

Officer Report On Planning Application: 15/01021/REM

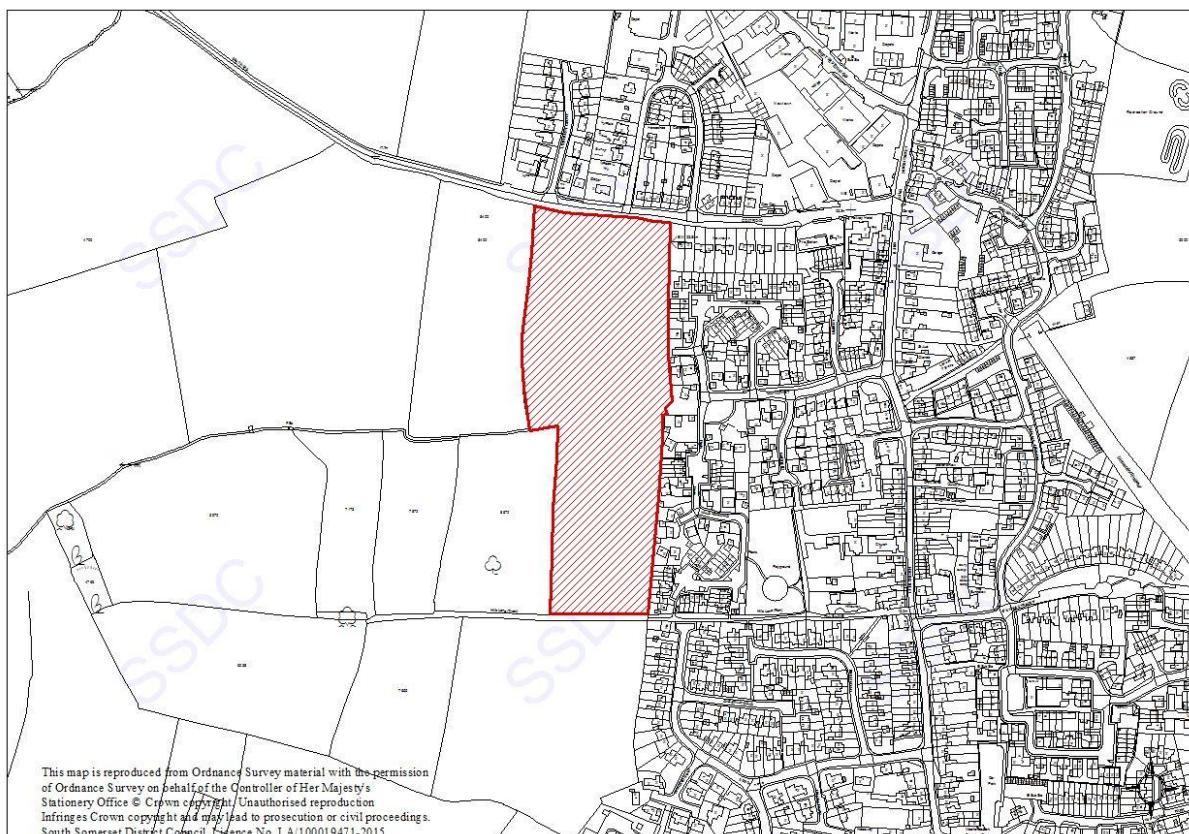
Proposal:	Residential development of land for 95 dwellings (reserved matters following outline approval 13/02474/OUT) (Details of the appearance, landscaping, layout and scale are the reserved matters) Discharge of the remaining conditions on the outline permission will be subject to a separate application, and supplementary information relating to these conditions is included with this application (GR:345958/119875)
Site Address:	Land South Of Coat Road, Martock.
Parish:	Martock
MARTOCK Ward (SSDC Members)	Cllr G Middleton Cllr P Palmer
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date :	2nd June 2015
Applicant :	Mr Nigel Jotcham
Agent: (no agent if blank)	Mr David Hayes, Sandford House, 6 & 7 Lower High Street, Stourbridge, West Midlands, DY8 1TE
Application Type :	Major Dwlgls 10 or more or site 0.5ha+

REASONS FOR REFERRAL TO COMMITTEE

The application is referred to Area North Committee because of the significance of a development of this scale for the village of Martock and to enable local concerns to be considered. It is a resubmission of planning application 14/04206/REM, which was previously refused at the Area North Committee meeting of 17th December 2014.

