

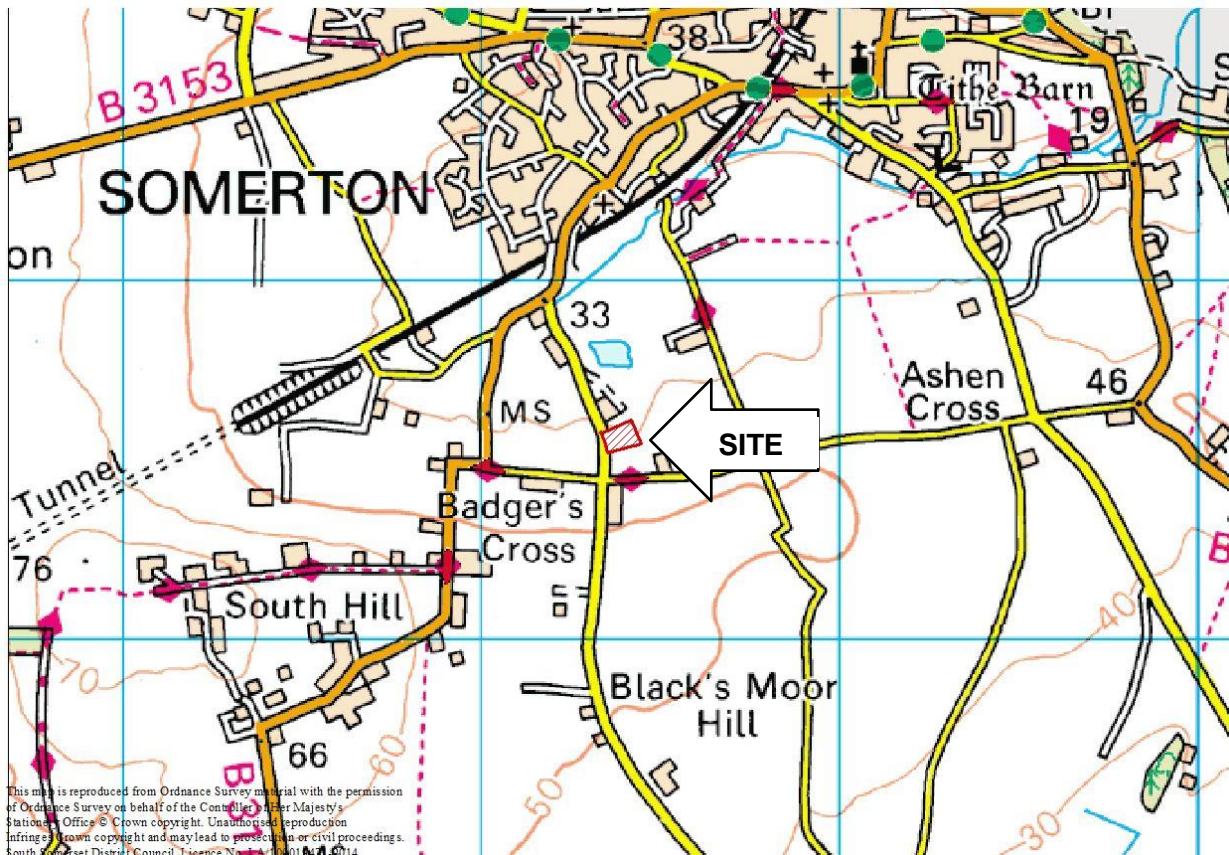
Officer Report On Planning Application: 14/04180/FUL

