connection first, then people with a connection to adjoining parishes, then the remainder of the district on a priority basis, to the satisfaction of SSDC Strategic Housing.
- 10) Secure the submission and implementation of an appropriate travel plan to the satisfaction of the County Highway Authority.

For the following reason:

01. The principle of development is considered acceptable as the identified harm does not significantly and demonstrably outweigh the benefits of the scheme. The proposed development of the site would respect the character of the area, with no demonstrable harm to the setting of nearby listed building, highway safety, flood risk and drainage, protected species, or residential amenity. As such the proposal complies with local plan policies SD1, SS1,

TA1, TA5, TA6, HG3, EQ2, EQ3 EQ4, and HW1, and the aims and objectives of the NPPF.

Subject to the following;

01. Details of the appearance, landscaping, layout, and scale of the development hereby permitted (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

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

17.25.R01A - Site Location Plan
42622-5501-SK01-C - Residential Site Access Junction
17.25.S106 - S106 Playing Field Identification and Cemetery Extension Land

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

04. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. 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;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Measures to prevent the spread of the variegated yellow archangel recorded on site

Reason: In the interests of highway safety and residential amenity and in accordance with policies EQ2, TA5 and TA6 of the South Somerset local plan.

05. At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

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

06. The proposed development shall be served by the new access constructed in full accordance with drawing 42622/5501/SK01 rev C and shall be available for use before the first occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

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

07. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles (as detailed in FRA and drainage strategy PBA 31 August 2018 Rev B) together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Detailed information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site (including layout plans, cross sections and any key levels), and the site specific measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution.
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the accompanying Technical Guidance.

08. The development hereby approved shall include no more than 70 units of residential accommodation.

Reason: To ensure the density of the proposed development is appropriate to the context in accordance with policy EQ2 of the South Somerset Local Plan.

09. The reserved matters application shall include full details of proposals for the incorporation of features to enable the enhancement of biodiversity and shall take into account the Landscape and Ecology Management Strategy and the sensitive lighting scheme contained within the 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018).

Reason: For the enhancement of biodiversity in accordance with NPPF.

10. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, 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).

11. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: In the interests of protecting and recording any buried archaeology and in accordance with the aims and provisions of the NPPF.

12. Prior to the first occupation of the development hereby approved details of the ongoing management and maintenance of all public open space and landscaping on site shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the maintenance management regime specified shall be fully implemented in perpetuity unless the local planning authority gives written consent to any variation.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan.

Informatives:

01. In relation to the biodiversity enhancement condition above, the applicant should consider the incorporation of swift and swallow boxes as appropriate features to enable the enhancement of biodiversity.
02. Please be advised that subsequent full or reserved matters approval by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk

03. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary diversion/stopping up Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
04. The developer should be aware when designing any detailed scheme of the LPA's desire to see the inclusion of bungalows, particularly on the western side of the southern portion of the site, where close to adjoining residential properties built at a lower level than the application site.
05. The LPA would like to see some of the s106 education contribution spent on well-designed fencing of the land that is proposed to pass to the school as part of this proposed development
06. The LPA will seek parking design solutions that do not lead to on-street parking on estate roads and do not allocate excessive on plot parking. The LPA is concerned about garages not being used for parking by occupants and tandem parking leading to parking on the street. The LPA will expect to see a design solution agreed with the SCC Highways Authority and would encourage the use of communal ports/shelters, which could also be used to ensure good electric vehicle parking and cycle parking.
07. The developer should be aware of the concerns of the LPA regarding the safety of the proposed access in relation to the proximity of the junction with Blackmore Vale Close and recommends that a visibility envelope is plotted from Blackmore Vale Close to ensure that this proposed new development does not have an impact of the safety of the existing junction.

(Voting: 6 in support, 2 against)

112. 18/02738/FUL - Land at Slades Hill, Templecombe (Agenda Item 17)

With the agreement of the Committee, Agenda item 17: planning application 18/02738/FUL - Land at Slades Hill, Templecombe was discussed and determined prior to Agenda item 16: planning application 18/02739/OUT** - Land at Slades Hill, Templecombe

Application Proposal: Erection of manufacturing building (Use Class B2) and associated development including construction phase access/roadway (temporary), car park/yard area, perimeter security fencing, external plant, and landscaping works

The Area Lead Officer presented his report to members. He advised members that the application had been two-starred in line with the scheme of delegation and would be referred to the Regulation Committee should the application be refused. He recognised that this had not been indicated within the printed agenda.

