

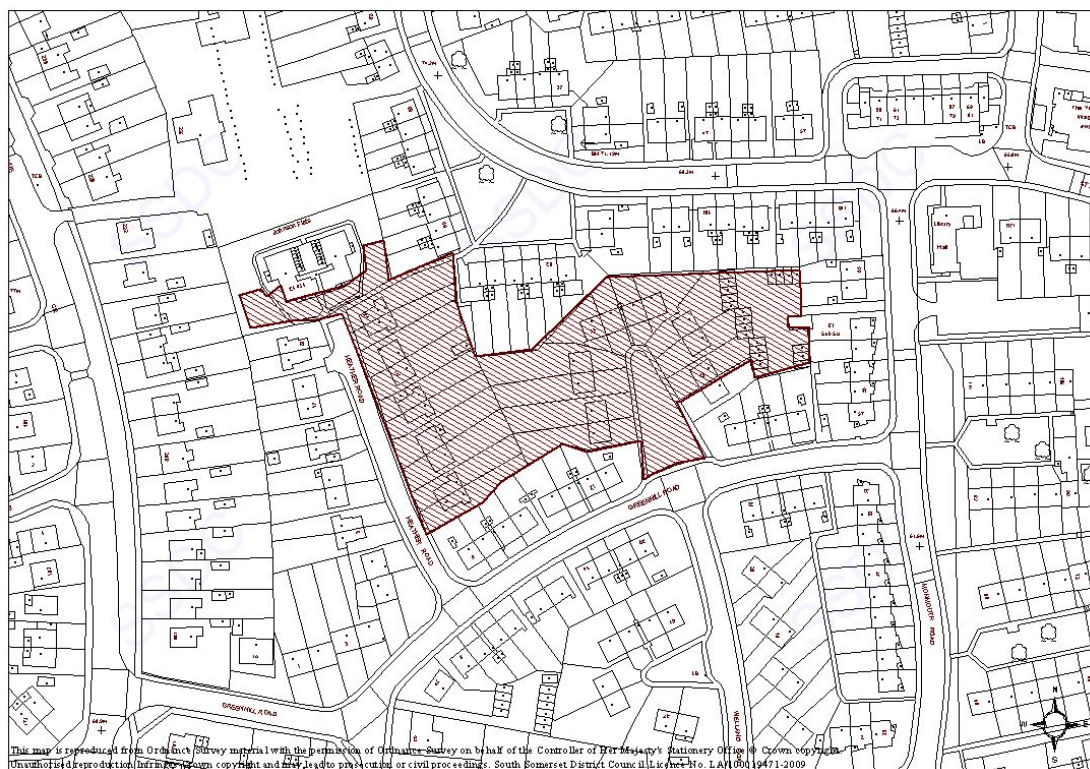
JOINT AREA COMMITTEES IN SOUTH SOMERSET
Officer Report On Planning Application: 09/02228/FUL

Proposal :	Demolition of 20 dwellings and garages and erection of 38 dwellings with associated access, parking and landscaping. (GR 356591/117238)
Site Address:	Land At Greenhill Road Yeovil
Parish:	Yeovil
Ward : (SSDC Member)	Yeovil (East) Mr D Recardo (Cllr), Mr T Fife (Cllr), Mr T Lock (Cllr)
Division (SCC Member)	Mr Tony Lock (Cllr)
Recommending Case Officer:	Adrian Noon Tel No. 01935 462380 Email: adrian.noon@southsomerset.gov.uk
Target date :	31st August 2009
Applicant :	Yarlington Housing Group
Agent: (no agent if blank)	Mr M Frost (2654) Motivo Alvington Yeovil BA20 2FG
Application Type :	Major Dwellings 10 or more or site 0.5ha+

Reason For Referral To Committee

This application is before Committee at the request of the Ward Member with the support of the Vice Chair in light of the observations that have been received.

