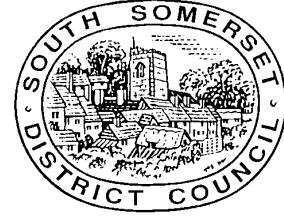


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 23rd January 2019

2.00 pm

**Edgar Hall, Cary Court,
Somerton Business Park
Somerton TA11 6SB**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Clare Paul
Neil Bloomfield
Adam Dance
Graham Middleton
Tiffany Osborne

Stephen Page
Crispin Raikes
Jo Roundell Greene
Dean Ruddle
Sylvia Seal

Sue Steele
Gerard Tucker
Derek Yeomans

Consideration of planning applications will commence shortly after 2.00pm.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462596 or democracy@southsomerset.gov.uk

This Agenda was issued on Monday 14 January 2019.

Alex Parmley, *Chief Executive Officer*



This information is also available on our website www.southsomerset.gov.uk and via the mod.gov app

Information for the Public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area North Committee are held monthly, usually at 2.00pm, on the fourth Wednesday of the month (except December).

Agendas and minutes of meetings are published on the council’s website
www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at committees

Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning applications

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint)

by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Area North Committee

Wednesday 23 January 2019

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 19 December 2018..

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Clare Paul, Graham Middleton and Sylvia Seal.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 27 February 2019** at the **Edgar Hall, Somerton**.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

8. **Area North Committee Forward Plan** (Pages 6 - 7)
9. **Planning Appeals** (Page 8)
10. **Schedule of Planning Applications to be Determined By Committee** (Pages 9 - 10)
11. **Planning Application 18/02285/FUL - The Heights, Main Road, High Ham.** (Pages 11 - 20)
12. **Planning Application 18/02722/FUL - Land South of Bradon Farm, North Bradon Lane, Isle Brewers** (Pages 21 - 29)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 8

Area North Committee – Forward Plan

Director: Netta Meadows, Strategy and Support Services
Officer: Becky Sanders, Case Services Officer (Support Services)
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

Recommendation

Members are asked to note and comment upon the Area North Committee Forward Plan as attached, and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC and SCC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact one of the officers named above.

Background Papers: None

Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; at democracy@southsomerset.gov.uk

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>Feb '19</i>	<i>Community Grants</i>	<i>To consider a grant application from Lethbridge Recreation Field Committee (Shepton Beauchamp).</i>	<i>Adrian Moore, Locality Team</i>
<i>Mar '19 TBC</i>	<i>Somerton Conservation Area</i>	<i>Report regarding the Somerton Conservation Area Appraisal and designation of extensions to the Conservation Area.</i>	<i>Conservation Officer</i>
<i>Mar '19 TBC</i>	<i>Buildings at Risk (Confidential)</i>	<i>Routine update report.</i>	<i>TBC</i>
<i>TBC</i>	<i>Community Safety & Neighbourhood Policing</i>	<i>Annual update from representatives of Avon and Somerset Police.</i>	<i>Avon and Somerset Police.</i>
<i>TBC</i>	<i>Community Grants</i>	<i>Consideration of Community Grant applications.</i>	<i>Locality Team</i>
<i>Apr' 19</i>	<i>Please note - due to the local elections, this meeting will only be held if there are planning applications to be determined.</i>		

Agenda Item 9

Planning Appeals

Director: Martin Woods, Service Delivery
Service Manager: Simon Fox, Lead Specialist (Planning)
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Public Interest

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

Recommendation

That members comment upon and note the report.

Appeals Lodged

None

Appeals Dismissed

None

Appeals Allowed

None

Agenda Item 10

Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery
Service Manager: Simon Fox, Lead Specialist (Planning)
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area North Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered shortly after 2.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 1.55 pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	TURN HILL	18/02285/FUL	The carrying out of alterations and engineering works to level rear gardens, and formation of a roof terrace. (Part Retrospective)	The Heights, Main Road, High Ham.	Mrs L Keates
12	ISLEMOOR	18/02722/FUL	Proposed erection of 7 No. 'Spanish Style' polytunnels and associated works.	Land South of Bradon Farm, North Bradon Lane, Isle Brewers.	Bradon Farm Soft Fruit Ltd