SITE DESCRIPTION AND PROPOSAL





The site consists of two agricultural fields currently in arable use. The two fields slope gently towards a central dividing ditch and are bounded on all sides by hedges of various quality and type. The site is bounded by a variety of residential properties to the north and east of the site, with open countryside to the south and west.

This application is made for approval of reserved matters following outline approval 13/02474/OUT. The matters reserved for consideration at this stage are approval of layout, scale, appearance and landscaping. The proposal comprises 95 dwellings and associated open space and infrastructure. A previous application for reserved matters (14/04206/REM) was recently refused at Area North Committee, on design grounds. The applicant now seeks to address the reason for refusal and has revised

This application is supported by:

- Design and Access Compliance Statement
- Flood Risk Assessment
- Arboricultural Constraints Report
- Travel Plan
- Badger Monitoring Strategy
- Geophysical Survey Report
- Heritage Desk-Based Assessment
- Landscape and Drainage Management Plan for the Public Open Spaces
- Statement of Community Involvement

The houses would be a mix of two storey and two and a half storey dwellings. There would be:-

- 6 five bedroom houses

- 34 four bedroom houses
- 29 three bedroom houses
- 14 two bedroom houses
- 12 one bedroom units

The materials would be a mix of brick and reconstituted stone with tiled roofs.

HISTORY

14/04206/REM: Residential development of land for 95 dwellings (reserved matters following outline approval 13/02474/OUT) (Details of the appearance, landscaping, layout and scale are the reserved matters) and discharge of conditions 04 (Drainage), 05 (Maintenance of surface water drainage), 06 (Design and specification of access), 07 (Programme of archaeological work), 09 (Scheme for provision and management of 4m wide buffer zone), 10 (Detailed landscape strategy) and 12 (updated report for badgers sett) - Application refused for the following reason:

"The proposed design of the houses and the inclusion of 2 1/2 storey elements is out of character and incongruous with the established development pattern and character of Martock. As such is the proposal is contrary to saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 of the National Planning Policy Framework."

13/02474/OUT: Outline permission granted for residential development of up to 95 dwellings at land south of Coat Road, Martock (access determined with all other detailed matters reserved). An associated Section 106 Agreement covers:

- Provision of Affordable Housing
- Contributions for the provision of Public Recreation and Leisure Facilities
- Education Contributions

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

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

SD1 - Sustainable Development
 SS1 - Settlement Strategy
 SS4 - District Wide Housing Provision
 SS5 - Delivering New Housing Growth
 SS6 - Infrastructure Delivery
 HG3 - Provision of Affordable Housing
 HG5 - Achieving a Mix of Market Housing
 TA1 - Low Carbon Travel

TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development
EQ4 - Biodiversity
EQ5 - Green Infrastructure
EQ7 - Pollution Control

National Planning Policy Framework

Core Planning Principles - Paragraph 17
Chapter 3 - Supporting a Prosperous Rural Economy
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting Healthy Communities
Chapter 10 - Climate Change and Flooding
Chapter 11 - Conserving and Enhancing the Natural Environment
Chapter 12 - Conserving and Enhancing the Historic Environment

National Planning Practice Guidance

Climate Change
Conserving and Enhancing the Historic Environment
Design
Natural Environment
Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space
Planning Obligations
Rural Housing
Travel Plans, Transport Assessments and Statements in Decision-taking
Water Supply, Wastewater and Water Quality

Policy-related Material Considerations

Somerset County Council Parking Strategy (March 2012)
Somerset County Council Highways Development Control - Standing Advice (June 2013)

South Somerset Sustainable Community Strategy (2008-2026):

Goal 3 - Healthy Environments
Goal 4 - Quality Public Services
Goal 8 - Quality Development
Goal 9 - Homes
Goal 11 - Environment

CONSULTATIONS

The responses from the following consultees are provided below in summary form only, for the most part. The full responses are available on the public planning file.

Martock Parish Council: Recommends refusal for the following reasons:

- There should be no 2.5 storey properties on the site at all, as per SSDCs refusal to the

original REM application.

- There is too much of a sense of enclosure based on the layout of the site and the height of the buildings.
- The depth of the properties, in relation to their width, creates an unacceptable visual aesthetic, which is not in keeping with traditional properties in Martock.

If the scheme is approved, it is requested that the consideration is given to the following:

- The existing attenuation pond at the eastern edge of the site should be brought up to standard and maintained.
- The Parish Council would like SSDC to discuss with the drainage board, the need to culvert the ditch running through the site as it would represent a significant safety hazard to residents, especially children, once the site is occupied.
- The Parish Council is very concerned about the condition of Hills Lane, in terms of the developer's assertion that it can be used as a main pedestrian route to and from the site. The lane frequently floods and is not suitable for pedestrian, especially those with mobility issues or with young children.