Site Description and Proposal



This 0.77 hectare site fronts onto Heather Road, extending to the rear of existing properties along Greenhill Road, Monmouth Road and St Johns Road. It is within Yeovil's designated development limits and currently comprises:-

- 10 properties (2-20 Heather Road) fronting onto Heather Road and their gardens;
- an area of public open space (POS) opposite the junction of Greenhill Road and Welland Road
- 10 properties (25-43 Greenhill Road) facing the area of POS off Greenhill Road and their gardens;
- a courtyard of 20 garages at the eastern end of the site, accessed from Monmouth Road.

The site slopes from south to north and is surrounded by traditionally designed 2 storey properties of a mix of materials (brick and render with tiles roofs), the exception being a 3-storey block of flats at the top of Heather Road. There are no significant trees on site, existing planting being within the domestic gardens.

It is proposed to demolish all existing structures and redevelopment the site to provide 38 units, at a density of 54 per hectare, as follows:-

- 2 one bedroom flats
- 6 two bedroom flats
- 8 two bedroom houses
- 21 three bedroom houses
- 1 four bedroom house
- associated parking and turning areas (59 spaces, ave. 1.5 spaces per dwelling plus visitor spaces), gardens and enhanced POS
- provision of 10 parking spaces adjacent to Johnson Flats for occupiers of those flats

The new development would predominantly be orientated north/south onto a new cul-de-sac running east off Heather Road, with 8 new houses fronting onto Heather Road and a new 3-storey block of 8 flats at the top of Heather Road adjacent to Johnson Flats. The majority of the new houses would be 2-storey buildings arranged in pairs and rows of three; they would also be 2 1/2 –storey houses.

The application has been amended (04/08/09) to address concerns about the relationship between plots 30-32 and existing properties in Greenhill Road, concerns raised by the highways officer and the layout and detailing of POS. It is supported by Design & Access Statement, a Planning Statement (incorporating a Statement of Community Involvement), an Energy Statement, an Arboricultural Statement and an Ecological Survey.

Relevant History

17926/6 Planning permission granted for erection of 110 houses (20/01/53)

Policy

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

For the purposes of determining current applications the local planning authority accords significant weight to the emerging Regional Spatial Strategy for the South West (RSS10) due to its highly advanced state. The view is therefore taken that the relevant development plan comprises the Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008), the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Regional Spatial Strategy (Proposed Changes June 2008)

Development Policy A - Identifies Yeovil as a Strategically Significant Town

Development Policy E - High Quality Design

Development Policy G - Sustainable Construction

Development Policy H - Reusing Land

SR24 - Identifies the need for Yeovil to grow in terms of housing and employment

H1 - Affordable Housing

H2 - Housing Densities

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 33 - Provision for Housing

Policy 35 - Affordable Housing

Policy 37 - Facilities for Sport and Recreation within Settlements

Policy 39 - Transport and Development

Policy 40 - Town Strategies

Policy 42 - Walking

Policy 48 - Access and Parking

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

ST7 - Public Space

ST9 - Crime Prevention

ST10 - Planning Obligations

EC8 - Protected Species

EU4 - Drainage

TP1 - New Development and Pedestrian Movement

TP3 - Cycle Parking

TP4 - Road Design

TP7 - Residential Car Parking Standards

HG1 - Provision of New Housing Development

HG4 - Density

HG6 - Affordable Housing Targets

HG7 - Affordable Housing Thresholds

CR2 - Provision for Outdoor Playing Space and Amenity Space in New Development

CR3 – Off-site provision
 CR4 - Amenity Open Space

National Guidance
 PPS1 – Sustainable Development
 PPS3 – Housing
 PPG13 – Transport
 PPG17 – Planning for open space, sport and recreation
 PPS25 – Flooding

South Somerset Sustainable Community Strategy
 Goal 3 - Healthy Environments
 Goal 4 - Services and Facilities
 Goal 8 - High Quality Homes
 Goal 9 - A Balanced housing Market

Other material considerations – None

Consultations

Yeovil Town Council – recommend approval subject to condition to govern construction vehicles operations and times.