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 11

Officer Report On Planning Application: 18/02285/FUL

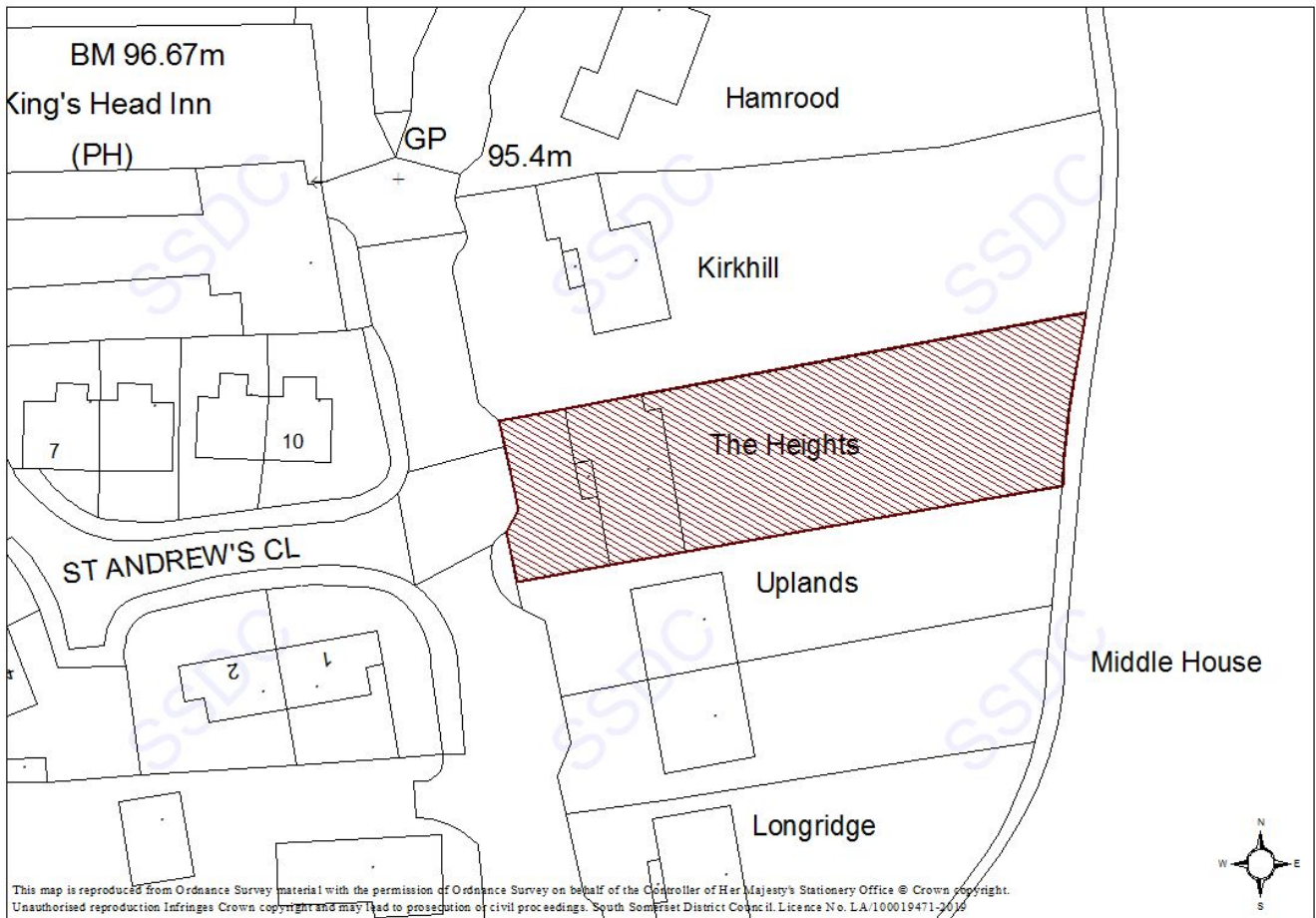
Proposal :	The carrying out of alterations and engineering works to level rear gardens, and formation of a roof terrace. (Part Retrospective)
Site Address:	The Heights, Main Road, High Ham.
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Gerard Tucker
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date :	2nd November 2018
Applicant :	Mrs Lauren Keates
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee at request of the Ward Member with the agreement of the Area Chair to enable the issues raised to be fully debated by Members.

SITE DESCRIPTION AND PROPOSAL





The property is a detached house located on the east side of Ham Hill towards the northern edge of High Ham. It is constructed from reconstructed stone, with a rendered front, and double roman tiles. It has been subject to various internal and external alterations recently, some of which require planning permission. A 6m deep rear extension has been constructed following approval through the 'Larger Home Extension' prior notification procedure of Part 1 Class A.1(g) of the Town and Country (General Permitted Development) (England) Order 2015 (GPDO), as has an outbuilding housing a swimming pool. Other works carried out recently include the provision of a roof terrace above part of the single storey extension, the excavation/remodelling of the land to the rear of the property to provide level surfaces, and the addition of a set of steps with raised platform to access the single storey extension.

This application is made to regularise these works that require planning permission, which are the provision of the roof terrace, and associated balustrading, the remodelling works to the rear garden, and the provision of steps and raised platform to the rear of the new single storey extension. The submitted plans include details of the full range of works carried out, including the single storey extension and pool house, works that are considered to have been carried out under permitted development rights.

During the course of the application, the plans were amended to increase the depth of proposed privacy screens to the side of the roof terrace, and to reduce the size of the roof terrace area overall by bringing the balustrading closer to the rear of the house than shown on the originally submitted plans.

HISTORY

18/01136/PDE: Proposed rear extension (i) the projection of the proposed rear extension beyond the rear wall is 6m (ii) the maximum height of the proposed extension is 3.36m (iii) the height at the eaves

of the proposed extension is 2.99m - Prior approval not required 09/05/2018.
781510: Erection of first floor extension - Permitted 03/10/1978.

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, TA5, TA6, EQ2

National Planning Policy Framework
Chapters 2, 4, 5, 8, 9, 12, 14, 15

National Planning Practice Guidance
Design

Policy-related Material Considerations
Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Parish Council: 23rd October 2018 Following full and careful consideration of this application the Parish Council felt unable to offer its support to this proposal for the following reasons:

- 1) Five objections have been lodged with the Planning Authority from close neighbours to the site. Many of the concerns expressed are deemed material planning considerations and supported by the Parish Council due to their significant impact on the residential amenity of the neighbouring occupiers, particularly in respect of privacy considerations due to the roof terrace in situ.
- 2) The Parish Council strongly recommends that the Planning Authority fully considers the concerns raised in item 1) above by close neighbours to the site during this consultation phase and acts accordingly to address these concerns. If this is not the case then the Planning Authority demonstrates a total lack of engagement with a consultation process that has no purpose or merit;
- 3) There is insufficient detail provided within the application documentation to inform the Parish Council as to what areas of development fall under, and constitute, 'Permitted Development' and what areas are 'Part Retrospective'?

This needs to be made clear to ensure all interested parties have an informed understanding in terms of overall expectations;

- 4) The Parish Council would be grateful for confirmation from the Planning Authority as to what

areas/footprint of a proposed development are taken into account when it determines the extent of 'Permitted Development' allowed? For instance, The Heights has already been the subject of significant extension works in the past far beyond the original property footprint. Does this mean that the potential to increase the size of the existing property decreases as a consequence? It would appear to the Parish Council that common sense would dictate that there is a limit to the amount a property could be extended due to the impact on neighbouring properties and its general fit within the local vernacular/street scene?

As a consequence of the above points raised, the Parish Council recommends that this application be REFUSED by the Planning Authority.