County Highway Authority: No comments received in respect to this application. The following comments were made in relation to previously submitted planning application 14/04206/REM - No objection subject to approval of technical details at appropriate stage.

SSDC Climate Change Officer: No significant improvement has been made to the site layout from the previous application. Objects on the basis that the layout falls far short of the best possible orientation of dwellings within the constraints of the site and the roof design doesn't provide unshaded roof space suitable for future installation of photovoltaic arrays.

SSDC Housing: No comments received in respect to this application. The following comments were made in relation to previously submitted planning application 14/04206/REM - Strategic Housing are in agreement with the proposed mix for the site and the proposed siting of the dwellings.

Natural England: No objection.

SSDC Open Spaces Officer: No further comment on this application. Open Spaces are content that queries raised in relation to the original scheme have been addressed.

SSDC Landscape Architect: No objections. The Landscape Architect notes that previously suggested amendments to the landscape proposals have been accommodated.

SSDC Community, Health and Leisure: No comments received in respect to this application. The following comments were made in relation to previously submitted planning application 14/04206/REM - Confirms that there is a signed S106 agreement which sets out the requirements, including those for an on-site play area.

SCC Archaeology: Consider that there are limited or no archaeological implications to this proposal and therefore have no objections on archaeological grounds.

Avon and Somerset Constabulary Architectural Liaison: Requested the addition of a protective barrier, such as a wooden knee rail, to protect private space on plots adjacent to open public space. Also requested the inclusion of gable windows to certain plots to aid surveillance and avoid risk of anti-social behaviour/graffiti.

Environment Agency: No observations, defer to the comments of the Council's Principal

Engineer.

SCC Flood and Water Management: In agreement with the comments of SSDC's Principal Engineer in respect to incorporation of infiltration techniques, where feasible. Questions raised in respect to the drainage calculations.

Somerset Drainage Board Engineer: Has confirmed that the applicant has submitted applications to the Drainage Board for consent to build a bridge over the adjacent rhyne (Cobdens Rhyne) and make connections to this watercourse from the proposed surface water disposal system, which the Board understand Wessex Water will be adopting. The Engineer is in agreement with SSDC's Principal Engineer that use of infiltration techniques need to be explored fully and that appropriate maintenance arrangements will need to be made for the lifetime of the scheme.

In regard to questions over the culverting of the watercourse, it is confirmed that both the Drainage Board and Environment Agency resist any extensive culverting of watercourses due to loss of flood storage and habitat. It is suggested that the onus should be on education and easing egress from the watercourse, potentially by installing appropriately constructed steps to allow people to climb out easily. It is further advised that this watercourse is predominantly dry, being responsive to rainfall events rather than picking up spring water.

SSDC Principal Engineer: Has highlighted the need to further explore the possibility of including infiltration techniques within the final drainage strategy, including the carrying out of infiltration testing and monitoring of the water table. Insufficient information has been submitted to discount Sustainable Drainage (SUDS) in favour of a fully attenuated scheme. If it is shown that other techniques are possible, the final layout may need to be altered to accommodate them. Further questions are raised about the adoption of the storm water system, need for consent to discharge into the watercourse at the centre of the site and long-term maintenance and management of the drainage system for the lifetime of the development, including making provision for the removal of silt.

REPRESENTATIONS

14 letters of objection have been received from local residents of Martock. The main points raised include:

- Increased traffic flow using Coat Road is of concern, as congestion is currently an issue in Martock.
- The objector's property opposite the site access will be adversely impacted through access difficulties and night time light and noise disturbance. In particular, the objector's property is a bungalow and car lights would shine directly into the windows.
- 95 homes far exceeds the agreed requirements of the Martock Sustainable Development Plan. Martock Council's policy is that it will only consider housing estates less than 65 dwellings. As such, the proposal shouldn't have been accepted.
- The village infrastructure is not equipped to deal with the increased number of houses.
- No properties should be allowed in excess of 2 storey as there are no 2.5 or 3 storey dwellings in the locality.
- Concerns as to where excess surface water will go and whether existing drains and sewage infrastructure will be able to cope.
- The site is of great benefit to local wildlife and ecology.
- Concerns from neighbours in Hills Orchard regarding the proposed boundary treatment between their properties and new properties to the southern part of the site. Have concerns about the retention of existing hedges and no new fencing being proposed.

