

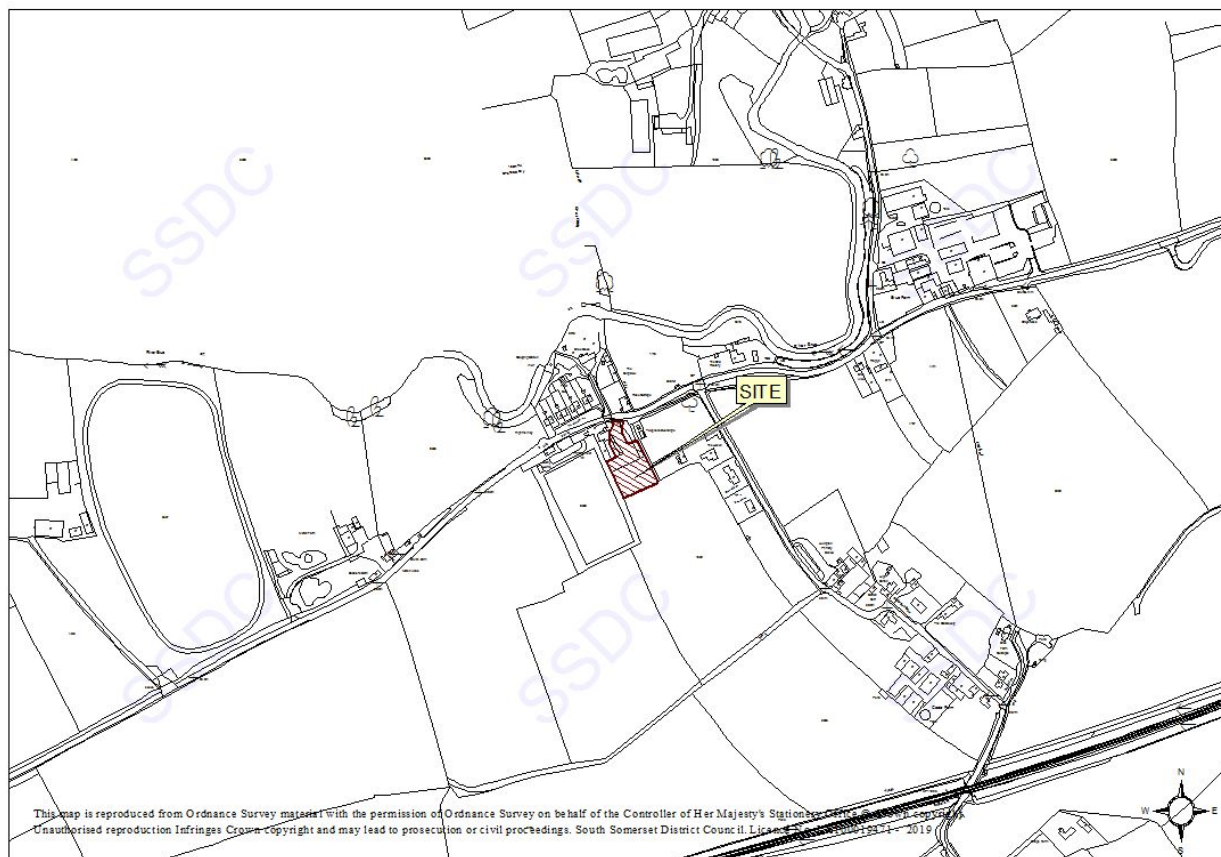
Officer Report On Planning Application: 18/04074/FUL