Highway Authority – initially asked for a number minor technical matters to be revisited, otherwise recommended conditional approval. In relation to the final drawings (2654/09 Rev G) at recommends approval subject to previously stated conditions and a couple of others, including a Grampian style condition relating to the provision of the new turning head at the northern end of Heather Road prior to occupation of any of the units.

Open Space Officer – Initially objected to erosion of existing area of POS, although supportive of a new layout that would make area more welcoming and useable. However was requested that the original design be revisited. Has maintained her objection to amended scheme, commenting:-

“I do not favour the new design, in particular the amphitheatre which would limit the use of this Open Space and would, in the fullness of time, result in increased maintenance costs. I have no objection to a meandering path but as indicated in previous emails I would favour planting in one area to maximise the use of this space.

“As already stated I cannot support the loss of some 70m² of Open Space. I have looked at the area once again and the surrounding areas of land put forward by the applicant as alternatives. The majority are over roads and some distance away. Some are roadside pieces, some too small to be usable and some are not (protected) designated Open Space.

“I am therefore objecting to this revised application on the grounds that it does not comply with policy CR2. Furthermore I do not support the new design.”

Leisure Facilities Officer – recommends a contribution of £2,863.20 per additional dwelling be sought towards the provision of playing pitches and strategic community facilities to meet the demands arising from the occupiers of the additional 11 houses.

Play & Youth Facilities Officer – no comments received.

Ecologist – Conditional Approval.

Area Engineer – Notes lack of FRA, requires details of surface water attenuation.

Area Development Manager – No comments received.

Police Architectural Liaison Officer – No comments received.

Somerset Waste Partnership – No comments received.

Representations

3 letters received raising the following objections:-

- overlooking;
- noise and disturbance from building work;
- who will be housed in new properties?
- Impact on property values;
- What need is there for these houses?
- Loss of perfectly good houses;
- Existing houses should be refurbished;
- Impact on balanced community;
- Loss of open space and large gardens
- Proposed parking arrangements would be difficult to use
- Loss of lock-up garages and problems with on-street parking in nearby streets (St Johns Road is specifically mentioned)

A letter signed by 22 local residents has also been received objecting to the loss of the garages saying that unnecessary parking problems will arise as replacement parking for the local users of the existing garages will not be provided. The letter also raises concern about increased traffic and vandalism to parked cars and possible asbestos in the existing garages.

Applicant's Case

In relation to the comments of the Open Spaces Officer the applicant has provided the following observations:-

"[The other areas of open space identified] are not intended as 'alternatives' - no alternative is needed as the area of public open space is being retained by the proposals. Rather they illustrate that the surrounding residential area is served by small pockets of casual open space serving a very limited catchment. In this sense the area of public open space on the site is not seen as a major facility for local people other than for those living on the immediate surrounding streets. In this regard the minor loss of area of public open space (70m²) is of no consequence.

"What is considered most important is to upgrade the existing area to make it more attractive and usable for local people. We have worked hard via consultation with the LPA to achieve this and with a successful end result. The amphitheatre design will not 'limit the use' of the open space. Rather it provides a focal point and meeting place for users of all ages and abilities and allows elevated views to the south to be appreciated.

“We have no objection to the planting issues raised. We are happy to deal with planting via condition although I wonder if providing planting 'in one area' could detract from the overall landscape setting of the public space.

“As advised previously the area of public open space will be maintained in perpetuity by Yarlington Housing Group, the workings of which can be controlled by condition/legal agreement. As such the concerns raised by the Open Spaces Officer on maintenance grounds are not relevant.”

From email of 22/09/09.