- The existing attenuation pond on site is overgrown and with build-up of sediment has seen its water storage capacity diminished. This has never been maintained properly and need substantial work to clear the structure and ensure that adjacent properties aren't at risk of flooding.
- It is proposed to leave the existing watercourse open but provide 0.9m high fencing, which fails to adequately address the safety hazard that the ditch represents. Furthermore, access/egress steps are suggested that will actually be an open invitation for children to enter the ditch. No detail is provided either as to how heavy machinery would access the ditch for maintenance if the fence were to be provided.
- The scheme identifies direct pedestrian access from the site to the village centre via Hills Lane, to the south. This track often becomes unusable in winter as a result of mud and flooding and will need to be surfaced appropriately. If not, residents of the southern part of the site will have to travel an inappropriate distance by foot to access local services.
- Concerns about potential pedestrian access into Hills Orchard.
- Concerns about the future ownership and maintenance of the SuDS system.

CONSIDERATIONS

Principle of Development

As a reserved matter application this proposal seeks approval for the layout of the development, the design, detailing and scale of the houses and the landscaping of the site. The principle of a 95 unit residential development in this location, the means of access from Coat Road and the planning obligations have been established with the grant of outline planning permission 13/02474/OUT. As such, while objections received in relation to the principle of the development are noted, it is not considered appropriate to revisit these matters.

A previous reserved matters application was considered by Area North Committee on 17th December 2014. This was a similar scheme for 95 dwellings but was refused. This decision must be given great weight in determining the current scheme. This scheme must therefore be determined on the basis of whether any changes to the proposal or the policy environment address the previous reason for refusal. The reason for refusal was:

"The proposed design of the houses and the inclusion of 2 1/2 storey elements is out of character and incongruous with the established development pattern and character of Martock. As such is the proposal is contrary to saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 of the National Planning Policy Framework."

Reason for Refusal - Design and Appearance

In order to seek to address the reason for refusal, the applicant has carried out extensive pre-application discussion, which have included planning officers, some of the members of Area North Committee, representatives of the parish council and some local residents. Elements of the scheme have been redesigned to address the concerns raised as much as possible. These include the reduction in the number of 2.5 storey units from 34 to 8. Six of the remaining 2.5 storey dwellings have been replaced with a new house type with lower eaves and ridge levels than previously proposed and also include dormer windows located within the main roof to give the appearance of a standard 2 storey dwelling with a converted roof. Two of the original 2.5 storey dwellings are retained to offer variation in the street scene with 2 storey houses either side.

The other revisions include the introduction of wider eaves fronted properties, with narrower

fronted types only proposed in semi-detached form. There is also the inclusion of more chimneys and deletion of previous dentil detailing and banding courses that did not accord with simpler Martock vernacular. It is proposed to use two types of yellow and buff brick that have been approved recently in schemes for Martock, with the proposed reconstructed stone to be submitted for approval prior to commencement, if the scheme is approved. The addition of gable windows into some of the units have also been included at the request of the Crime Prevention Design Advisor to increase on-site surveillance and reduce the risk of anti-social behaviour.

Overall, it is considered that the revised design of the dwellings, including replacement housing types and layout addresses the previous refusal reason and is therefore considered to provide for an appropriate development that is of a scale, proportion and design that adequately respects and relates to established local character.

Layout of Development

With the exception of the revised housing types and associated layout changes, the proposed layout of the site accords with the indicative plans in that it includes a central spine road from the proposed access to the north to the south of the site, with side roads branching to the east and west. The built development is mainly concentrated on the north and south of the two fields, which are separated by an existing ditch. It is proposed to provide a central area of open space, which will contain the formal play area, informal open space and also two new surface water attenuation ponds.

The proposed scheme is considered to provide a quality residential development with a good mix of public open space, which offers opportunities to create a green buffer with Coat Road and also to provide a green focal point at the centre of the site.

The proposed layout allows for an overall level of parking to the satisfaction of the County Council Highway Authority. Open market houses include one or two parking spaces plus garage, depending on size and occupancy of the property. The largest five bedroom houses have up to 6 parking spaces, including garages and the one bedroom units have 1.5 spaces (3 spaces shared between two dwellings).