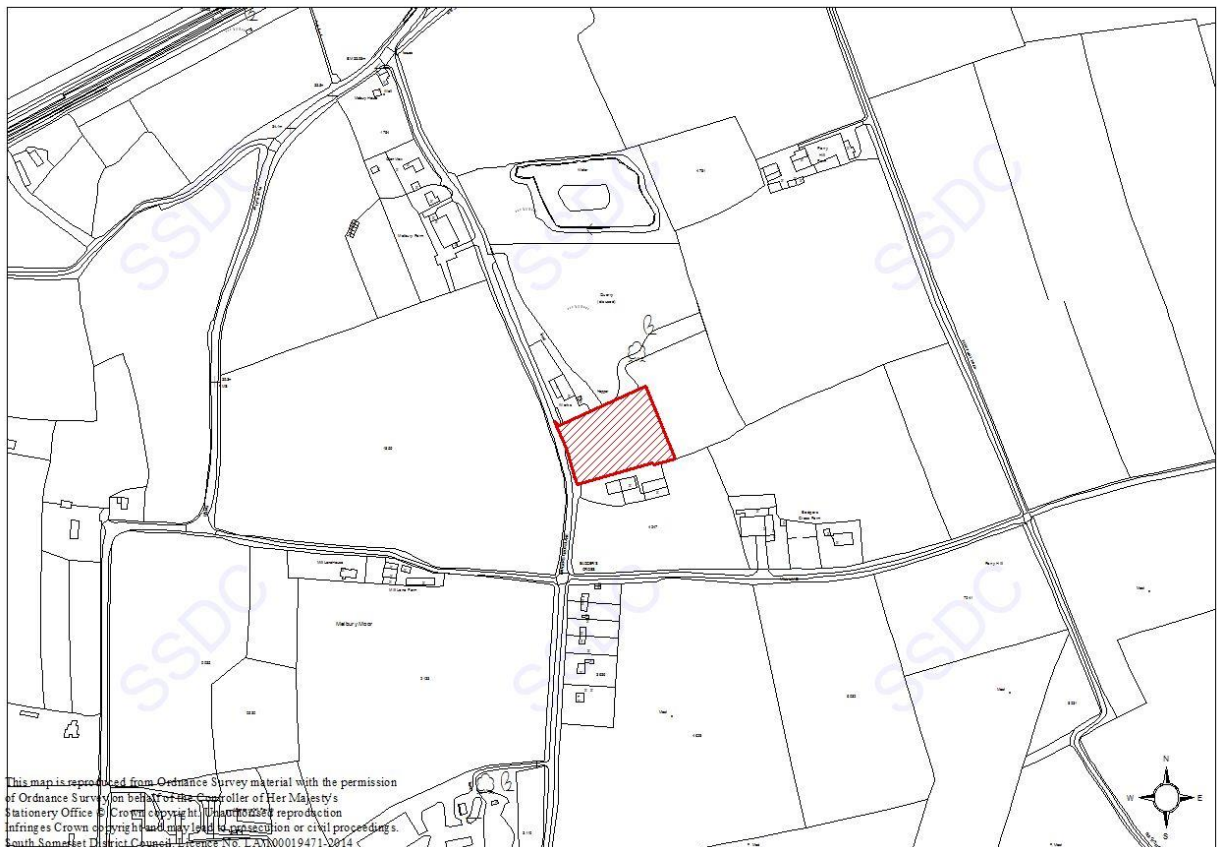
Proposal :	Erection of Commercial Building to accommodate mixed uses (Use Classes B1, B2, and B8 Town and Country Planning (Use Classes Order) 1987 (GR 348377/127546).
Site Address:	The Old Quarry Yard Badgers Cross Lane Somerton
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr Pauline Clarke Cllr David Norris
Recommending Case Officer:	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	7th November 2014
Applicant :	Mr A Canvin
Agent: (no agent if blank)	Mr Shaun Travers, Boon Brown Architects, Motivo, Alvington, Yeovil BA20 2FG
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Area North Committee at the request of the Ward Member and by the agreement of the Area Chair to allow the issues relating to this application to be discussed further.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission to erect four new industrial units for B1 (light industry), B2 (general industry) and B8 (storage and distribution) use on the site of a former quarry at Badgers Cross.

The site is located in the open countryside approximately 1.5km from the town centre of Somerton and is accessed via Badgers Cross Lane which passes along the western boundary of the site. The site forms part of a larger former quarry site which is subject to a land restoration program. A stonemasons already operates from another part of the quarry site, on land which formed the quarry depot and was more recently used for storage and motor repairs and was therefore considered to be brownfield land. The wider quarry site, including the application site is in planning policy terms classed as greenfield land.

As part of the stonemasons development a new access was formed leading on to Badgers Cross Lane which is of a width and nature suitable for accommodating industrial traffic. It is intended that this access would also serve the proposed new industrial units.

Native hedgerows are growing along the west and south boundaries of the application site. The levels of the site are similar to the levels of the access road, public highway to the west and adjoining neighbouring land to the south. The wider quarry site is in an uncultivated state and the restoration programme has yet to be carried out.