After consideration of the amended plans, the following comments were made:

Following full and careful consideration of the amendments/additional information the Parish Council felt unable to offer its support to this proposal for the following reasons:

- 1) Close neighbours to the site continue to raise concerns and the case officer will be aware that two objection letters have been submitted from them with regards to the amendments/additional information received. The Parish Council continues to support the concerns expressed due to the significant impact on the residential amenity of neighbours to the site, particularly in respect of privacy considerations due to the roof terrace arrangements.
- 2) Once again, the Parish Council strongly recommends that the Planning Authority fully considers the concerns raised in item 1) above by close neighbours to the site during this consultation phase and acts accordingly to address these concerns to provide reassurance that the consultation phase has merit.
- 3) The Parish Council still awaits confirmation from the Planning Authority as to what areas/footprint of this development are taken into account when it determines the extent of 'Permitted Development' allowed? It would appear to the Parish Council that the fact that this property has already been the subject of significant extension works in the past, far beyond the original property footprint, has not been taken into account. This situation significantly impacts on the residential amenity of the immediate neighbours on either side and must be taken into account when making a determination on this application.
- 4) Should the case officer be minded to recommend approval of this application, the Parish Council would expect the application being put before the District Council's 'Area North Committee' for a decision to be made. This will allow all interested parties to have an opportunity to make their views known. The Parish Council is confident that the Ward Member will support this route being taken.
- 5) The Parish Council further believes that the 'Transformation' programme undertaken by SSDC has had a very adverse impact relating to the management of this application which has most certainly affected 'all' parties involved in equal measure! This is something the Planning Authority must take on board in the future to ensure that a change in management operating procedures is not allowed to negatively impinge on the planning process.

As a consequence of the above points raised, the Parish Council recommends that this application be REFUSED by the Planning Authority and must be referred to the Area North Committee for a decision to be made.

SCC Highway Authority: Standing advice applies.

SSDC Highway Consultant: From the submitted plans, it would appear that part of the proposal

appears to enlarge the on-site parking area to create three parking spaces. This is acceptable and therefore no highways objection is raised to the development proposal.

REPRESENTATIONS

7 letters of objection have been received from 5 local residents. The main points made are as follows:

- The size of the terraces and the pool structure are out of keeping with the village setting on this prominent hillside.
- Concerned that the ground is made up of clay soil and whether this was taken into account when considering the depth of footings and excavation of soil.
- Potential noise impact from swimming pool pumps.
- Concerns about where swimming pool water will be drained to.
- The roof terraces will unacceptably overlook neighbouring gardens and windows.
- Proposed privacy screens to the side of the roof terraces will lead to overshadowing and the sense of a two-storey building rather than a single storey extension.
- Lots of lighting has been provided which is out of keeping in a village with no street lights.
- Concerns that the works have been done before applying for planning permission. Approval may set a precedent for others to carry out works and then apply for planning permission retrospectively.
- The works will reduce the value of adjoining properties.
- Pavements outside of the property have been damaged during construction works.
- Concerns about lack of action following reports that the works, including the roof terrace, had started.

CONSIDERATIONS

Principle of Development

The application seeks to regularise elements of the redevelopment of the application property, The Heights, which do not benefit from permitted development rights. These are the formation of a roof terrace with balustrading, the remodelling/excavation of part of the garden and provision of a raised platform and steps up to a single storey extension approved under permitted development rights, following the submission of a 'Larger Home Extension' prior notification application. Works that have been carried out under permitted development rights include the aforementioned single storey extension, and the provision of a swimming pool and pool building.

In assessing the works that require planning permission, there are no objections in principle to the carrying out of householder alterations, however careful consideration must be given to the impact of those works, particularly in respect to impact on the residential amenity of nearby occupiers, and overall visual impact. In this case, it is noted that several objections have been received by local residents, and the Parish Council.

The Applicant's Case

- Neither the pool house nor the single storey extension require planning permission due to being in compliance with permitted development rights. It is noted that overhanging eaves do not form

part of the building for the purposes of calculating permitted development.

- The levelling of the garden was carried out to create a flat playing surface/safe garden suitable for pre-school children. The resulting garden is not considered to be objectionable.
- Planning permission has been granted at Hamrood, a property to the north (15/01059/FUL) for the replacement of a dormer window, which included a balcony and double doors. This was considered to be appropriate and there were no objections. The proposed application at The Heights is for a narrow roof terrace off the 3 bedrooms. Some of the objections are from neighbours who wanted similar roof terraces/balconies. The privacy concerns have now been addressed by the inclusion of enlarged privacy screens to prevent overlooking.
- No objections have been received from the neighbour to the north; only to the south.
- The applicant initially had concerns about impact on their own privacy, as a window on the side elevation of the property to the south looks directly up towards the first floor bedrooms of The Heights. The proposed privacy screens will stop this happening. Without these screens the privacy for both properties would be worse. As such, the applicant doesn't understand the objections. Without the privacy screens, there are concerns about how to remedy the existing privacy issue without providing screens to the top of the extension.

Parish Council Comments

The Parish Council have raised several questions, which are addressed immediately below, or in the following considerations:

Objections have been lodged by close neighbours to the site. Many of these concerns are considered to be material planning considerations, and are supported by the Parish Council, due to the significant impact on neighbouring residential amenity, particularly due to the roof terrace that is now in place. It is requested that these concerns are fully taken into account during the consultation phase, and that action is taken to address those concerns. In order to provide reassurance that the consultation phase has merit.

The comments of the immediate neighbours have been properly considered in full. Following receipt of the application, the planning officer visited three neighbouring properties, meeting the occupiers. This enabled the officer to have a clear understanding of the elements of the development that would be likely to cause unacceptable harm to residential amenity. Following a formal visit to the application site, unacceptable harm was identified in respect to potential overlooking from the roof terrace, with recommendations made to address this harm. The application has been amended accordingly. This will be discussed in more detail below.

There is a lack of clarification as to which parts of the development fall under permitted development rights, and which areas are 'part-retrospective'. The Parish Council have asked what areas/footprint of a proposed development are taken into account when it determines the extent of 'Permitted Development' allowed. For instance, The Heights has already been the subject of significant extension works in the past far beyond the original property footprint. Does this mean that the potential to increase the size of the existing property decreases as a consequence? It would appear to the Parish Council that the fact that this property has already been the subject of significant extension works in the past, far beyond the original property footprint, has not been taken into account. This situation significantly impacts on the residential amenity of the immediate neighbours on either side and must be taken into account when making a determination on this application.