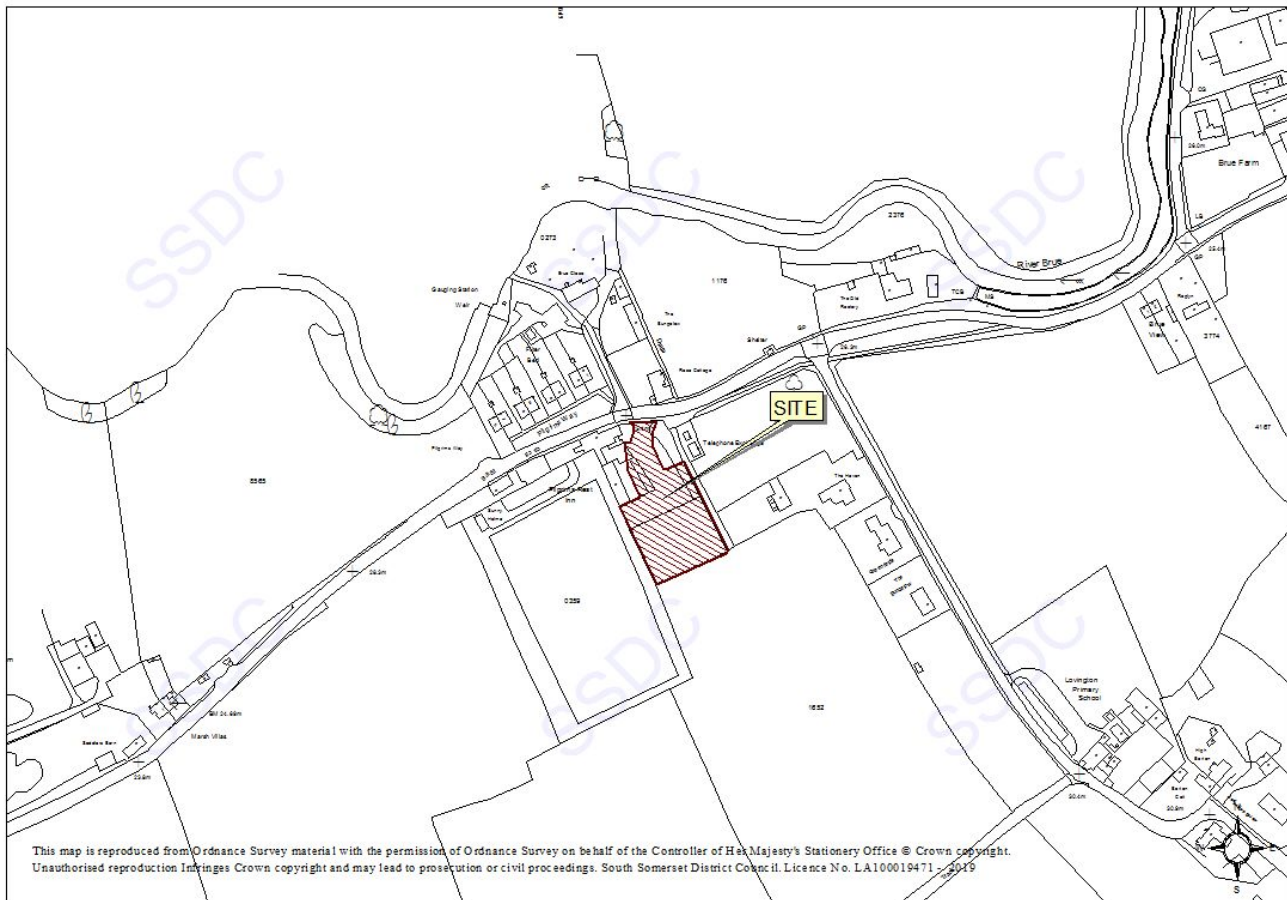
Proposal :	Erection of six dwellings including amended existing access, associated parking provisions and landscaping
Site Address:	Land At The Pilgrims Rest Lovington Castle Cary
Parish:	Lovington
CARY Ward (SSDC Member)	Cllr K Messenger Cllr H Hobhouse
Recommending Case Officer:	David Kenyon
Target date :	21st February 2019
Applicant :	Mr William Habershon
Agent: (no agent if blank)	Orme Ltd Mill Farm Barns Tuckers Lane Baltonsborough Glastonbury BA6 8RH
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR COMMITTEE REFERRAL

This application is referred to Area East Committee for determination at the request of one of the Ward Members, and with the subsequent agreement of the Area Vice Chair, who has raised highways concerns with reference to the B3153 which has been used as a reason for refusal in two previous appeals elsewhere.

