

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber, Council Offices, Brympton Way, Yeovil. on Wednesday 4 July 2018.**

(2.00 pm - 4.15 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

John Field	Sam McAllister
Nigel Gage	Wes Read
Andy Kendall	Gina Seaton
Sarah Lindsay	Peter Seib
Mike Lock	Rob Stickland
Tony Lock	

Officers:

Jo Boucher	Case Services Officer (Support Services)
Simon Fox	Lead Specialist (Planning)
Helen Rutter	Communities Lead
Chris Cooper	Environment Services Manager
Natalie Fortt	Area Development Lead South
Linda Hayden	Area Lead Planner (South)

NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.

18. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 6th June 2018 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

19. Apologies for absence (Agenda Item 2)

Apologies for Absence were received from Councillors Cathy Bakewell, John Clark, Kaysar Hussain, Graham Oakes, David Recardo and Alan Smith.

In the absence of Councillor David Recardo the Chairman proposed and it was seconded that Councillor Rob Stickland be elected as Vice-Chairman for the duration of the meeting. This was agreed unanimously by members.

20. Declarations of Interest (Agenda Item 3)

Councillor Gina Seaton declared a personal interest in Agenda Item 14: Planning Application 18/01630/S73 as she is a member of West Coker Parish Council.

Councillors Andy Kendall and Tony Lock both declared a personal interest in Agenda Item 14: Planning Application 18/01630/S73 as members of Somerset County Council.

21. Public question time (Agenda Item 4)

There were no questions from members of the public.

22. Chairman's announcements (Agenda Item 5)

There were no announcements from the Chairman.

23. Reports from representatives on outside organisations (Agenda Item 6)

There were no reports from representatives on outside bodies.

24. Performance of the Environmental Services Team (Agenda Item 7)

The Environmental Services Manager summarised his report to members. He highlighted items within the report to include;

- Investigation and planning underway to safely clean the central reservation areas of the A303.
- Analysis of the types of waste discarded and picked up from the A303 and the positioning of wheeled bins in the major lay-bys to help reduce the amounts of litter deposited.
- Investigating the possibility of extending the scope of on-street recycling.
- Highlighted the large reduction in staff sickness levels within the team over the last year.
- Continuing to work with the Key4life charity scheme providing young offenders to gain valuable work experience.
- 'Community Payback' throughout the town who carry out a weekly visit with a number of offenders to carry out 'deep cleaning' works.
- The success of the 'Parish Ranger Scheme' working with a number of Parishes across the district.
- Analysis of compliments, complaints and enquiries across all of the service with 1517 enquiries/requests for work, 70 complaints and 76 compliments.
- Success of the 'Christmas Tree Shredding Service'.
- Installation of new tarmac pathways at Grass Royal recreation ground.
- A considerable reduction in Fly-tipping across the district when compared to the same period last year.
- As part of the Transformation programme Streetscene rebranded as Environmental Services and now contains the Waste & Recycling Service and management of the Yeovil Crematorium and Cemetery.
- The operating MOT centre now open at the depot with 17 bookings within the first 3 weeks.

In response to questions the Environmental Services Manager informed members that:

- The increase in fly tipping in Brympton may well be due to the waste recycling centre being located within this area. He noted members concern and would investigate and analysis the waste that is being deposited and where.
- Confirmed the clearing of waste deposited along the A303 within the area was the responsibility of SSDC and not the Highway Authority.

Members thanked the Environmental Services Manager for the excellent work of his team including the successful Ranger's Scheme.

NOTED

25. Yeovil Refresh Update (Agenda Item 8)

Natalie Fortt, Area Development Lead, North and South presented the report and gave an update on progress with the Yeovil Refresh. She informed members that she had recently been appointed as the Regeneration Programme Manager and that had only taken up this role from 2nd July 2018.

She explained the first board meeting was due to take place on 13th July 2018 which would include discussion on the Terms of Reference, Stakeholder Group and to agree priority projects over the next six months, this included a review of car parks and the pedestrianisation of parts of the town centre. She confirmed a more detailed report would be brought to committee in October.

Councillor Peter Gubbins then reported the Area South members selected onto the Programme Board were Councillors Tony Lock, John Clark and Sarah Lindsay. He confirmed information would be sent to these members via Sally Nash and that a further email would be sent to all Area South members seeking expressions of interest in serving on the Stakeholder Group. He reiterated the Yeovil Refresh priorities that would come forward and that the pedestrianisation of the top of Middle Street was a priority.