Considerations

It is considered that the proposal to replace the existing poor quality houses is welcome in principle. The increase in numbers would help towards delivering the additional houses need to meet the targets set out in policy HG1 and would comply with the Council’s policy HG4 to make the best use of land. Accordingly the application falls to be determined on the merits of its detail, the key issues being:-

- Impact on the character and appearance of the area
- Impact on residential amenity
- Provision of enhanced public open space on site
- Highway safety and parking provision
- Provision of additional affordable housing

Impact on the Character and Appearance of the Area

The proposed houses are considered to be of a design and proportion appropriate to the locality. Whilst the majority of the existing and surrounding buildings are 2-storey, it is not considered that the 2 ½ -storey buildings would be unduly incongruous out place in this locality which comprises a variety of house types and designs. The 3-storey block of flats is of similar proportions to Johnson Flats.

The design and detailing of the proposed structures is considered acceptable, and subject to conditions to require the agreement of materials, detailing and landscaping, the impact on the character and appearance of the locality would be acceptable and in this respect the proposal complies with policies ST5 and ST6.

Impact on Residential Amenity

The properties to the north of the site are on higher ground; it is not therefore considered that the proposed dwellings on the northern side of the site would give rise to any undue over looking or loss of privacy to existing residents to the north. Adequate separation would be maintained to safeguard the outlook of those residents. The proposed block of flats would be on lower ground relative to the properties to the north. Its rear elevation would contain only windows to halls, bathrooms and kitchens which could reasonably be obscurely glazed without detriment to future occupiers.

To the west of the site Heather Road would provide adequate separation between the news houses and existing properties. To the east plots 25 – 27 would be set at an angle relative to the rear of existing dwellings in Monmouth Road and would be some 20m from the rear elevations of existing properties. This is considered adequate to maintain a satisfactory standard of amenity.

The relationship with properties to the south of the site has given rise to concern. These properties are on lower ground. Plots 30-34 have been redesigned to address concerns about possible overlooking and over-dominance. These structures have been redesigned and lowered to 7.5m to mitigate their impact. First floor windows have been reconfigured and would be obscurely glazed, with the main window to the rear bedroom now being a roof light positioned so as to prevent overlooking to the adjoining properties.

With regard to onsite amenity, all dwellings would be provided with adequate private amenity space, including garden sheds and rear access and the proposed flats would benefit from an area of communal space.

Accordingly, subject to appropriate safeguarding conditions to require the use of obscure glazing where necessary and the agreement of finished floor levels it is considered that adequate amenities would be provided for future occupiers, whilst safeguarding the amenities of existing residents. As such this aspect of the proposal complies with policies ST7, ST9 and ST6.

Public Open Space

It is acknowledged that the proposal would erode the existing area of POS as noted by the open Spaces Officer. Her dismissal of the applicant's contention that other areas of open space in the area could meet the needs of future occupiers is accepted – notwithstanding the suitability of these areas, they are too far away and would be completely out of sight rendering them useless as amenity areas for residents of this development.

However it is considered that the existing area, which, despite enjoying fine views to the south, does not offer any real benefits to the local community – there are no links between it and the wider community, there is no meaningful landscaping, it is simply a sloping grassed area simply providing a pleasant outlook to the immediately adjacent residents.

This very limited benefit is noted and it is considered that this application is an opportunity to take positive steps to enhance the space, linking it more closely to both the proposed development and the surrounding community. The proposed layout would provide a path through the open space, supported by the Open Spaces Officer. It would also be upgraded to provide an area equipped with benches from which the extensive views could be enjoyed. This 'amphitheatre' would be provided at the applicant's cost and would be maintained by them. Accordingly, subject to a condition to agree the detail, the Open Spaces Officer's concerns in this respect are not considered sustainable.

The key issue therefore is the loss of 70m² of existing POS. In policy terms CR2 would require the provision of 431m² of onsite informal open space; the retained area would be 447m² – enough to satisfy the needs of this development. However, as noted by the Open Spaces Officer there is a general deficit of useable POS in this area and it could be argued that this area serves the wider community not just this site.