SITE DESCRIPTION AND PROPOSAL





This application seeks full planning permission for the erection of six open market dwellings served from a new access, together with associated parking provision and landscaping. The site consists of a public house/restaurant car park and adjoining disused land. The site is located outside of the development area as defined by the Local Plan. The site is close to various residential properties, a public house, and open countryside.

The proposed layout plan shows the provision of a new access road and parking area (for 17 vehicles) for the public house at the northern end of the site, with the 6 dwellings arranged in a U-shaped layout either side of and at the end of the central road at the southern end of the site.

Plots 1 and 2 and 5 and 6 would be semi-detached in nature and would lie to the east and west of the central road respectively facing each other. They would be of 2-storey, pitched roof design each comprising a lounge, kitchen/dining area, utility room and W.C. at ground floor level and two bedrooms and a bathroom at first floor level. Each would have an attached single garage to the side of the main building with a pitched roof above, within which would be an office/study. Those pitched roofs over the garages would have significantly lower ridge heights than the ridges of the main dwellings. External finishing materials of the front walls would be coursed natural stone (blue lias or similar), except for timber cladding over the garage doors, with render finishing on the southern gable and rear walls. The northern gable walls would be finished with vertical timber cladding. The roofs would be clad with tiles, coloured red to match other properties in the vicinity. Proposed windows would be of a timber finish, of a casement style, coloured grey, with Doultong Stone heads and sills in the stone facades Oak heads in the render facades. Front doors will also be of timber construction, coloured grey.

Additional parking would be provided to the front of each of the dwellings.

Plots 3 and 4 would be detached properties lying to the south of the semi-detached dwellings referred

to above. They would both be of a 2 storey, L-shaped design with pitched roofs. Each would contain a lounge, kitchen/dining area, utility room and W.C. at ground floor level and three bedrooms and a bathroom at first floor level. Each would have an attached single garage with a pitched roof above, within which would be an office/study. Those pitched roofs over the garages would have significantly lower ridge heights than the ridges of the main dwellings. External finishing materials of the front walls would be natural stone, except for timber cladding over the garage doors, with render finishing on the side and rear walls. The roofs would be clad with tiles, coloured grey. Windows and doors would be the same as with Plots 1, 2, 5 and 6.

Additional parking would be provided to the sides of both of the dwellings.

The boundaries of the site would be planted with native mixed hedgerow species. The hedging would be laid in a traditional fashion or cut back to a manageable level, the height of this being left at a minimum level of over 2 metres for privacy.

The main access, parking spaces to serve the public house and that part of the access road to serve those parking spaces would be hardened with tarmac. The forecourt area between the dwellings themselves would be gravelled.

The site lies within Flood Zone 1. It does not lie within a Conservation Area, nor would any Listed Buildings be affected by the proposal.

HISTORY

18/01323/REM - Application for reserved matters following approval of 16/00972/OUT for the erection of 5 No. dwellings with access to include details of appearance, landscaping, layout.
Approval of reserved matters 06/07/2018

18/01413/S73 - S73 Application to vary condition 5 (footway) 6 (traffic signals) and 9 (surface water) to vary the wording to include footway, traffic signals and surface water of approval 16/00972/OUT.
Application permitted with conditions 28/06/2018

16/00972/OUT - Outline application for a residential development of five new dwellings with access off a new adoptable road off Pilgrims Way with some other matters reserved.
Application permitted with conditions 22/07/2016

06/04101/COU - The conversion of former skittle alley to form 5 no. double letting rooms. Application permitted with conditions 18/12/2006

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11 and 12 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the Local Planning Authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements
Policy EQ1 - Addressing Climate Change in South Somerset
Policy EQ2 - General Development
Policy EQ4 - Biodiversity
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards
Policy HG3 - Provision of Affordable Housing
Policy HG5 - Achieving a Mix of Market Housing
Policy EP15 - Protection and Provision of Local Shops, Community Facilities and Services