The relationship between the dwellings along the east boundary of the southern part of the site and those in the adjoining Hills Orchard development was previously considered, however taking into account the position of the proposed dwellings and the orientation of the adjoining dwellings, the back to back distances between properties are mainly around 24 to 25m, which exceeds that which is generally recognised as causing unacceptable harm by way of direct overlooking. This is therefore considered to be an acceptable relationship and not cause any unacceptable harm to residential amenity.

Landscaping

The proposal is supported by a comprehensive hard and soft landscaping scheme. The hard landscaping includes the use of brick walls, railings, in addition to low hedging, for boundaries onto the public domain, which will soften the overall appearance of the site and maintain a high quality finish in the long-term. Additional wooden knee rails have been added to some of the site adjoining public open space, also at the request of the Crime Prevention Design Advisor

The Council's Landscape Officer supports the detailed landscaping proposal, which includes amendments to the planting schedule, which were suggested in relation to the previous development proposal. Some suggestions were made to amend some of the plant species and subsequent revisions have been made to take this into account.

Concerns are again received from some residents within adjoining properties in Hills Orchard, which back onto the site as it is proposed to retain existing hedgerows as the boundary treatments between existing and proposed dwellings in the southern part of the site. Where no hedgerow currently exists, it is proposed to fill in the gaps with new planting. It has been requested by several of these residents that a wooden fence is provided. This matter was debated during pre-application discussion with officer and members, and as a result of these discussions, it was agreed in principle that the best way to deal with this boundary was to leave the existing hedge as the boundary, with gaps filled with appropriate native species. Furthermore, it was suggested that no controls are to be put in place to allow future residents, and existing residents of Hills Orchard, the freedom to decide how best they wish to manage their boundaries, whether that be the maintenance of planting or replacement with fencing.

Another issue debated was the safety of the proposed attenuation basins and watercourse. In both cases, 0.9m high country style railings are proposed. Notwithstanding improvements to public safety, this is considered to be an appropriate hard landscaping proposal that would not adversely impact on the visual amenity of the development.

Other Issues

In regard to other matters the following comments are offered:-

Discharge of Conditions - The previously refused scheme included details for discharge of some of the condition of the original outline permission, 13/02474/OUT. The discharge of condition is now not included with is proposal, with a separate application to be submitted. Details of issues that would dictate the final layout, such as drainage arrangements, have been submitted for information, to allow committee members to fully consider this proposal.

Drainage - Since consideration of the previous application, new sustainable drainage (SUDS) legislation has come into effect, meaning that drainage schemes should include the provision of sustainable drainage systems, principally the incorporation of infiltration techniques, with a traditional attenuated scheme being acceptable only where SUDS have been shown to not be defeasible. In considering this application, the Council's Engineer has noted that no infiltration testing has taken place and expects this to be carried out before infiltration techniques are discounted. It is suggested that the need to incorporate other drainage measures may lead to revisions having to be made to the layout. Concerns about management and maintenance were raised, with similar comments received from other drainage consultees.

In respect to the final drainage scheme, even though detail is submitted as the applicant would wish to see it completed, the final approval should be done via a separate discharge of conditions application. Nonetheless, the applicant has sought to provide comprehensive details of both the potential for infiltration techniques, the adoption of parts of the system by Wessex Water or appropriate management company, consent from the Somerset Drainage Board in relation to works affecting the watercourse, including discharge, and the provision of appropriate maintenance arrangements for the lifetime of the development. These details are considered satisfactory to address the concerns raises, subject to the final approval of technical details and maintenance arrangements with the appropriate bodies. Furthermore, while it is not considered that the site conditions would allow for infiltration, measures have been put in place in relation to the proposed drainage strategy that would allow some infiltration to be incorporated without having to alter the final layout. Infiltration testing is currently being carried out, with the results expected to be available for the committee meeting.

Public Safety - The provision of 0.9m fencing around the attenuation features and the existing watercourse have been referenced earlier in this report, however it is also noted that the

proposed attenuation basins, which are proposed to be up to 1.4m and 2m deep are to be graded to a 1:4 gradient that would allow for acceptable ease of exit, if required. The potential for culverting the watercourse (Cobdens Rhyne) has been explored, however it is confirmed that both the Environment Agency and the Drainage Board are resistant to such proposals and would not wish to see this done. The Drainage Board have suggested appropriately designed steps to ensure that egress is possible. They also further point out that the watercourse is predominantly dry as it is responsive to rainfall events rather than being fed by springs. For this reason, the retention of an open watercourse, with appropriate measures in place, such as the installation of proposed fencing and exit arrangements is considered to be acceptable.