In response the applicants have pointed out that there is a strip of open space along the west side of retained POS. This would serve as a defensible buffer between the public open space and the private space at the front of plots 28/29. They have offered to redefine this 60m² strip as public space; although this is welcome, in reality it is considered unlikely to materially change the scheme as there would still be a need to

define the boundary between public and private space and provide a small buffer between plots 28/29 and the POS.

Accordingly this offer has not been pursued as it is considered that the proposed scheme provides the appropriate balance between POS and the need to safeguard the amenity of the adjoining residents.

Whilst it is accepted that the existing area would be reduced in size, it is considered that the increased 'usability' and improved links to the local community would off-set the decreased area. In this respect Members are reminded that Public Open Space provision is not simply about open green spaces; appropriately surfaced and detailed 'hard' areas can also create valued public open space. Such hard areas have the benefit of being able to withstand higher levels of use than green spaces and, where appropriate, a smaller hard surfaced area may provide as much benefit as a larger area of 'soft' green space.

In this instance it is considered that an appropriate balance has been struck between the retention of an area of green space, albeit diminished, and the provision of hard-surfaced amenity space that would increase the usability of this area of POS. Furthermore the space would benefit from better integration to the local community.

Accordingly it is considered that the proposal would not just meet the needs of future occupiers of this development, but it would also provide a significant benefit which would off-set the loss in overall area. On this basis the proposal is considered to comply with policies ST5, CR2 and CR4.

Highways and Parking Provision

No objections have been made to the general layout and access arrangements and, whilst the highways officer's final comments are awaited, conditions have been recommended. The level of parking (59 spaces for 38 units) is considered acceptable and well within the requirements of policy TP7.

The main issue therefore is the loss of the 20 existing garages. These garages are owned by the applicant. Of the 19 that are currently leased the applicant has confirmed that:-

- 5 are leased to occupiers of properties that have 1 or more off street parking spaces. Presumably vehicles could be relocated to those properties.
- 2 are leased to occupiers of existing houses on the site that would be allocated parking spaces on the redeveloped site.
- 3 are leased to occupiers of properties 650m or more away and are considered unlikely to provide parking for daily use.

This information is not disputed. It therefore seems that 9 cars might be displaced onto the local streets. However this has to be viewed in conjunction with the creation of 10 additional spaces for the existing occupiers of Johnson Flats. This net increase local parking provision is considered beneficial.

Whilst the loss of the garages may inconvenience 8 local residents, 5 of these have the ability to park off road at their homes and three live so far way that it would appear that their garages are being used for storage purposes.

On this basis the benefits of the scheme, in terms of the provision of much needed affordable housing, efficiently reusing an underdeveloped piece of land and providing off-street parking for residents of Johnson Flats, are considered to outweigh any harm arising from the loss of the existing lock-up garages. Accordingly this aspect of the proposal is considered to comply with policies TP1, TP4, TP7 and ST5.

Affordable Housing

The applicants are willing to enter into a S.106 agreement to deliver affordable housing. As a Registered Social Landlord (RSL) they are willing to agree that 100% of the units would be affordable. It might be that this would not prove viable. If this situation were to arise the situation would be assessed in accordance with the Council's normal procedures and a revised proportion agreed. This would comply with policy HG7.

Other Issues

Ecology – slow-worms have been found at the site, however the ecological report suggests that they could be satisfactorily relocated without detriment to the local slow-worm population. It is considered that this is a reasonable approach that would facilitate the provision of much needed affordable housing. On this basis the proposal complies with policy EC8.

Drainage – the proposal is not supported by a FRA as there is no requirement for one in this instance, however the site is not in an area of flood risk. The main issue relates to surface water drainage. Given the engineer's comments it is considered that a condition to require the submission of the drainage proposals would be adequate to meet the requirements of policy EU4.

Noise and Disturbance during Construction – it is considered that the concerns of the Town Council and the local resident could be addressed by a Construction and Environmental Management Plan.

Other issues raised by local residents are not considered relevant. The need for the housing is not in dispute, any impact on property values is not a planning matter in this instance, who lives there is a matter for the applicant (or the open market), as is the choice to redevelop as opposed to renovate.