National Planning Policy Framework - February 2019

Chapter 5 - Delivering a sufficient supply of homes
Chapter 9 - Promoting sustainable transport
Chapter 12 - Achieving well-designed places

Other material considerations

Somerset County Council Parking Strategy (SPS) (September 2013) and Standing Advice (June 2017)

CONSULTATIONS

Cary Moor Parish Council

Approval

County Highway Authority

The initial outline permission 16/00972/OUT was subject to conditions which have direct relevance to the highway interest and access to the site - conditions 4 (parking and turning), 5 (footway), 6 (signals) and 7 and 8 (estate roads). The fact that these conditions were imposed indicates that both the Highway Authority and the LPA consider they accord with the requirements of the planning regulations.

The current application aims to introduce a further minor intensification in use of the access due to the addition of one unit. As such the levels of conflict with existing highway users will also increase. The Highway Authority considers the above conditions should be retained in order to protect the interests of the highway users. Conditions are recommended relating to:

- Parking and turning areas to be kept clear of obstruction and only used for parking and turning of vehicles;
- Provision of surface water drainage disposal so that none drains onto the County highway;
- Details of footway provision;
- Details of traffic signals;
- Highway infrastructure works;
- Extent of highway works to be carried out prior to occupation of any dwelling.

In response to these comments additional details relating to highways and drainage infrastructure were submitted. The Highway Authority was invited to comment further and advised that, if no response was received, it would be assumed by the LPA that the Highway Authority had no objections to the additional details submitted and that they adequately addressed the previous comments made by that Authority. No further comments have been received from the Highway Authority other than in relation to traffic signals. Now that the amended plans no longer have the development changing the traffic signals then the need for that condition is now redundant. There might be a need for the loops of the signals to be replaced as the construction traffic might damage these, but these loops are not the signal columns which the condition relates to and this is a matter which the Highway Authority can deal with directly.

SSDC Highway Consultant

Advises the LPA to refer to SCC Highways advice.

SSDC Strategic Housing

No comments.

SCC Rights of Way

Notes the public footpath adjoining the site. They raise no objections to the scheme and note the duties of the developer in relation to the right of way. An informative will be provided on the decision notice to this effect.

South West Heritage Trust

There are limited or no archaeological implications to this proposal and therefore no objections on archaeological grounds are raised.

SSDC Conservation Officer

This proposal does not lie within a Conservation Area and is not in the setting of any listed buildings and therefore I have no objections to this application.

Wessex Water

No objections but sets out various information for the benefit of the applicant. An informative will be provided on the decision notice to this effect.

Somerset Drainage Board

No objections but require further details as to how surface water will be managed. A condition to this effect is recommended.

In response to these comments additional details relating to surface water drainage infrastructure were submitted. The Somerset Drainage Board was invited to comment further and advised that, if no response was received, it would be assumed by the LPA that the Drainage Board had no objections to the additional details submitted and that they adequately addressed the previous comments made by that body. No further comments have been received from the Somerset Drainage Board.

SSDC Open Space and Leisure

No comments received.

REPRESENTATIONS

Two letters/emails of objection have been received from the occupiers of neighbouring properties. These are copied in full on the website but the objections can be summarised, in no particular order, as follows:

- Inadequate infrastructure to cater for the new housing being proposed, particularly taking into account a concurrent application to convert the pub into additional housing;
- Overdevelopment of the site;
- Inadequate parking facilities;
- Inadequate highway access to cater for additional traffic;
- The village does not have the necessary amenities to support an increase in housing - no public transport, no shop, no pub or employment opportunities.

CONSIDERATIONS**History and Principle of Development**

The Council is required to make a decision in line with the Development Plan, unless material considerations indicate otherwise (Section 38(6), Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning act 1990). The NPPF is a key material planning consideration.