There are a number of residential properties in the locality with the closest dwellings within approximately 95m to the south and 190m to the east.

RELEVANT HISTORY

- 12/04095/FUL: Extension of building and change of use of land to accommodate an extension and yard for B2 use. Permitted.
- 11/02594/FUL: Application to extend time limit of extant permission 08/03000/FUL, to erect 2 agricultural buildings for storage of fodder and machinery and erection of two polytunnels. Permitted.
- 11/00609/COL: Application for a certificate of lawfulness for the proposed use of the site and building thereon for any purpose falling within B2 use class. Refused.
- 10/02027/FUL: Use of existing building for B2 use, refurbishment and extension of existing building and associated improvements to access and landscaping. Permitted.
- 09/03655/CPO: Construction of a household waste recycling centre. Withdrawn.
- 08/03000/FUL: Erection of two agricultural buildings for storage of fodder and machinery and erection of two polytunnels. Permitted.
- 08/01021/AGN: Erection of an agricultural building for the over-wintering of cattle and calving. Permission required.
- 01/01430/COU: Use of land and buildings for storage, repair and retail of damaged motor vehicles, carry out engineering works and erection of a new covered area for accident damaged cars. Permitted.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

The development plan comprises the South Somerset Local Plan 2006:

- ST3 - Development Areas
- ST5 - General Principles of Development
- ST6 - The Quality of Development
- EC3 - Landscape Character
- EC7 - Networks of Natural Habitats
- EC8 - Protected Species
- EP2 - Pollution and Noise
- EP3 - Light Pollution
- EP5 - Contaminated Land
- EP9 - Control of other Potentially Polluting Uses
- ME4 - Employment Development in the Countryside and the Conversion of Buildings

National Planning Policy Framework:

- Part 1 - Building a strong, competitive economy
- Part 3 - Supporting a prosperous rural economy
- Part 4 - Promoting sustainable transport
- Part 7 - Requiring good design
- Part 10 - Meeting the challenge of climate change, flooding and coastal change
- Part 11 - Conserving and enhancing the natural environment
- Part 13 - Facilitating the sustainable use of minerals

CONSULTATIONS

Somerton Town Council: Support the application but with a recommendation that lorries do not use Mill Lane or turn right to be directed through Somerton Town Centre and instead turn left towards the A372.

County Highways: (Please refer to Annex A at the end of this report for the highway authority's full comments)

No objection, subject to conditions being imposed to secure the visibility splays of the existing access and the parking and turning areas indicated on drawing number 3436 101.

I am aware that the highway authority has previously raised concerns over the existing highway network (existing junctions B3165 and A372). Road records indicate that there have been three accidents within the last five years at these junctions. It is considered that these are isolated incidents and do not demonstrate a pattern which raises significant highway safety concerns, neither are they in connection with any businesses in operation in this location.

The current access is acceptable to serve the new development. Onsite observations indicate that vegetation has over grown along the highway verge to which a suitably worded condition is recommended for the maintenance of the site frontage (extremities for visibility).

Concern has been raised about the intensification of traffic using the surrounding road network as a result of this scheme. Industry standard for trip generation for the proposed employment uses indicate that the proposal based on the whole site would generate approximately 27 movements per day equating to an additional five movements within the peak hour, which is not considered severe as per the NPPF. Furthermore looking at each individual unit the traffic generated would be less intensive than looking at the proposal as a single depot. The proposal is not considered to result in any adverse impact on the existing surrounding highway network.

The highway authority is satisfied with the level of parking as well as cycle and motorcycle being provided onsite.

Wessex Water: No objections

Environmental Protection: If granted permission I suggest conditions are imposed to control:

- any external lighting;
- the investigation of landfill gas / installation of gas protection measures;
- a remediation scheme to address any contamination of the site; and
- submission of surface water drainage details in relation to all impermeable areas and hardstanding.

Landscape Architect: No objection. The proposal for a commercial building at this site is well related to the site entrance and the existing building on the opposite side of the entrance road and occupies a corner of this site to thus integrate it into the development and landscape pattern. Whilst I do not consider the whole of the quarry site to offer development potential, there is no landscape objection to this specific proposal.

Spatial Policy: Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town & Country Planning Act 1990 (as amended), as well as Paragraph 11, Paragraph 12 and Paragraph 14 of the NPPF, state that applications must be determined in

accordance with the development plan, unless material considerations indicate otherwise.