The application has been submitted with plans showing all the work that has taken place, however only some elements actually require planning permission. These are identified as being the roof terrace, and

associated balustrading, the provision of a set of steps and raised platform providing access to the single storey extension, and the excavation and remodelling of the garden area to replace the original heavily sloping garden with three distinct flat areas. The single storey extension are permitted development (PD), with the former permitted through the 'Larger Home Extension' PD procedure, and the latter complying with the requirements of Part 1 Class E of the GPDO (the provision of buildings, enclosures, pools and containers within the curtilage of a dwellinghouse).

There may be some confusion in the fact that the extension as constructed, does not fully accord with the plans submitted under approval 18/01136/PDE, due to some alteration to the indicated windows, and the inclusion of an enlarged overhanging eaves to the rear eastern elevation. This is however not relevant to this procedure, which does not require detailed drawings to be submitted but just written details of the proposed extension depth, height (to eaves and maximum height), and a plan indicating the position of the proposed development. Technical advice published by the Government (*Permitted Development Rights for Householders: Technical Guidance* - updated April 2017), makes it clear that when measuring the size of an extension, for the purposes of calculating compliance with permitted development rights, the measurement should be taken from the base of the rear wall of the original house to the outer edge of the wall of the extension. Overhanging elements, such as eaves, guttering and barge boards are not included within the measurements. This matter has been further confirmed by a recent appeal decision, considering this matter. For this reason, the single storey extension still complies with the essential details submitted when assessing the prior notification application.

The swimming pool building, is permitted on the basis that it is further than 2m from the boundary of the application site, and less than 3m in height. The eaves do extend closer to the boundary than 2m, however again this should be discounted, with the relevant measurement taken to the outer wall of the building.

In response to the question in relation to how much a building can be extended, it is noted that the property has been extended significantly in the past, most notably under planning permission 781510 (1978), in which a large side extension, the full depth of the property was constructed. Prior to 2008 permitted development rights limited all extensions to a dwellinghouse to a maximum of 115 cubic metres above the size of the original dwellinghouse, no matter which part of the property was extended. The change to the GPDO, which came into force in April 2008, included major changes to the way in which householder permitted development rights were considered. These included the removal of calculating extensions by an increase in cumulative cubic content, replacing this with clear measured amounts., such as extension to the side of a property by up to half the width of the original dwellinghouse, and extension to the rear of by up to 4m from the original rear wall, and up to 8m with the 'Larger Home Extension' prior notification procedure. As such, despite the very large extension to the property around 1978, full permitted development rights remained to extend the property to the rear.

Should the case officer be minded to recommend approval of this application, the Parish Council would expect the application being put before the District Council's 'Area North Committee' for a decision to be made, in order to allow all interested parties to have an opportunity to make their views known.

The recommendation will be referred to the Ward Member in full accordance with the Council's adopted Scheme of Delegation. The application will be referred to committee if both the Ward Member and Area Chair agree that this is the appropriate course of action.

The Parish Council further believes that the 'Transformation' programme undertaken by SSDC has had a very adverse impact relating to the management of this application which has most certainly affected 'all' parties involved in equal measure! This is something the Planning Authority must take on board in the future to ensure that a change in management operating procedures is not allowed to negatively impinge on the planning process.

This is largely irrelevant to the consideration of this application. Prior to the submission of the application,

an enforcement investigation took place, with the relevant officer requesting that a planning application was made to regularise works that had taken place that required planning permission. It was some time before the application was received, after which it was made invalid. At the time there were delays as a result of an existing backlog in the registration process. Notwithstanding this, following receipt of the initial application, the planning officer remained in contact with several neighbouring residents, with the visits to these properties made in advance of formal consultation process taking place. It is not considered that any delays have prejudiced the ability of any interested party to have their comments heard, or resulted in the application being handled in a proper manner.

Scale and Appearance

As established above, the works that have taken place that do not benefit from householder permitted development rights, and therefore require the express grant of planning permission, are the construction of the roof terrace and balustrading, the remodelling of the garden, provision of steps/raised platform up to the rear of the single storey extension.

Each of these elements are considered to be acceptable from a visual point of view. The roof terrace and the steps will be viewed only in the context of the rear of the house and are of scale that relates to the other works that have taken place. The remodelling of the rear garden is also of a domestic scale and appearance and considered to be acceptable.

Residential Amenity

Covering first the provision of the steps and garden works, these do not alter the levels or introduce additional opportunities for overlooking that would be considered unacceptably harmful to the residential amenity of occupiers of neighbouring properties.

The most contentious element of the proposal appears to be the provision of the roof terrace, which is the full width of the single storey extension, and projects 2m to the rear of the dwelling, providing a large useable area outside of the first floor bedrooms. A privacy screen to either end of the roof terrace was initially proposed. These screens would have been 2m in height, and would project 2m outward, level with the balustrading. On visiting the application site, and having taken into account neighbour objections, the planning officer did have concerns that this would be insufficient to prevent unacceptable overlooking towards a private seating area to the rear of the property to the north, Kirk hill, and towards a window in the ground floor side elevation of Uplands, the property to the south. While these views would be obscured for the most part, there would remain overlooking opportunities, particularly where users of the roof terrace would be close to the balustrading at the edge. As a result of the concerns raised the application has been amended to increase the depth of the privacy screen by a further 1m at the full 2m height, and by an additional 1m at a height of 0.5m. This would take the privacy screens well beyond the edge of the balustrading, which is considered to remove the opportunities for overlooking of the identified private amenity areas, and would satisfactorily overcome the objections, preventing unacceptable harm to the residential amenity of neighbouring residents by way of overlooking. Concerns have been raised that the extended privacy screens will cause overshadowing of the neighbouring window, however it is considered that they are of sufficient distance to avoid such harm. For clarity, the privacy screens are proposed to be rendered in a white finish, which will be more solid and hardwearing than say timber panelling, which has the potential to become dilapidated over a period of time.

Further concerns relate to areas such as the structural integrity of the earthworks, the potential for noise disturbance from swimming pool pumps, and provision of bright lighting. Regarding the garden excavations and remodelling, consideration of the structural elements strictly goes beyond what would be considered under planning consideration, however there is no reason to assume that there would be any issues as a result of these works. For the most part however, the land immediately either side of the neighbouring boundaries is largely unaltered.