The site is located outside of any development areas or directions of growth as defined by the Local Plan. As such, Policy SS2 of the South Somerset Local Plan is of most relevance. However, elements of Policy SS2 must be considered out of date, as SSDC cannot currently demonstrate a five year supply of housing land. It is noted that Lovington is a broadly sustainable location, with basic facilities contained within the settlement. It has reasonable transport links and is close to some limited employment opportunities. The principle of some limited residential development within the village must therefore be considered acceptable and this has been established by the grant of outline permission 16/00972/OUT for the erection of 5 dwellings on the site.

The site is located within the car park and open land of an existing public house/restaurant. However, the majority of the land is disused, and adequate parking for the public house would be retained. As such, it is not considered that the proposal would adversely affect the provision of the public house facility, in accordance with Policy EP15 of the South Somerset Local Plan.

Highways

The County Highway Authority was consulted as to the impact of the scheme on the local highway network. Its consultation response has been set out above. Due regard has been given to the grant of permission for 5 dwellings on the site and it is considered that the traffic generated by one additional dwelling would be less than severe in accordance with the aims and objectives of the Local Plan and the NPPF. The Highway Authority has noted that considerable work is needed in relation to highway and signals upgrades, but has raised no objections subject to the imposition of various conditions on any permission issued.

Mindful of the requirements set out in such recommended conditions, additional plans have been submitted with more detailed information relating to highways and drainage infrastructure. No further comments have been received from the County Highways Authority, other than in relation to the traffic signals, and therefore it is reasonable to assume that that Authority is content with the additional details that have been submitted.

As such, subject to attaching highways related conditions (which have had regard both to those recommended by the Highway Authority and mindful of the wording of such conditions on the outline approval 16/00972/OUT and the subsequent S73 approval 18/01413/S73 which varied the trigger points of some of those conditions), it is considered that there will be no significant adverse impact on highway safety in accordance with Policies TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

Visual Amenity

The site is not located in a particularly sensitive location from a visual amenity point of view or in terms of heritage assets. It is located in a rural location, and as such SSDC's Landscape Architect was consulted on the original outline application as to the impacts of that residential scheme on the visual amenity of the area and the wider landscape. He noted a minor adverse impact on the character of the landscape, but concluded that it is insufficient in itself to provide grounds for refusal. If minded to approve he recommended the use of a landscaping condition which was duly attached to the grant of outline permission.

The subsequent approval of reserved matters permitted a residential scheme of a similar U-shaped layout at the southern end of the site as is currently being proposed. It would not therefore be reasonable to raise an objection to the principle or quantum of development currently being proposed from a visual amenity point of view. The current detailed application provides a broad landscaping strategy, which is

considered to be acceptable. The detailed design, size, and materials of the proposed dwellings are considered to be of a good standard and to satisfactorily respect the character of the area. A condition will be imposed on any permission to control the details of the materials.

Third party concern has been raised about overdevelopment and that the proposed density of development is not in keeping with surrounding properties. Whilst the plot size is probably smaller than most of the nearest dwellings, there is no clear prevailing character locally for the scheme to be at odds with and, as such, there is no clear harm arising from the proposed layout.

A condition was imposed on the outline permission to control external lighting on the site. This was to avoid any unacceptable light pollution in this rural area. This consideration remains pertinent with the current proposal and a similar condition will be imposed on any new permission.

The proposal is considered to be of a satisfactory standard of design that would have no demonstrable and significant adverse impact on visual amenity in compliance with Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

Residential Amenity

It is not considered that the window layout and general bulk of the dwellings are such that they would give rise to significant detriment to the amenities of neighbouring properties in terms of overlooking, loss of privacy, dominance, overshadowing, overbearing impact or loss of outlook. As such, the proposal would not harm residential amenity to any unacceptable degree and thus the proposal accords with Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

Flooding and Drainage

The site lies within Flood Zone 1. The Somerset Drainage Board and Wessex Water have raised no objections subject to the imposition of a condition relating to surface water disposal and the use of informatics. Mindful also of the extent permission for 5 dwellings to be erected on this site, it is considered that the current proposal does not conflict with Policy EQ1 and relevant guidance within the NPPF.