Conclusion

Notwithstanding the concerns of local residents it is considered that this application adequately addresses the concerns raised in respect of parking and highways safety. The application has been amended to address concerns about possible impact on residential amenity and the proposal provides for enhanced POS that would be the onsite needs as well as addressing deficiencies locally. The Applicants are will to enter into a S106 agreement to ensure that adequate planning obligations are met to acceptably mitigate the impacts of the development on sports, arts and leisure facilities and to deliver affordable housing.

Justification

The proposed development is of an appropriate density with an adequate design, layout, access and parking provision that would safeguard the character and appearance of the

locality without detriment to residential amenity or highways safety. Provision has been made for the drainage of the site and enhancement of the existing area of POS and contributions have been secured towards affordable housing and the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development. As such the proposal complies with policies ST5, ST6, ST9, TP1, TP4, TP7, HG1, HG4, HG6, HG7, CR2, CR3, CR4, ST10, EP1 and EU4 of the South Somerset Local Plan, adopted 2006.

Section 106 Planning Obligation

A Section 106 Agreement would be necessary to ensure that all the new houses are affordable and to ensure that Sports, Arts and Leisure contributions are made at the appropriate rate.

RECOMMENDATION

Grant permission subject to the prior completion of a S.106 Agreement to deliver the proposed houses as affordable homes and Sports, Arts and Leisure contributions at the appropriate rate and the following conditions.

Justification

The proposed development is of an appropriate density with a suitable design, layout, access and parking provision that would safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. Provision has been made for the drainage of the site and contributions have been secured towards affordable housing, the enhancement of the existing area of POS on site and the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development. As such the proposal complies with saved policies ST5, ST6, ST9, TP1, TP4, TP7, HG1, HG4, HG6, HG7, CR2, CR3, CR4, ST10, EP1 and EU4 of the South Somerset Local Plan.

1. The development hereby permitted shall be begun within three years of the date of this permission.

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

02. Apart from any demolition, the development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the local planning authority. 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 saved policies ST5 and ST6 of the South Somerset Local Plan.

03. Apart from any demolition, the development hereby permitted shall not be commenced until details of the design, material and external finish to be used for all windows and doors shall be approved in writing by the local planning authority. 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 saved policies ST5 and ST6 of the South Somerset Local Plan.

04. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the local planning authority before any work on the construction of the dwellings hereby permitted is commenced.

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

05. Apart from any demolition, the development hereby permitted shall not be commenced until particulars of all boundary treatments, hard surfacing materials and any street furniture, including those to be used within the area of Public Open Space, have been submitted to and approved in writing by the local planning authority. Such details shall include the use of porous materials to the parking and turning areas where appropriate. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual and residential amenity and to ensure the adequate drainage of the site and to mitigate any flood risk in accordance with saved policies ST5, ST6 and EU4 of the South Somerset Local Plan.

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be formed above ground floor level to the south elevation of plots 27, 29, 30, 31, 32, 33 or 34 without the prior express grant of planning permission.

Reason: To safeguard residential amenity in accordance with saved policy ST6 of the South Somerset Local Plan.

07. Prior to the occupation of plots 1-8 the first floor and second floor windows to the north elevation of these plots shall be fitted with obscure glass. These windows, if capable of opening, shall only be operable in a manner to be submitted to and approved in writing by the local planning authority prior to the occupation of these units. Once installed the approved units shall be permanently retained and maintained in this fashion thereafter.

Reason: To safeguard residential amenity in accordance with saved policy ST6 of the South Somerset Local Plan.

08. Prior to the occupation of plots 30-31 the first floor windows to the south elevation of these plots shall be fitted with obscure glass. These windows, if capable of opening, shall only be operable in a manner to be submitted to and approved in writing by the local planning authority prior to the occupation of these units. Once installed the approved units shall be permanently retained and maintained in this fashion thereafter.