The applicant has provided further information relating to the proposed pool equipment, which advises that this will be quiet during operation. Notwithstanding this, it should be noted that the pool and associated equipment do not require planning permission, therefore there are no controls over this under planning legislation. For similar reasons, any lighting that has been attached to the pool building and extension does not require planning permission, and cannot be reasonably considered in the assessment of this planning application. It has been pointed out that High Ham is a village with no street lighting and that the lighting is harmful to local amenity, however there are no planning controls that would prevent any householder installing external lighting. Should it become apparent that any lighting that has been installed, or other domestic equipment, are so bright or noisy, that they constitute a statutory nuisance, this can be investigated, and acted on where appropriate, under the relevant Environmental Protection legislation, however this would be separate to consideration under planning law.

Overall, notwithstanding the objections that have been raised, it is not considered that the development requiring planning permission would cause any unacceptable harm to the residential amenity of the occupiers of nearby properties. Where unacceptable harm has been identified, such as overlooking from the roof terrace, this has been addressed by revisions to the scheme and can be conditioned to ensure that those alterations are carried out and maintained going forward.

Highway Safety

The proposal will have no impact on highway safety. It is noted however that alterations have taken place to the front of the house that have led to the provision of additional parking space.

Conclusion

Notwithstanding the objections and concerns raised, the development is considered to be of an appropriate scale, design and appearance to satisfactorily relate to its surroundings, without having an unacceptable impact in terms of residential amenity.

RECOMMENDATION

Grant approval with conditions

01. The proposal, by reason of its size, scale and materials, has no adverse impact on the character and appearance of the area and will cause no unacceptable harm to residential amenity, in accordance with the aims and objectives of policies SD1 and EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in complete accordance with the following approved plans: 'RDS_HH_SP - Existing and Proposed Site Plan', received 7th September 2018 and 'RDS_HH_P2 - Proposed Plans' (Ground and First Floor), 'RDS_HH_E2 - Proposed Elevations' (East and West Elevations), and 'RDS_HH_E2 - Proposed Plans' (North and South Elevations), received 26th October 2018.

Reason: For the avoidance of doubt and in the interests of proper planning, and in the interests of visual amenity, in accordance policies SD1 and EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

02. The privacy screens shall be constructed in full accordance with the details identified on the approved plans, and shall be provided prior to the roof terrace hereby permitted being first brought into use. Following their provision, the approved privacy screens shall be permanently retained and maintained thereafter.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the area to be used as a roof terrace shall be limited to that shown on the approved plans, and no further part of the roof of the existing single storey extension shall be used as a roof terrace, or as any other area of domestic amenity space, without the prior express grant of planning permission.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