Biodiversity

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017). Policy EQ4 of the Local Plan also requires proposals to pay consideration to the impact of development on wildlife and to provide mitigation measures where appropriate.

Mindful of the disused nature of the site, the land on which the development would be constructed is considered to be of a low ecological value and unlikely to impact on any protected species or their habitat.

As such in light of Natural England standing advice on protected species no further survey work or mitigation strategies are considered to be necessary. The proposal does not conflict with Policy EQ4 or relevant guidance within the NPPF.

Planning obligations and CIL

As this proposal is for less than 10 units the LPA will not be seeking any contributions towards leisure and recreational facilities or other local or district wide obligations, in accordance with the High Court of Appeal decision (SoS CLG vs West Berks/Reading) made in May 2016, which clarifies that Local Authorities should not be seeking contributions from schemes of 10 units or less. For the same reason the LPA does not seek any affordable housing obligation.

The scheme will be liable for the Community Infrastructure Levy (CIL) at £40 per m². Whilst noting that

permission exists for 5 dwellings on the site, this proposal seeks permission for an additional dwelling unit. It must be for the developer to establish, at the appropriate juncture, whether any exemptions or relief applies.

The scheme will be liable for the Community Infrastructure Levy (CIL) at £40 per m2 and it is noted that the applicant has submitted a completed Form. It must be for the developer to establish, at the appropriate juncture, whether any exemptions or relief applies.

Conclusion

The proposal is considered to be acceptable in this location, and would cause no significant adverse impact on the character of the area, residential amenity, highway safety, flood risk or biodiversity. As such it accord with Policies SD1, SS1, SS2, EQ1, EQ2, EQ4, TA5 and TA6 of the South Somerset Local Plan and relevant guidance in the NPPF and is recommended for approval.

RECOMMENDATION

Permission be granted for the following reason:

01. The benefits to housing supply in South Somerset are considered to outweigh the lack of local benefits arising from the scheme, and as such the principle of residential development is considered acceptable. The proposed design, layout and external finishing materials of the dwellings on this site would respect the character of the locality. There would be no resultant demonstrable harm to residential amenity, highway safety, flood risk or biodiversity. As such the proposal complies with Policies SD1, SS1, SS2, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset Local Plan, and the aims and objectives 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. The development hereby permitted shall be carried out in accordance with the following approved drawings:

Drawing no. 1078/001 Rev A - Location Plan;
Drawing no. 1078/002 Rev J - Proposed Block Plan;
Drawing no. 1078/030 Rev B - Plots 1 and 2. Floor Plans;
Drawing no. 1078/031 Rev B - Plot 3. Floor Plans;
Drawing no. 1078/032 Rev A - Plot 4. Floor Plans;
Drawing no. 1078/035 Rev B - Plots 5 and 6. Floor Plans;
Drawing no. 1078/040 Rev E - Plots 1 and 2. Elevations;
Drawing no. 1078/041 Rev E - Plot 3. Elevations;
Drawing no. 1078/042 Rev F - Plot 4. Elevations;
Drawing no. 1078/043 Rev E - Plots 5 and 6. Elevations;
Drawing no. 1078/044 Rev F - Plots 1, 2 and 3. Site Elevation;
Drawing no. 1078/045 Rev F - Plots 4 and 5. Site Elevation;
Drawing no. 1078/046 Rev F - Plots 3 and 4. Site Elevation;
Drawing no. 1078/050 Rev B - Plots 1 and 2. Section;
Drawing no. 1078/051 Rev B - Plot 3. Section;
Drawing no. 1078/052 Rev B - Plot 4. Section;

Drawing no. 1078/053 Rev B - Plots 5 and 6. Section;
Drawing no. 1078/403 - Eaves and First Floor Junction Details;
Drawing no. 033-000-001 Rev P3 - External Levels Plan;
Drawing no. 033-000-002 Rev P5 - Drainage Layout;
Drawing no. 033-000-003 Rev P3 - Finishes Layout;
Drawing no. 033-000-004 Rev P2 - Highway Setting Out; and
Drawing no. 033-000-005 Rev P3 - S278 Works.