Given the context provided above, it is the case that the scheme is not in accordance with the development plan. In reaching a development management decision, the proposal's degree of compliance needs to be judged in light of Paragraph 215 and Paragraph 216 of the NPPF, and that the advance stage reached by the emerging Local Plan meaning it carries significant weight.

The applicant has identified that alternative sites, including within the Somerton Direction of Growth, are not viable for delivering employment land in the short term. The applicant has also suggested that they have an intended end-user to occupy the site. Confirmation of this information would help overcome concerns that this scheme represents speculative development. It is suggested that this information is confirmed by the applicant so that it can be factored into your overall decision-taking. If this information is forthcoming it would go some way to establishing tangible economic benefits that could be generated by the scheme.

It will be important that your balancing exercise weighs the potential economic benefits (jobs and growth) of this application against the lack of conformity with the development plan. It will need to be shown that material considerations (e.g. potential economic benefits) outweigh that the scheme does not accord with the development so as to indicate that the scheme represents sustainable development.

As a final comment, it is a concern that such limited information was provided in conjunction with the application. Should there be any future proposals forthcoming on the proposed development site, it is suggested that a comprehensive masterplan or development brief is prepared, in collaboration with the Council, so that a holistic approach can be taken to planning the site and associated infrastructure and other mitigation requirements.

Economic Development: Support the application.

A site inspection has been undertaken by Economic Development and all queries raised with the owner.

Our understanding of the site is that it is a disused quarry which has in the past been used a concrete mix plant and depot with significant traffic movements. It now just has a stonemason business on it to the south and west, west of the main entrance road. This covers only a small part of what is arguably a significant brownfield land site.

The application site lies to the south of the overall quarry site and main entrance. We are advised that the proposed unit already has a willing tenant wishing to move in from outside of the district and expand their existing business situated elsewhere in the area. The applicant/site owner has also confirmed that he has further demand and interest in the unit should this tenant fall away. Therefore, he does not consider this to be speculative development and he is confident that the development is viable; and that the local demand is strong, as there is little to no availability in the remainder of the local area. We would concur with this view from our own research.

Economic Development is aware that there is a shortage of employment land in this area, in accordance with Local Plan requirements (5.07 ha listed as needed in the Somerton area over the plan period, not currently allocated). We consider that the planning application proposes a building of acceptable size and scale in an appropriate location, which is in line with local and national policy and guidance. Therefore, Economic Development fully supports this application on the grounds of demand/need, appropriate access, design and scale, policy compliance and inward investment/employment for the area.

REPRESENTATIONS

Written representations have been received from seven local residents objecting to the proposed development for the following reasons:

Highway safety:

- The development is contrary to Policy ST5 of the SSL in that it does not promote a pattern of land use and transport which reduces the need to travel, minimises length of journeys and provides accessibility by a choice of means of transport; the entrance does not respect the rural surroundings;
- The approach roads are narrow and twisting in parts and are unsuitable to carry additional industrial traffic.
- The junctions at either end of the approach road have blind spots.
- The site is only accessible by car as the approach roads are dangerous for cyclists and pedestrians.
- Increase in industrial traffic would be a severe risk to road safety on our limited road network.
- Badgers Cross Lane and its associated road network has seen a very large escalation of HGV traffic to the old quarry site. Lorries turning in and out of the site on the blind bend of this 60 mph country lane are a severe road hazard.
- The junctions at either end of Badgers Cross Lane leading on to Sutton Road to the north and A372 to the south are not suitable for large commercial traffic.
- If the application is approved the speed limit along this road should be reduced from 60 to 30 mph. Footpaths should be constructed connecting the site to Somerton, public transport should be introduced and the approved landscaping plan implemented and entrance completed.
- The requirements of the previous permission have not been met with regard to the landscaping and planting. A large amount of spoil has been brought on to the site in the last year resulting in vehicles approaching from all directions and the ground levels being raised and increased noise level from the site considerably.
- The quarry site should have been returned to nature as detailed in the original quarrying rights.
- Safety concerns as to what has been tipped on the land.
- The road has a 7.5 tonne weight limit and is therefore unsuitable.
- The existing B2 use at the quarry has already resulted in a significant increase in heavy trucks entering the site up to 6 a day. These have a thunderous sound on the road as they pass the houses along the lane. The proposal will exacerbate the already intolerable road noise and have a negative impact on the health and wellbeing of residents.