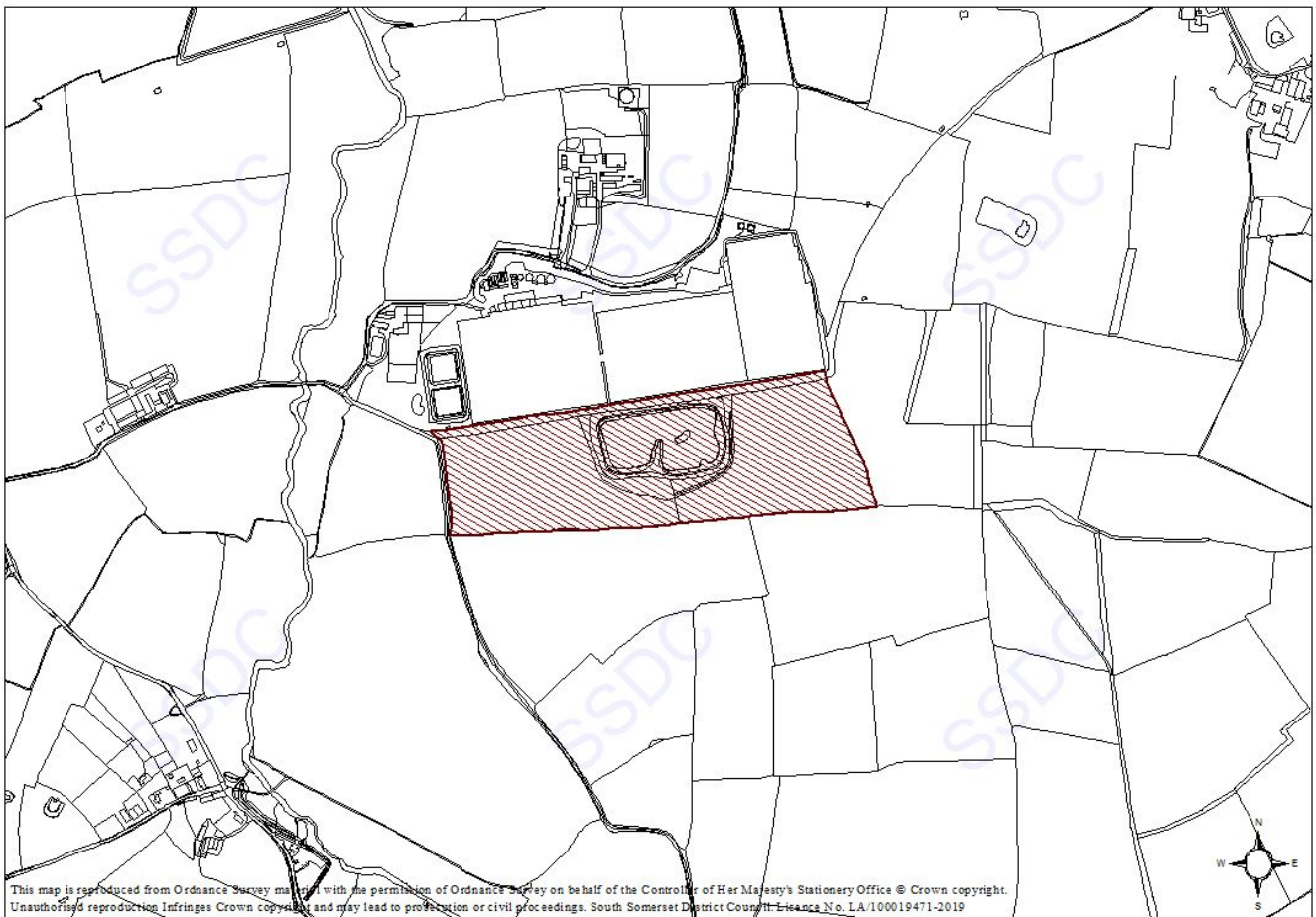
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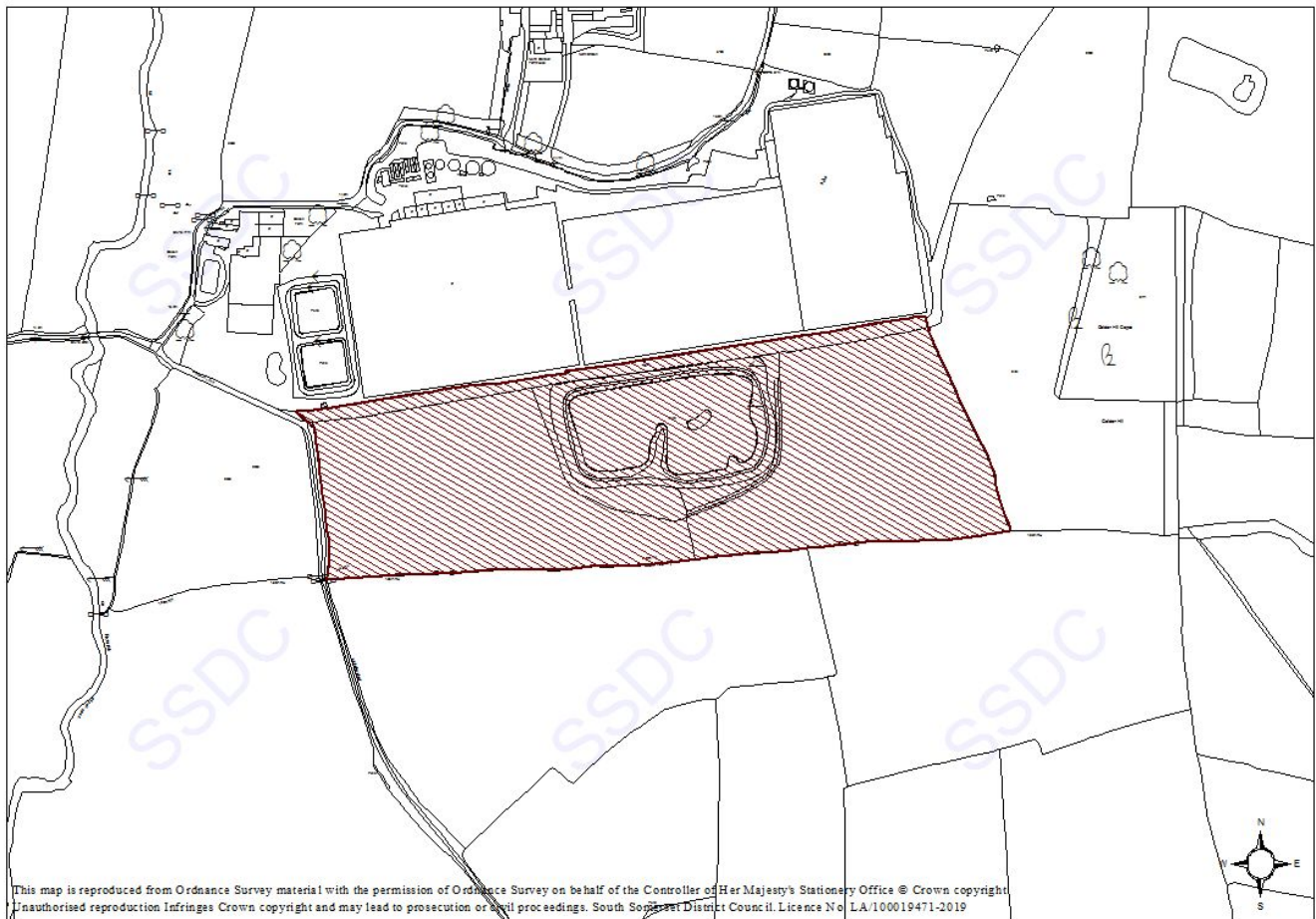
Officer Report On Planning Application: 18/02772/FUL

Proposal :	Proposed erection of 7 No. 'Spanish Style' polytunnels and associated works.
Site Address:	Land South Of Bradon Farm, North Bradon Lane, Isle Brewers.
Parish:	Isle Brewers
ISLEMOOR Ward (SSDC Member)	Cllr Sue Steele
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date :	2nd January 2019
Applicant :	Bradon Farm Soft Fruit Ltd
Agent: (no agent if blank)	Stansgate Planning, 9 The Courtyard, Timothy's Bridge Road, STRATFORD UPON AVON CV37 9NP
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO COMMITTEE

The application is classed as a 'major major' (2 hectares or more) and therefore in accordance with the Council's adopted scheme of delegation, has to be referred to Area North Committee.





SITE DESCRIPTION AND PROPOSAL

The application site is to the south of the existing Bradon Soft Fruit Farm, which is a strawberry growing farm close to Isle Brewers and Isle Abbots. The site comprises a 15.7 hectares agricultural site with large-scale existing glasshouse complex, and reservoir. The application site is to the south of the glasshouses, in adjoining fields.

The application is made to erect seven 'Spanish style' polytunnels on what is currently undeveloped agricultural land. These polytunnels will vary in size, covering an area of 4.37 hectares, and will have a height of 4 metres. Each polytunnel will have an aluminium frame with curved roof, and will be covered in polythene sheet. The polythene sheeting would be removed outside of the growing season (November to March), with the frames to remain in place. The proposal also includes the installation of several attenuation ponds within the site.

HISTORY

- 18/03867/FUL: Extension to existing building and the provision of fuel hoppers and water tanks (revisions to previously approved extension 07/01258/FUL) - Pending consideration.
- 07/01258/FUL: Erection of extension to greenhouses - Permitted with conditions 28/06/2007.
- 98/00712/FUL: Erection of extension to glasshouse - Permitted with conditions June 1998.
- 93/01224/FUL: Erection of extension to glasshouse - Permitted with conditions April 1995.
- 92/01176/FUL: Erection of extension to glasshouse - Application refused June 1992.
- 850886: Erection of glasshouse and boiler house/packing shed/office - Permitted with conditions July 1985.