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

03. Notwithstanding the details indicated on the submitted drawings, prior to construction/progression of any part of the development hereby permitted above slab level/ damp course level, a schedule of materials and (colour) finishes (including samples and trade descriptions/brochure details where appropriate) of materials to be used in the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Such a schedule shall include:

(a) a sample panel of the type of natural stonework, coursing, type of pointing and the mortar to be used, measuring not less than two square metres, shall be provided for inspection and written approval by the Local Planning Authority prior to the construction of any new walls and thereafter kept on site for reference until the stonework is completed. Machine cut or sawn faces shall not be used in the walls or for quoin stones.

(b) the locations, heights, sizes, materials of construction and colour finishes of all ducts, external vents, extracts, meters and any other external attachments;

(c) the design, colour, size, profile, materials and location of any external meter / service boxes. All meter /service boxes should be fitted to an internal wall where practical and feasible but, if proven to the Local Planning Authority that internal siting of meter / service boxes is not practical and feasible then all external wall mounted meter /service boxes shall be located away from the primary elevations and prominent side walls facing publically accessible areas;

The development shall be constructed in accordance with the details indicated on the approved drawings and those details approved in accordance with the terms of this condition and completed before the development is first occupied (or completed to a stage previously agreed in writing by the Local Planning Authority) and thereafter shall be retained and maintained in that form, unless the Local Planning Authority gives prior written approval to any subsequent variation.

Reason: To enable the Local Planning Authority to consider the details of all external finishing materials prior to their installation/construction at an appropriate stage in the course of the development to ensure that the development displays good design practise and reflects local distinctiveness, having due regard to safeguarding visual and residential amenity and in accordance with Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

04. The landscape planting scheme shown on the submitted drawing no. 1078/002 Rev J shall be fully implemented and thereafter retained and maintained. 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 first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

05. Notwithstanding the details indicated on the submitted drawing no. 1078/002 Rev J, prior to the first occupation of any of the dwellings hereby permitted a Landscape Management and Maintenance Plan (LMMP), setting out long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shown on said drawing, shall be submitted to and approved in writing by the Local Planning Authority. The LMMP shall include:

(a) soft landscape maintenance details, including the frequency of site visits and timings of general operations, such as plant inspections, weed control, watering, fertiliser application, mulching, grass cutting, etc for the duration of the LMMP period; and

(b) a management and monitoring plan, to include details of the minimum heights of all retained boundary hedgerows and how the boundaries and hedgerows and boundary trees to be retained and enhanced would be cared for during and after the implementation of the development hereby approved.

The development shall be implemented in full accordance with the requirements of the approved LMMP, or any variation so approved, and to a standard in accordance with the relevant recommendations of British Standard 4428 1989 Code of Practice for general landscape operations, and the details within the LMMP shall be adhered to at all times thereafter.

Reason: To ensure the provision, establishment, management and maintenance of landscaping in order to ensure that the character and appearance of the area are suitably protected; to ensure the wellbeing of any trees and hedges; and to ensure the environment of the development is improved and enhanced, having regard to Policies EQ2 and EQ4 of the South Somerset Local Plan and relevant guidance within the NPPF.

06. The area allocated for garaging, parking and turning for the proposed dwellings shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the residential development hereby permitted.

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

07. The area of land to the north of the dwellings allocated for parking and turning on the submitted drawing no. 1078/002 Rev J shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles of users of the Pilgrims Rest Inn restaurant and accommodation.

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

08. The footway shall be fully constructed in accordance with the details indicated on the approved drawings and to an agreed specification before the development is first occupied, or constructed to a stage previously approved in writing by the Local Planning Authority prior to first occupation of any dwelling.