Other matters:

- It has not been demonstrated that the proposal is both needed and appropriate in this location and that no substantial additional traffic will be generated to the site and is therefore contrary to Policy ME4 of the SSLP.
- The development is not within the direction of growth as identified within the emerging local plan.
- It is clear that there is an intention to further expand this site given the large walled entrance and road infrastructure constructed that is beyond the current requirement and named 'Jubilee Park'.
- This part of Somerton is not well served for high speed internet access and is therefore unsuitable for many businesses.
- Section 15 of the application form has been filled out incorrectly, there are a number of mature trees behind the proposed building.

- Does Somerton need another trading estate?

CONSIDERATIONS

The proposed development is seeking the erection of four industrial units for uses falling with Use Classes B1, B2 and B8.

Principle

The application site forms part of a former quarry site, which is classed as greenfield land, and is located beyond any development area within open countryside and approximately 1.5km from the centre of Somerton.

As noted by the Planning Policy team consideration should be given both to the saved policies set out within the current local plan as well as the emerging local plan which is now significantly advanced through the plan making process. They make specific reference to policy ST3 of the current development plan which, although not entirely consistent with the NPPF on the basis of the restrictive development areas does conform in the sense that it encourages the delivery of sustainable development where the environmental, economic and social benefits outweigh any harm. Other relevant saved policies include ME3 and ME4 promote new employment development within development areas unless the development relates to the expansion of an existing business that is already in-situ.

Further to this the emerging local plan sets out the overall scale of employment growth for South Somerset in policy SS3, with an additional requirement of 5.07 hectares of employment land for Somerton to deliver the jobs required to support the town and wider district. Policy LMT3 identifies the direction of growth as being to the west of the town, i.e. close to the existing Bancombe Road trading estate.

Clearly the current proposal does not strictly conform with either the saved policies of the existing local plan or the policies of the emerging local plan, given its location beyond the defined development area and away from the identified direction of growth.

Economic Development however has identified that there is local demand for additional employment sites of this nature but that there is little to no availability of such sites within the area. Whilst the application has been submitted on a speculative basis, the applicant has confirmed that he has prospective tenants interested in moving to this site including one that is outside the district and another that is wishing to expand from their current premises to enable their business to grow but that they have been unable to find suitable new premises to move to. Economic Development are very clear that in their view this is an appropriate site and offers units of a size and scale that are in demand.

The agent has further offered the opinion that the commercial reality is that the land within the identified direction of growth will have residential hope value and its potential to come forward for commercial use at what would be a reduced land value is unlikely. He further suggest that commercial growth alongside Bancombe Road trading estate is also hampered by other infrastructure cost issues such as drainage which further reduces its potential.

Notwithstanding the agent's assertions, what is relevant is that at present there are no proposals currently being brought forward (whether at application stage or already approved) for new employment sites within the direction of growth. Based on the understanding of the Economic Development Officer that at present there is insufficient employment land to meet demand there does seem to be a need for further sites to become available. At present the prospect of such land becoming available in the preferred area at any time in the near future

cannot be relied upon. Bearing in mind the Core Principles (para 17) of the NPPF which states that planning should “proactively drive and support sustainable economic development” schemes outside the preferred areas must be given consideration.

Whilst Economic Development’s comment stating that this is a brownfield site is inaccurate, the site, given its previous use as a quarry, nonetheless can hardly be described as an unfettered greenfield site. Although it would be preferable for the site to be physically more closely connected to Somerton with good pedestrian links etc, it is within a relatively short distance of the main hub of Somerton and within a distance that could realistically be walked or cycled with relative ease. The Planning Policy team has acknowledged that the site is part of the functional economic area for Somerton. Furthermore, there is no evidence to suggest that the approval of this relatively modest development would detract from the existing employment land to be found within the town.

Bearing all of these factors in mind and the apparent shortfall of employment land being brought forward in the area to meet demand it is considered that the economic and social merits of this scheme in this instance outweigh the identified development plan policy issues raised above. As such the proposal is considered to generally accord with the objectives of sustainable economic development as set out within the NPPF and to therefore be acceptable in principle.