There have also been a number of applications for extensions to the farmhouse and the siting and retention of units of temporary staff accommodation.

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
EP4 - Expansion of Existing Businesses in the Countryside
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ7 - Pollution Control

National Planning Policy Framework

Chapter 2 - Achieving sustainable development
Chapter 4 - Decision-making
Chapter 6 - Building a strong, competitive economy
Chapter 8 - Promoting healthy and safe communities
Chapter 9 - Promoting sustainable transport
Chapter 11 - Making effective use of land
Chapter 12 - Achieving well-designed places
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
Chapter 15 - Conserving and enhancing the natural environment

National Planning Practice Guidance

Climate Change
Design
Natural Environment

Policy-related Material Considerations

Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Isle Abbots Parish Council: The following comments were made:

- 1) We have no objection to the erection of 7 polytunnels.
- 2) We are concerned about 'lost' 16.5 metre articulated HGVs', which from time to time, early in the morning, have entered the village of Isle Abbots. As there are no suitable points for these vehicles

to turn round, they have had to reverse back through the narrow roads approximately 3/4 mile to a T junction. In previous cases, damage has been caused to residents' grass verges and the village bus shelter.

- 3) As a result of item 2), we thoroughly endorse the point made by Andy Nellist, Principal Planning Liaison Officer, Traffic and Transport Development, Somerset County Council, in his email dated the 13th April 2018 to PFA Consulting, whereby he states that the applicant should 'discourage the use of unsuitable roads'. (See Transport Statement, Appendix C).
- 4) Therefore, we suggest that suitable signage stating 'To Bradon Soft Fruit Farm' and 'No access to Bradon Soft Fruit Farm' be erected in the appropriate places at the applicant's expense. At present, the existing directional signs state 'Bradon Nursery' or 'Bradon Farm', which is confusing. Isle Abbots Parish Council would be happy to offer assistance in suggesting where the appropriate signs could be placed and feel that this would, hopefully, alleviate long vehicles entering the village.

Isle Brewers Village Meeting: The following comments were made:

Flood Risk Assessment

Residual Risk 4.67-70.

Concern was expressed about the condition of the ditch to the south of the site and the small bore of the pipe under Brandon Lane. It was felt that this should be enlarged to a 1 metre culvert to enable the site water to drain towards the Isle River and reduce the risk of Brandon Lane overtopping and causing flooding within the Village of Isle Brewers. In addition it was felt that the additional lagoons proposed on the site may potentially propose a similar Risk. A view was expressed that the applicants should make an insurance provision for cover for the Village if the lagoons should fail and cause inundation of properties within Isle Brewers.

It was also felt that an independent flood risk assessment should be carried out.

Transport Statement

Concern was expressed that the potential for HGV traffic with the Village of Isle Brewers north of the proposed site might result if insufficient signage was in place. Entry to the site area is proposed to always come from the South via the B3168 (para. 2.5-2.8) but on a number of occasions HGVs have attempted to come from the A378 via Fivehead. When entry to Isle Brewers from the North is attempted HGVs have either become jammed on the narrow bridges over The River Isle and Mill Stream, or have caused considerable damage to the structure of the bridges.

This is implied at para 4.18. Additional informative signage should be erected in Fivehead immediately to the East of Isle Moor Works to minimise this risk. This request is echoed in Appendix C in a letter from Somerset County Council.

Landscape and Visual Impact Assessment

A view was expressed by a number of residents that no further light pollution should be created from the site as the use of artificial lighting in the late winter and early spring at night is already a source of annoyance.

The site is already agricultural land and it is assumed that this application is not for any change in that designation.

County Highway Authority: The submitted planning application form indicates that no new access to the public highway is proposed and the existing access to Braden Farm will be used. It is unlikely that the proposed Polytunnels will generate a significant level of additional traffic movements, as is demonstrated in the submitted Transport Statement.

It is important for the applicant to note that any works carried out within an ordinary watercourse which involves the alteration of flow, whether permanently or temporarily, without obtaining land drainage consent from us (SCC's Flood Risk Management Team) is an offence under the Land Drainage Act. If this is the case, we will under no circumstances issue retrospective consent for these works. If there are any design defects with the structure/s and consequently this causes a nuisance to others, flood risk to properties etc, we will request that the owner of the structure restores these watercourses to their original conditions, even if it is Somerset Highways.

For the above-mentioned reasons, the Highway Authority do not wish to raise any objection to this planning application.

SSDC Highway Consultant: Refer to SCC comments.

Health and Safety Executive: Does not advise against, on safety grounds, the granting of planning permission.

Wales and West Utilities: No objection, however note that their apparatus running under the site may be at risk during any construction works. Should planning permission be granted, the developer would need to consult Wales and West to Utilities to discuss their requirements.

SSDC Ecologist: No objection. The Ecological Assessment (Tyler Grange, July 2018) is satisfactory and didn't identify any significant constraints. It is noted that, whilst great crested newt were considered likely to be absent from the site, due to their presence nearby, there's a small risk of presence and harm from the proposed works. As such, a precautionary working method statement is recommended, as are precautionary measures in respect of reptiles. A condition is requested to this effect.

Lead Local Flood Authority: No objection to the proposed drainage strategy, subject to the imposition of a condition relating to the agreement of the final surface water drainage scheme.

REPRESENTATIONS

One letter of objection has been received from a resident of Isle Brewers. The objections relate to an increase in traffic through the village, and the potential for increased risk of flooding.

CONSIDERATIONS

Principle of Development

The application relates to a well-established soft fruit farm business that has been producing strawberries since 2016, having previously grown peppers. The proposal seeks to provide new large-scale polytunnels to allow the extension of the growing period through April to October. There are currently two growing seasons, between March to June, and September to December. The business currently employs 45 full time workers and 80 seasonal pickers. The proposed polytunnels would allow the production of approximately 1050 additional tonnes of soft fruit, which would be handled in the existing facilities within the existing buildings on land to the north. It is expected that the business expansion would create 4-5 new permanent jobs, and 25 temporary seasonal roles during picking times.

Overall, the principle of the proposed development is considered acceptable, supporting this existing business, and the local rural economy, however particular consideration will need to be given to the impact on local landscape, highway safety, and impact on local flooding, amongst other relevant considerations.