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

09. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details indicated on the approved drawings and any

outstanding details to be submitted to and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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

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

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

11. All drainage works shall be completed in accordance with the details indicated on the approved drawings prior to first occupation of any dwelling hereby permitted, and thereafter shall be managed and maintained for 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 Policy EQ1 of the South Somerset Local Plan, relevant guidance within the NPPF and its associated Technical Guidance.

12. There shall be no external lighting installed at the site without the prior written approval of the Local Planning Authority. Prior to the erection, installation, fixing, placement and/or operation of any external lighting on the site (including on any of the buildings themselves), details of such external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the buildings and any other parts of the application site edged red (as indicated on the approved Site Location Plan) and the hours at which such lighting is to be operated.

The external lighting shall thereafter be carried out in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), and shall thereafter be retained in that form and under no circumstances shall it cause light pollution.

Reason: To safeguard the rural character and appearance of the locality; to safeguard the residential amenities of owners/occupiers of the existing neighbouring property; to safeguard any biodiversity interests; and in the interests of public safety and convenience, having regard to Policies EQ2, EQ4 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.

13. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

- (a) Part 1, Class A (enlargements, improvements or other alterations);
- (b) Part 1, Class B (additions etc to the roof of a dwellinghouse);
- (c) Part 1, Class C (other roof alterations);

- (d) Part 1, Class G (chimney, flues, soil or vent pipes);
- (e) Part 2, Class A (gates, fences, walls or other means of enclosure).

Reason: To enable the Local Planning Authority to exercise control over development in order to:

- (i) safeguard the character and appearance of the development itself and the locality in general, by ensuring there are no inappropriate extensions to the dwellings;
- (ii) ensure there is no resultant detriment to ecological, environmental and biodiversity interests;
- (iii) prevent unacceptable harm being caused to the residential amenity of occupiers of adjoining property; and
- (iv) safeguard on-site parking and circulation areas

having regard to Policies EQ2, EQ4, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

Informatives:

01. CIL

Please be advised that approval of this application 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

02. WESSEX WATER

Wessex Water sets out the following information for the applicant:

The Planning Application

The applicant has indicated that foul sewerage will be disposed of via the main sewer.

Rainwater running off new driveways and roofs will require consideration so as not to increase the risk of flooding. The applicant has indicated in the current application that rainwater (also referred to as "surface water") will be disposed of via soakaway.

Applying for new drainage and water supply connections

If your proposals require new connections to the public foul sewer and public water mains, notes and application forms can be found at

<https://www.wessexwater.co.uk/Connecting-to-our-networks>

You can requisition us to lay a sewer or water main to serve your site if your development has no access to our services because third party land is in the way. We suggest you consider private negotiation first further details available at <https://www.wessexwater.co.uk/Developers/Sewerage/Sewer-requisition/>

Wessex Water will need to assess and review the capacity of the receiving sewage septic tank if development proceeds. Please ensure that you liaise closely with Wessex Water.

Are existing public sewers or water mains affected by the proposals?

According to our records there are no recorded public sewers or water mains within the red line boundary of the development site.

There must be no surface water connections to the foul sewer network.

If you need more information please contact: development.west@wessexwater.co.uk

03. PUBLIC RIGHTS OF WAY

Any proposed works must not encroach onto the width of the PROW.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

- If the work involved in carrying out this proposed development would:
 - make a PROW less convenient for continued public use; or
 - create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure: <http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/> .

04. LIGHTING

In respect of condition 12, light could cause nuisance to existing residential properties and ecological interests. Any lighting should be screened to minimise direct illumination falling on land outside of the development. Appropriate shields, baffles, louvres or diffusers should be installed prior to their use to ensure that nuisance to nearby properties is minimised. As well as giving consideration to direct glare, any lighting scheme shall also take into account upward reflection. Any lighting scheme should be designed in accordance with the Institute of Lighting Engineers "Guidance Notes" for the Reduction of Light Pollution (2011) or similar guidance recognised by the Council.