Highway Safety

One of the principle concerns raised by local residents relates to highway safety and the generation of traffic and in particular larger vehicles visiting the site and the impact this will have upon the local road network, which they consider unsuitable for such industrial traffic.

The highway authority has noted that, based on industry standard for trip generation, the proposed employment uses for the whole of this site would generate normally in the region of 27 movements per day with a maximum of 5 movements per hour during peak times. In terms of the nature of the approach roads, the highway authority (their full comments can be found in Annex A at the end of this report) has gone into some detail with regard to the accident records for the last five years for Badgers Cross Lane and in particular the junctions at either end leading onto the B3165 and A372. It is their view that the recorded accidents were isolated incidents and do not demonstrate a pattern which raises significant safety concerns nor that they can be connected to any businesses operating in the area. Taking into account the likely level of traffic to be generated by the proposal and the nature of the approach roads to the site that the development would not result in any severe impact on highway safety as prescribed by the NPPF and as such do not raise any objection on this basis. There is no evidence to contradict the highway authority’s views.

Whilst they have confirmed that the existing access is appropriate to serve the development they note that the frontage of the site was overgrown at the time when they visited and the vegetation intruded within the visibility splays. They have therefore requested a condition to secure these visibility splays. They have also confirmed that they are satisfied with the general layout, level of parking and cycle storage being provided, a further condition is recommended to secure this.

For these reasons the development is not considered to raise any substantive highway safety concerns.

Residential Amenity

The nearest residential property to this site is located approximately 95m to south. The proposed mix of uses including an open B2 use includes a range of potential heavy industries which can generate noise and disturbance to surrounding neighbours. The

Environmental Protection Officer has been consulted in regard to the application and raised no objection to the proposal. On this basis and given the distance of the development from the nearest neighbours and subject to a number of conditions to secure a scheme of acoustic attenuation for the building and prevent any manufacturing processes being carried on outside the building, the development is not considered to cause any demonstrable harm to neighbours as a result of noise and disturbance as a result of the mix of uses being proposed. Nor, given the intervening distance of the site from the nearest neighbours and the size of the building proposed, does it raise any more general concerns such as loss of light, privacy etc.

A number of local observations have been made in regard to the volume of HGV's visiting the site to tip spoil over the past year or so including one complaint about the level of noise this has created by these vehicles passing their property and the impact this has upon their amenity, health and well-being. The restoration of this site, which as a former quarry site was always a requirement following its redundancy as a minerals site, is a separate matter to this application and temporary in its nature. However, it is noted that beyond the County Council's requirements for the site to be restored a separate landscaping scheme was agreed as part of planning consent 10/02027/FUL for the stonemasons and this included changes to levels on the site. The volume of traffic generated by these activities should not be compared with the estimated likely traffic generated by the new industrial units which at around 27 movements per day is not considered to have such an adverse impact upon the amenities and health and well-being of occupiers of the properties located along the approach roads as to constitute a demonstrable level of harm

For these reasons, the development is not considered to raise any significant amenity concerns for nearby residents.

Visual and Landscape Amenity

The general design of the building is of a good quality and, as the Landscape Officer notes, is well related to existing development, including the access, on the wider site and bearing in mind its position within the corner of the site is considered to be reasonably well integrated with existing development and landscape pattern. The building will be higher than the existing stonemasons building and as such have a more prominent presence as viewed from outside the site, in particular the adjacent road. It is considered however that this can be adequately mitigated by ensuring the pallet of buildings materials are suitably muted in tone and by a robust landscaping scheme, both to be dealt with by condition, which will help to integrate the building into its surroundings without being unduly intrusive within the surrounding countryside. The Environmental Protection Officer has requested a condition to control any external lighting in order to minimise light pollution in this rural environment which is not considered to be unreasonable. Therefore, on the basis of the aforementioned conditions being imposed, the development raises no substantive visual amenity or landscape concerns.

Other Matters

Bearing in mind the level of hardsurfaces being created as part of the development it is not considered unreasonable to impose a condition to secure surface water drainage details to ensure that the proposal does not lead to unnecessary increase in surface runoff from the site or burden the foul sewage system. Beyond this the site is located within flood zone 1 and as such is not considered to be at risk of flooding nor does the development of this site raise concerns that it could increase the risk of flooding elsewhere.