Scale and Appearance

The proposed polytunnels are sizeable structures, covering a floor area of 4.37 hectares. They will be aluminium frames covered in polythene, to a height of 4m and would be arranged into seven blocks of varying size, around an existing reservoir, and proposed attenuation ponds.

Despite the size of the proposed development, it is noted that the site is relatively well screened with limited views from wider public vantage points. There is existing mature hedge and tree planting around the site. Notwithstanding the above, the site will be seen in context with the larger permanent greenhouses to the north, to which these will be closely related. It is also important to note that the polythene sheeting is proposed to be removed outside of the growing season, and the polytunnels would be easily removable if no longer required in the future, meaning that these elements of the scheme are reversible. The applicant has also confirmed that no internal lighting is proposed for the polytunnels, addressing concerns expressed in respect to potential impact on local landscape character.

Overall, the proposal is considered to appropriately respect and relate to the existing site and surrounding area, having no unacceptable impact on local landscape character, particularly when weighed against the benefits to the local economy through the expansion of this enterprise.

Highway Safety

Some concerns have been raised about the potential increase in vehicle movements on the local road network, which is narrow and windy at certain points. The application is supported which notes a planning condition imposed on the last permission to expand the business. This was for the expansion of the existing glasshouses under permission 07/01258/FUL. The condition in question limits traffic movements to and from the site to no more than 447 HGV lorry movements and 300 van movements. Since this condition was imposed, there has been a significant drop in vehicle movements as a result of the switch from pepper to strawberry production. There was previously a drop in traffic movements following an earlier change from tomato to pepper production in 2002. Daily vehicle movements to the site would be similar to those experienced during the existing growing periods (approximately 2 HGV and 16 minibus/car movements). In total, it is predicted that vehicle movements following grant of this permission would equate to approximately 468 HGV movements per year, which is a slight increase of about 5% over existing. While the grant of this permission does not directly impact on the requirements of this condition, an informative will be imposed suggesting that a separate application is made to formally vary the existing condition to correspondent with the proposed development should permission be granted, to avoid the applicant being in breach of this condition.

The Highway Authority has considered the proposal, and on the basis of the information contained within the transport statement do not object on the basis that the likely vehicle movements would not lead to a significant level of additional traffic movements.

Comments have been made by the local Parish Councils in respect to providing additional directional signage to assist with occasional wrong turns from HGV drivers. This is noted, and while not considered appropriate to make a requirement of any planning permission, reference to this will be made in an informative.

Drainage

The site is within flood zone 1, however it is there are flood zones 2 and 3 close to the site, and there are well-known localised surface water issues in the wider area. The application is supported by a flood risk assessment and a detailed drainage strategy that includes the provision of four attenuation ponds within the site, which will store any additional surface water runoff and allow controlled flow into an adjoining watercourse at greenfield rates.

The strategy has been considered by the Lead Local Flood Authority, and is considered acceptable. It is therefore considered that the proposal will not lead to an increase in flood risk locally. A condition will be imposed for the approval of the final drainage scheme.

Ecology

A submitted ecological assessment did not identify any constraints to the development, although it is noted that there have been Greater Crested Newt populations identified nearby, even though none were identified within the site. The Council's Ecologist supports the findings and recommendations of the ecological assessment, with a condition requested to require precautionary measures to be taken when carrying out the development, in case amphibians or reptiles are found on the site. These precautionary measures are proposed within the submitted ecological assessment, and will be conditioned accordingly.

Residential Amenity

The scheme is not considered to have any adverse impact on the occupiers of local residents, being located at distance from any residential properties. Due to the limited increase in vehicle movements associated with the proposal, it is also not considered that there would be any unacceptable increase in harm to local residents on the road network approaching the site.

Conclusion

Overall, the proposed development is considered to be acceptable in principle, supporting the continued running, and expansion, of an established business, and contributing to the local economy, without adversely impacting on character of the surrounding area, residential amenity and highway safety, or increasing the risk of localised flooding.

RECOMMENDATION

Approval with conditions

01. The proposed development, by reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings and has no detrimental impact on highway safety or residential amenity, and would not lead to an increase in local flood risk. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA5, EQ2 and EQ7 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

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 complete accordance with the following approved plans: '8267-100 Revision B', '8267-200', '8267-201 Revision D' and '8267-300'.

Reason: For the avoidance of doubt and in the interests of proper planning, and in the interests of visual amenity, in accordance policies SD1, EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

03. No work shall commence on site until a surface water drainage scheme based in sustainable drainage principles (including highways drainage), and land drainage scheme for the site, together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be permanently retained and maintained thereafter.

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 policies EQ1 and EQ2 of the South Somerset Local Plan (2006/2028) and the aims and objectives of the National Planning Policy Framework.

04. Site clearance and preparation works shall be undertaken in accordance with a Precautionary Working Method Statement for great crested newts and reptiles, in line with details indicated within the submitted Ecological Assessment (Report Number 11307_R03a_AH_MM, dated 27th July 2018).

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 and for the avoidance of harm to legally protected species, in accordance with Local Plan policy EQ4 and the aims and objectives of the National Planning Policy Framework.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no internal or external illumination/lighting shall be installed or provided on the land or within the polytunnels hereby permitted, without the prior express grant of planning permission.

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 the National Planning Policy Framework.

Informatives:

01. The applicant is reminded of the comments of Wales and West Utilities, in their letter dated 6th November 2018, which is available on the Council's website. This reminds the applicant of their obligations in respect works near to gas pipes, and the need to obtain relevant consent, where necessary.
02. The applicant is reminded of the comments of the Highway Authority within their letter dated 19th November 2018, which is available on the Council's website. This reminds the applicant of their obligations in respect to carrying out works within an ordinary watercourse, and the need to obtain Land Drainage Consent, where necessary.
03. The applicant is advised that it would be appropriate to seek to amend condition 3 (traffic movements) of planning permission 07/01258/FUL, to correspond with the predicted increase in vehicle movements associated with the development hereby permitted, and to avoid being in

breach of the condition.

04. The applicant is asked to note the comments of Isle Abbots Parish Council, and Isle Brewers Village Meeting, in respect to consideration being given to reviewing and updating existing directional signs on the roads approaching the application site.
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