On-site Play Area - The proposed LEAP accords with the appropriate requirements.

Archaeology - The County Archaeologist has confirmed that there are unlikely to be any archaeological implications, of the development and therefore raise no objections on archaeological grounds.

Highways - No further comments have been received yet in respect to this revised application, however no objections were raised previously in regard to the proposed highway layout and associated infrastructure, subject to technical approval. Any further comments will be provided by way of an update to Members. An additional condition is needed to require submission and approval of the technical details.

Conclusion

The principle of developing this site was agreed by approval of outline planning permission, although a subsequent reserved matters application was refused on design grounds. It is considered that this revised reserved matters application adequately addresses the previous reason for refusal and thereby comprises an appropriately designed scheme that will form an acceptable addition to Martock, without adversely impacting on local flood risk, ecology, archaeology, surrounding landscape character, residential amenity and highway safety.

RECOMMENDATION

Approval with conditions

01. The appearance, landscaping, layout and scale of the 95 houses proposed in this sustainable location is acceptable by reason that it respects the character and appearance of the area and would not be harmful to residential amenity, ecology, archaeology or highway safety and provides for appropriate drainage mitigation. As such the proposal complies with the policies of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;
 - a) details of the design, recessing, materials and finish (including door canopy, bay window and cill and lintel details) to be used for all new windows (including any roof lights) and doors;
 - b) details of the rainwater goods and eaves, verges and fascia details and treatments

- c) details of position and colour finish of meter cupboards, gas boxes, soil and waste pipes (soil and waste pipes are expected to be run internally)

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 of the National Planning Policy Framework.

- 02. 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 to be 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, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

- 03. The specifications, including position and material finish, of all boundary treatments, shall be carried out in accordance with details as indicated on approved plans '2942-200 Revision E', '2942-206-01', '2942-206-02', '2942-206-03', '2942-206-04', '2942-206-05 Revision A', '2942-BD-01' and 'SD14-018'. The approved boundary treatments shall be installed prior to the first occupation of any of the dwellings hereby approved and once carried out shall be permanently retained and maintained thereafter.

Reason: In the interests of visual and residential amenity, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 and the core planning principles of the National Planning Policy Framework.

- 04. All obscurely glazed windows, as indicated on the approved plans shall be fitted with obscure glass (minimum level 3) and be non-opening below a height of 1.7m above the finished floor level of the rooms in which the openings are to be installed, and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the core planning principles of the National Planning Policy Framework.

- 05. The areas allocated for parking on the approved plans shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

- 06. The proposed landscape scheme shall be carried out in accordance with details as indicated on approved plans 'GL0027 14D' and 'GL 0027 15C', unless otherwise agreed

in writing by the Local Planning Authority. 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 any part of the development hereby permitted 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 saved policies ST5 and ST6 of the South Somerset Local Plan and the provisions of Chapter 7 of the National Planning Policy Framework.

07. No vehicular access shall be formed from the application site directly into Hills Orchard.

Reason: In the interests of highway safety and residential amenity, in accordance with policies EQ2 and TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 and the core planning principles of the National Planning Policy Framework.

08. The development hereby permitted shall not commence unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction operation hours, construction vehicular routes to and from site, construction delivery hours, car parking for contractors and specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. Once approved the development shall be carried out in accordance with the approved Construction Management Plan.

Reason: To safeguard residential amenity and highway safety, in accordance with policies TA5, EQ2 and EQ7 of the South Somerset Local Plan (2006-2028) and the core planning principles and provisions of Chapter 4 of the National Planning Policy Framework.

09. The development hereby permitted shall be carried out in complete accordance with the following approved plans: 2942-200 Rev E, 201, 202, 203, 204, 205, 206-01, 206-02, 206-03, 206-04, 206-05 Rev A, 404-01 Rev D, 410-01, BD-01 SD14-018, GL0027 14D and GL0027 15C and House and Garage Types SFs11 Rev A, SF11 Rev A, SH28 Rev B, SH39 Rev B, T310-E Rev A, T310-I Rev A, P315 Rev A, P331 Rev B, H404 Rev A, H417 Rev A, H433 Rev B, H436 Rev B, H455 Rev A, H469 Rev A, H500 Rev A, H585 Rev A, H585s Rev A, S-GAR-01, S-GAR-02, S-GAR-03, D-GAR-01, D-GAR-02, T-GAR-01, T-GAR-02, T-GAR-03, SD-GAR-01 and SD-GAR-02.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.