Members noted the progress to date and that a more detailed report will be brought to the Committee in October 2018.

NOTED

26. Portreeves or Corporation Almshouses Trust - Annual Report & Statements for the Year to 31st March 2018 (Agenda Item 9)

The Communities Lead presented the report to members. She explained that the Strategic Housing Team continued to explore suitable sites to meet the requirements of the trust, however due to tight regulations it was difficult to tie into the local Yeovil area. She explained that should these difficulties continue they would look to go back to the Charity Commission to negotiate terms.

On being put to the vote, members unanimously agreed to approve the annual accounts and to note the update in the annual report.

RESOLVED: that members approved the annual accounts for the Portreeves or Corporation Almshouses Trust and noted the update in the annual report.

(voting: unanimous in favour)

27. Area South Forward Plan (Agenda Item 10)

The Communities Lead presented the report and reiterated that the Yeovil Refresh Report would be brought to the October committee. She also explained that due to Transformation annual service reports were unlikely to be presented to committee in the near future.

Councillor Peter Gubbins requested that a presentation be brought to committee on the update and design of the crematorium.

Councillor Peter Seib asked that Somerset County Council Education Department be invited to committee to discuss future demand and requirements for education as the town expands, in particular the requirement for future secondary school places. He also asked that Somerset County Highways be invited to discuss the pressures on the Yeovil road network now that development of the key sites were well underway.

RESOLVED: (1) that the Area South Forward Plan and the comments of Members be noted.

(2) that the reports identified by Members be added to the Area South Forward Plan.

(Voting: without dissent)

28. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)

Members noted the Schedule of Planning Applications.

29. Planning Application 18/01765/R3D - Land at Yeovil Recreation Centre Pickett Lane Yeovil (Agenda Item 12)

Proposal: Application to formalise the use of existing overflow car park to allow use by Yeovil College including 3 No. 5m high lighting columns (with double lamps) and 2.4m high fencing

The Area Lead Planner presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. She updated members that:

- Additional comments had been received from the highways consultant following discussion with locals and although maintains he cannot object to the application he has made recommendations regarding additional works necessary. These include the installation of an additional footpath at Pickett Lane, additional signage and road marking on the car park, trimming back of trees around the existing lighting column and the seeking of an additional sum for a Traffic Regulation Order (TRO) to implement waiting orders in Pickett Lane.
- Additional letters of objection had been received reiterating objections already outlined in report and concerns regarding who will maintain the car park, how the proposal would impact on the proposed clubhouse extension, who will pay for the additional requirements of the highways consultant, concern regarding the use of the back passageway to the college, safety of users of the car park in the winter months and that the car park at Chilton Grove was currently underused

The Area Lead Planner referred to the key considerations being the need for additional car parking, Highway safety and Impact upon residential amenity. She believed given the roadside parking problems at the college there was justification for additional parking and after consideration and discussion with the Council's engineers believed the additional footpath to be slightly onerous. She also said the addition of the TRO could be

considered at a later date. She did however believe the additional signage to be acceptable and that an additional condition could be imposed to include this request.

The Area Lead Planner therefore concluded that after considering all of the responses and issues, as outlined in the agenda report, her proposal was to approve the application and the conditions as set out in the agenda report with an additional condition to include the a scheme for signage and white lining of the car park.

Three members of the public then spoke in objection to the proposed development. Their comments included:

- Concern with regard to the disability access to the site with no dropped pavement up to the site entrance.
- Access gate to the car park only wide enough for one car to enter or exit the site with no separate pedestrian gate proposed.
- Confusion over who has overall priority use of the car park.
- Safety concerns due to the large increase in traffic on Picket Lane and Marsh Lane.
- Safety concerns for pedestrians/cars/cyclists as Pickett Lane already a very narrow lane with entrance to the car park on a blind bend and increase in traffic will only exacerbate this problem.
- Concerned about anti-social behaviour if gates are not locked until 10pm.
- Council should look at other solutions for the college such as promoting cycling, walking, public transport and car sharing.
- Believed the car park at Chilton Road is underutilised.

In response to questions the Area lead Planner and Lead Specialist – Planning informed members that:

- The leasing agreement ensure use of the car park during the day is for College staff and students only, permits will be provided.
- The aid of mirrors to help local residents are not favoured by the highway authority and therefore would not support this proposal.

Councillor Wes Read, Ward member raised his concern regarding the width of the access gate and the omission of a separate pedestrian access at the entrance to the site.