Reason: To safeguard residential amenity in accordance with saved policy ST6 of the South Somerset Local Plan.

09. Apart from any demolition, the development hereby permitted shall not be commenced until a landscaping scheme, which shall include details of the species,

siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

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

10. No works, including demolition, shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the phasing of construction, hours of construction, routing for construction vehicles, parking for construction and contractors vehicles, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the locality. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenity in accordance with saved policy ST6 of the South Somerset Local Plan.

11. Apart from demolition, no development hereby approved shall be carried out until detailed drawings have been submitted to and approved in writing by the Local Planning Authority showing existing and proposed levels and contours of the development site.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

12. No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy or other climbing plants) nor works to or demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

Reason: To avoid disturbance to nesting birds thereby ensuring compliance with the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, and in accordance with saved policy EC8 of the South Somerset Local Plan..

13. The development hereby permitted shall not be commenced (including any ground works or site clearance) until details of a scheme to avoid harm to reptiles

has been submitted to and approved in writing by the local planning authority. Details of the scheme should include:

- Methods for the safe trapping and translocation of reptiles from areas where they're likely to come to harm from construction activities.
- Identifying refuge or receptor areas for reptiles and providing protection to these areas from construction activities.
- Methods for preventing reptiles from re-entering areas where they are likely to come to harm from construction activities.
- Provision of information to all construction personnel about the scheme, including nature conservation and legal implications.

Reason: To safeguard protected species in accordance with saved policy EC8 of the South Somerset Local Plan.

14. Apart from demolition, no development hereby approved shall be carried out until details of the seating arrangements and any other street furniture within the area of POS have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the enhance area of POS makes a positive and safe contribution to the amenities of the locality in accordance with saved policies ST7, ST9 and CR4 of the South Somerset Local Plan.

15. Apart from demolition, no development hereby approved shall be carried out until surface water drainage details, including calculations, have been submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented prior to the occupation of any of the units and shall be maintained in good working order at all times thereafter.

Reason: To ensure that the development is adequately drained in accordance with saved policy EU4 of the south Somerset local Plan.

16. The areas allocated for parking shall be kept clear of obstruction and shall not be converted or used other than for the parking of vehicles in connection with the development hereby permitted.

Reason - To ensure that adequate parking is provided and maintained to meet the needs of the development in accordance with saved policy TP7 of the South Somerset Local Plan.

17. 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 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 pedestrian and highways safety in accordance with saved policies ST5, TP1 and TP4 of the South Somerset Local Plan.

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

Reason: In the interests of pedestrian and highways safety in accordance with saved policies ST5, TP1 and TP4 of the South Somerset Local Plan.

19. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10.

Reason: In the interests of pedestrian and highways safety in accordance with saved policies ST5, TP1 and TP4 of the South Somerset Local Plan.

20. No dwelling shall be occupied on the development site until the new vehicle turning head adjacent to plots 7/8 has been provided in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of pedestrian and highways safety in accordance with saved policies ST5, TP1 and TP4 of the South Somerset Local Plan.

21. Before any of the dwellings hereby approved are first occupied a fully sheltered lockable cycle parking facility for each dwelling shall be provided in accordance with details that shall have been submitted to and approved in writing by the LPA.

Reason - To ensure that adequate parking is provided and maintained to meet the needs of the development in accordance with saved policy TP7 of the South Somerset Local Plan.

22. Condition to stipulate the approved plans as the application has been amended (to be completed at time of approval to allow for any changes).

Informatives

1. You are reminded that this permission is subject to a S.106 Agreement.
2. You are reminded that it is likely that the internal layout of the site may result in the laying out of a private street, and as such under Sections 219 to 225 of the Highways Act 1980, will be subject to the Advance Payments Code (APC).
3. You are reminded that no stopping up of any areas of existing public highway will be permitted until the new turning head mentioned above is available to the general public (ie the S38 Agreement is signed and the road is constructed to at least base course and has full technical approval).