Bearing in mind the site's former quarry status and the landfill that has been carried out in the vicinity there is the risk of landfill related gas and other contamination affecting the site. Conditions have therefore been recommended to address these concerns.

Conclusion

Notwithstanding the concerns and objections raised by local residents, it is considered that for the reasons set out above the proposal is an appropriate form of development that meets the aims and objectives of the NPPF for sustainable economic development. Furthermore, the proposal raises no substantive environmental, highway safety, visual or residential amenity concerns and is therefore recommended for approval.

RECOMMENDATION

Grant permission

Justification

The provision of additional employment space at this former quarry site raises no substantive environmental, highway safety, visual or residential amenity concerns and would make a much needed contribution towards the Council's need. As such the proposal complies with the saved policies of the South Somerset local Plan and the provisions of the NPPF.

CONDITIONS

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered 3436/100, 3436/102 and 3436/101 received 12/09/2014.

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

03. The development hereby permitted shall not be used other than for those activities which fall within the definition of Class B1, Class B2 and Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The local planning authority would not have been prepared to grant planning permission but for the need for additional employment land to accord with the aims and objectives of the NPPF and Policy ST3 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced 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: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

05. No external lighting or illuminated signage shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting assessment shall consider the Institute of Engineers

lighting zone. The lighting approved shall be installed and shall thereafter be maintained in perpetuity in accordance with the approved details.

Reason: To minimise light pollution and safeguard the rural amenities of the area in accordance with Policies ST6 and EP3 of the South Somerset Local Plan.

06. The development hereby permitted shall not be commenced unless either;
- a) An investigation of the site for landfill gas has been carried out, to the satisfaction of the local planning authority, to ascertain whether gas protection measures are required. Where gas protection measures are required details of such measures shall be submitted to and approved in writing by the local planning authority and shall be carried out in full accordance with the approved details prior to the development being first brought into use and shall be permanently maintained and retained thereafter unless otherwise agreed in writing by the local planning authority; or
 - b) Where an investigation of the site for the presence of landfill gas is not to be carried out details of precautionary gas protection measures shall be submitted to and agreed in writing by the local planning authority. Such protection measures shall be carried out in full accordance with the approved details prior to the development first being brought into use, and shall be permanently maintained and retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against pollution in accordance with Policies ST5 and EP5 of the South Somerset Local Plan.

07. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, submitted to and agreed in writing by the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Guiding Principles for Land Contamination'.

Reason: To safeguard against pollution in accordance with Policies ST5 and EP5 of the South Somerset Local Plan.

08. Before the development hereby permitted is commenced surface water drainage details to serve the development, including for all areas of hardstanding and any other impermeable areas, shall be submitted to and approved in writing by the Local Planning Authority. Such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To prevent the risk of flooding and ensure future maintenance of the surface water drainage system in accordance with the NPPF.

09. The development hereby permitted shall not be commenced unless details of the internal ground floor levels of the building have been submitted to and agreed in writing by the local planning authority. Development shall be carried out in

accordance with these details.

Reason: In the interest of visual and residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

10. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall be informed by the landscaping schemes agreed as part of planning consent 10/02027/FUL, and which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

11. The development hereby permitted shall not be commenced unless a scheme for acoustic insulation of the building has been submitted to and agreed in writing by the local planning authority. The agreed details shall be implemented in full and shall be retained and maintained in this fashion in perpetuity.

Reason: In the interest of residential amenity and the amenities of the area to accord with Policies ST5 and ST6 of the South Somerset Local Plan.

12. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level forward of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

13. The area allocated for parking and turning on the submitted plan, drawing number 3436 101, shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

14. No raw materials, products of any description, scrap or waste materials whatsoever shall be stored in the open on any part of the subject land without the prior written consent of the local planning authority.

Reason: To safeguard the amenities of the area to accord with Policies ST5 and ST6 of the South Somerset Local Plan.

15. No manufacturing, fabrication or other industrial process shall take place outside the confines of the building on the site.

Reason: In the interests of maintaining the residential amenity of the area, in accordance with Policy ST6 of the South Somerset Local Plan.

16. There shall be no burning of any produce or material whatsoever on the site other than in a properly installed incinerator within a building.

Reason: In the interests of the local amenities of the area, in accordance with Policy ST6 of the South Somerset Local Plan.