The Area Lead Officer advised members that since the report had been published, the Parish Council had raised further concern over the highways advice, which had been received from Somerset County Council. These comments from the Parish Council had been referred to the Highways Department at SCC.

The Area Lead Officer explained that there were two applications being considered by members, however advised that although the sites were adjoining and within the same ownership, that the applications were being considered as two separate applications. He also advised that the adjoining site benefitted from an extant planning permission for up to 75 dwellings.

He explained that as part of the proposal, a temporary access through the wider site was proposed, however once construction was complete, the access to the site and new building would be through the existing access to the Thales site.

Using a PowerPoint presentation, he provided plans to show the location of the planning application site, as well as the separate application, which was being considered as the next agenda item. He also used the PowerPoint presentation to show the temporary and future access to the site as well as detailed plans to show the proposed building.

He provided photographs of the site and plans to show the significant planting, which was proposed around the site and elevation/section drawings to indicate the relative height of the proposed buildings.

He explained that the applicant had worked hard at pre-application stage to ensure that there was minimal harm to visual and residential amenity and had provided a detailed landscaping proposal.

He explained that there would be a modest increase in vehicle movements; however SCC Highways Department had not raised an objection to the scheme. He further advised that the Lead Local Flood Agency had not raised concern, subject to an appropriate condition, which had been included within the recommended list of conditions.

He also advised members that the SSDC Ecologist was satisfied with the proposal and that the applicant was taking steps to divert the footpath.

Several local residents spoke in objection the application. Their comments included;

- Another entrance should be provided. There are 1,300 traffic movements each day – all of which go through the village and past a primary school.
- Traffic calming scheme through village isn't adequate and makes access for emergency vehicles difficult.
- There is no support from the Parish Council.
- Residents in Blackmore Vale Close have had 12 years of worry through uncertainty of the site.
- The building is huge and not in scale with the size of the village.
- The site is in an unsustainable, rural location.
- Only 7.5% of the employees at Thales are from within the BA8 postcode, therefore many staff will be reliant on travelling by car.
- The staff employed at the site were specialist roles requiring specialist skills. (Some recent job specifications and the skills required were read out).
- The proposal does not meet SSDC policy SS2.
- The increase in traffic is unacceptable.
- Photographs provided by the applicant had not been shown in the officer's presentation.
- Upset that no response had been received from SSDC in response to letters of objection from local residents.
- SSDC are going against national rules to allow building on brownfield sites.

The agent addressed the Committee. He advised that he was pleased to see a positive recommendation for the application, as a great deal of technical and design work had gone into the scheme. He explained that the application was an essential requirement for the applicant, to allow the business to grow. He advised that this was a bespoke high-quality manufacturing building which would provide new jobs and long-term security for Thales employees. He explained that the applicant provides many jobs in administration, security, HR and logistic roles and that the new building would provide additional jobs and a valued benefit to the economy.

He also pointed out that the adjoining land had an extant permission for a mixed residential and business use. He advised that the outline application for residential units on the adjoining site would provide a valuable contribution to the housing need. He also advised that some land would be transferred to the neighbouring primary school for use as playing fields as well as land to the parish council for use as an extension to the cemetery.

Councillor William Wallace, Ward Member, explained that the extant permission on the adjoining land for 75 houses was allowed by appeal. Further advising that the appeal was lodged for non-determination because of SCC Highway delays in determining the application. He explained that the Committee, Ward Members and the community were disappointed with this result.

He explained that landscaping scheme would need to be considered carefully and commented that the traffic calming within the village did not work very well. However, he felt that the proposed access arrangements for the adjoining site were positive, however was unhappy with the increase in traffic would go past the school.

Councillor Hayward Burt, also Ward Member, explained that he had concerns with the application. He felt that he could not see any local community support for the application and commented that the Parish Council objected to the application. He therefore felt that the application did not meet the requirements of SS2.

He also expressed concerns over road safety, pointing out that the access was near to the primary school and noted that the manufacturing building was much larger than the building approved as part of the extant permission.

The Chairman requested that a member of the public to leave the room.

During the discussion, one member commented that it was positive that the mixed uses had been separated and that the manufacturing building and residential area were now separate. He also expressed his concern that the access to the site, might in the future, be gained through the residential site.

Members commented that the employment and growth to business should be encouraged, however the height of the proposed building and highway safety were raised as concerns.

One member suggested that the application should be withdrawn to allow for a transport plan to be developed.

In response to a members question, the Area Lead Officer advised members that the landscaping and planting proposed around the eastern boundary of the site was approximately 10m wide. He also advised that the proposed landscaping had been carefully agreed with the Landscape Officer.

Members commented that the proposed planting was not sufficient. Members also discussed the speed limit through the village.

One member suggested the use of a landscaping bund to ensure additional screening was added to the site. In response to this, the Area Lead Officer advised that he did not recommend the use of a bund, as the free draining nature of a bund meant that plants did not grow well and could easily fail. He also explained that they could look out of place. He suggested that the landscaping scheme should be reconsidered, with a possibility of additional planting.

Following the discussion, it was proposed and seconded that the planning application be approved, subject to additional conditions and informatives to ensure appropriate screening and highway safety.

Members agreed that condition 7 of the approval should be amended to specify that a new landscaping scheme should be submitted and approved by the Local Planning Authority, with the agreement of the ward members. It was also agreed that an informative should be added to specify that a bund of approximately 3 meters should be constructed as part of the landscaping scheme, in relation to condition 7.

Members also agreed that condition 2 of the approval should be amended to ensure that samples for the external materials to be used in the construction need to be approved in writing by the Local Planning Authority. This should include the colour of the materials.

In response to a members question, the Senior Planning Advisor confirmed that a condition had been included to ensure that a traffic management plan would be developed. He advised that the highways department had not raised any objection to the scheme, however agreed that an informative could be added, in relation to condition 11, to advise the applicant that the travel plan should include measures to ensure that deliveries to the site are made outside of peak hours. Members also agreed that the informative should advise the applicant that the travel plan should ensure measures are taken to secure contributions towards sustainable travel in Templecombe.

On being put to the vote, this was carried 6 votes in favour and 2 against.

RESOLVED: that members approved planning application 18/02738/FUL as per the officer recommendation, subject to conditions and the following amendments and additional informatives;

- An amendment to condition 2, to ensure that the external materials are agreed in writing by the Local Planning Authority.
- An amendment to condition 7 to require a new scheme of landscaping to be submitted and approved in writing by the Local Planning Authority, with the agreement of the Ward Members.
- An informative, in relation to condition 7, to ensure that a landscape bund is constructed, which is approximately 3 meters in height. Planting should include a greater proportion of evergreen species.
- An informative, in relation to condition 11, to request that the travel plan include measures to ensure that deliveries to the premises do not take place at peak times. Members also agreed that the travel plan should include measures to secure contributions towards sustainable travel in Templecombe.

For the following reason:

01. The principle of development is considered to be acceptable in this location and the proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity, the setting of the nearby listed building, biodiversity, and highway safety in accordance with the aims and objectives of Policies SD1, SS1, SS2, EP4, EQ2, EQ3 EQ4, TA5, and TA6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

Subject to the following:

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

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

02. With the exception of the specified external materials, the development hereby permitted shall be carried out in accordance with the following approved plans:

17.25.F01A - Site Location Plan
17.25.F02 – Block Plan and Site Layout Plan
17.25.F10 – Proposed Ground Floor and Entrance Level
17.25.F11 – Proposed First Floor Plan
17.25.F12 - Proposed Second Floor Plan

17.25.F13 – Proposed Roof Plan
17.25.F20 – Proposed Elevations
17.25.F25 – Proposed Detail Part Elevation and Sections
17.25.F28 – Proposed Site Sections
17.25.F29A – Proposed Perimeter Security Fence
17.25.R04 – Masterplan
42622-2003-700-A – Access Design Pavement Construction and Standard Details
A03936-SI-EX-50-001-A Combined External Services Site Plan
Lighting Plan and Luminaire Schedule

And no work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and in the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan.

03. Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the Local Planning Authority detailing measures to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

04. The bat roost protection measures detailed in section 6.2.1 of the Ecological Assessment Report (Peter Brett Associates, November 2018) shall be implemented in full.

Reason: To avoid disturbance to sensitive legally protected species (bats) and to ensure compliance with the Wildlife and Countryside 1981 (as amended) and the Conservation of the Species and Habitats Regulations 2017.

05. The development shall be carried out strictly in accordance with the Landscape and Ecology Management Plan (LEMP - chapter 4) contained within the submitted Landscape and Ecology Management Document' (Peter Brett Associates, October 2018), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protected species and biodiversity and in accordance with policy EQ4 of the South Somerset Local Plan.

06. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, 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).

07. Notwithstanding the submitted landscape details, the development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a new scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Local Members to be specifically consulted on the approval of this condition.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan

08. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. 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
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Measures to prevent the spread of the variegated yellow archangel recorded on site

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

09. The Development hereby permitted shall not be occupied until the parking spaces for the buildings and the properly consolidated and surfaced turning areas for vehicles as shown on plan number 17.25.FO2 have been provided and constructed to the satisfaction of the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for

the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure all vehicles attending the site can do so in a controlled manner and to remove the risk of indiscriminate parking within the highway. In the interests of highway safety and efficiency and in accordance with Policy TA5 of the South Somerset Local Plan.

10. Prior to the first use of the building hereby approved a scheme for the parking of bicycles in a secure position in close proximity to the front entrance of the building shall be agreed in writing with the Local Planning Authority. Such scheme shall be implemented in full prior to occupation and shall be retained in that condition in perpetuity.

Reason: In the interests of sustainable transportation and to reduce the reliance on private cars. In accordance with policy TA1 of the South Somerset Local Plan.

11. Prior to occupation any existing commercial travel plan covering the whole site shall be updated to include the development hereby permitted. In the event of no such plan existing, a suitable Commercial Travel Plan covering the existing units south and south east of this site shall be agreed in writing with the Local Planning Authority prior to the first use of the building hereby approved.

Reason: In the interests of sustainable transportation and to reduce the reliance on private cars. In accordance with policy TA1 of the South Somerset Local Plan.

12. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) including the provision and maintenance of any temporary drainage provision during construction phase and any other subsequent phases.
- Detailed calculations demonstrating that runoff from the development will not exceed greenfield runoff rates for all events up to and including the 1 in 100 year (+40% climate change). This should include information about the design storm period and intensity, discharge rates and volumes (both pre and post development). We would expect the developer to use FEH methodology and rainfall data.
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties and/or the highway.

- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts if and where relevant). This should include evidence of a formal agreement with Wessex Water (or other relevant parties) for the requisition of new sewer to include details of land ownership and access, size, capacity and route of the new sewer and point of connection.
- Demonstration of the utilisation of appropriate and effective SUDS techniques for the collection, delay/control, conveyance, storage and treatment of surface water to prevent flooding and in addition to provide wider environmental, pollution prevention and amenity benefits. Construction and implementation details will also be required, including relevant drawings and cross sections.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraphs 163 and 165 of the National Planning Policy Framework (July 2018) and Technical Guidance to the National Planning Policy Framework.

13. The temporary construction access hereby approved, shall not be used to access the development site once the building hereby approved is first brought into use.

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

Informatives:

01. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary diversion/stopping up Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
02. When applying to discharge condition 07, the developer should be aware of the comments of Area East Committee that the revised specification should include the provision of a landscape bund to the southern and western elevation of approximately 3 metres in height and the planting specification should include a greater proportion of evergreen species, particularly to the outer edge.
03. When applying to discharge condition 11, the developer should be aware of the comments of Area East Committee that the travel plan should include measures to ensure that deliveries to the premises do not occur at peak traffic times (i.e. primary school drop-off and pick-up times). The travel plan should

also include measures to secure contributions towards sustainable travel in Templecombe.

(voting: 6 votes in support and 2 against)

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Chairman