During discussion members sought clarification regarding the width of the access gate and believed that a separate pedestrian gate be installed at the entrance in the interest of pedestrian safety. They appreciated the concerns of the local residents however were satisfied that the implementation of a pedestrian gate would mitigate any concerns and that the proposed lighting and siting of the columns was acceptable.

Following a short discussion it was then proposed and subsequently seconded that planning permission be approved as per the officers recommendation as set out in the agenda report with the inclusion of two additional conditions to include:

- The installation of a separate pedestrian gate at the entrance to the car park
- A scheme of signage and white lining

And

An informative to advise the applicant to clear the vegetation around the existing street lamp near the entrance to the site in order to ensure appropriate lighting at the entrance.

On being put to the vote this was carried unanimously.

RESOLVED:

That application **18/01765/R3D** be APPROVED for the following reasons:

01. The proposed development, due to its location, scale and nature, is not considered to result in any demonstrable harm to the highway safety or residential amenity and therefore accords with the aims and objectives of TA5 and EQ2 of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans; Drawing No.'s AS-115-1, AS-115-3, AS-115-2B; and details of lighting received 5/6/2018.

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

03. The floodlights hereby approved shall only be operated when the car park is open and will be switched off when the car park is closed. No other means of illumination shall be installed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character of the area and to protect residential amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

04. Prior to the first use of the car park, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. This should include measures to promote sustainable travel along with a timetable for the implementation of the measures. The development shall not be used unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should then continue to be implemented as long as any part of the development is used.

Reasons: In order to promote alternative means of travel in the interests of sustainability.

05. Prior to the first use of the car park by Yeovil College staff/students, a pedestrian gate (separate from the vehicular access) shall be installed at the entrance and permanently maintained and retained as such.

Reason: In the interests of pedestrian safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

06. Prior to the first use of the car park by Yeovil College staff/students, a scheme of signage and white lining shall be implemented in accordance with a scheme that shall have been submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and highway safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

Informative

1. The applicant is advised to clear the vegetation around the existing street lamp near the entrance to the site in order to ensure appropriate lighting at the entrance.

(voting: unanimous in favour)

30. Planning Application 17/04400/REM - Brimsmore Key Site, Land to the North of Thorne Lane Yeovil (Agenda Item 13)

Proposal: The erection of 642 dwellings with associated landscaping and infrastructure works, access for local centre and primary school, amendment to link road design between Eastgate Square and Tintinhull Road, provision of sports and play areas, public open space and structural landscaping (Reserved Matters of 05/00753/OUT) EIA development

The Lead Specialist – Planning gave a comprehensive presentation showing the site, and proposed plans as detailed in the agenda. He explained the background of the application and history of the site and noted the proposed village square did not form part of the current reserved matters application.

He said the principal had long been established on the site and that this permission gives certainty to the development. He was satisfied the highways and residential amenity issues had been resolved and believed this to be a development of quality design.

The Lead Specialist - Planning therefore concluded that after considering all of the issues as outlined in the agenda report, his proposal was to approve the application with the conditions as set out in the agenda report.

In response to questions he informed members that:

- Additional land had been made available due to the revised masterplan and the proposal of an internal link road rather than being located around the perimeter of the site.
- The proposal shows a triangle of land that may be subject to a future reserved matters planning application for bungalow development.
- Understood there is a general clause within the Section 106 Legal agreement that any street trees planted within the highway have a commuted sum attached to them for the District Council to adopt and maintain.
- Could not guarantee that the developer would not seek to apply for a variation to the existing legal agreement, however this means of reduction could be lessened given the additional homes on the site and that any application would need to be brought back to committee for approval.

The applicant then addressed the committee. He explained the background of the scheme which started back in 1993 and that the vision was to create a scheme that would encourage walking rather than using a car. He believed the scheme and proposed location of the village centre was well positioned to achieve this with good links to all roads and footpaths to the south. He said it was a green leafy site, had retained every mature tree with the aim to be a natural green extension to the town. It provided a wide range of housing, a new proposed new primary school and an area of woodland. The scheme had won a number of awards and constructed to a very high standard with quality design and architecture.

Councillor Mike Lock, Ward member voiced his support of the application and praised the excellent quality and design of the scheme. He recognised the admirable work of the developer and believed this was an excellent development for the town.

During a short discussion members also voiced support of the application and appreciation of the workmanship of the developer. It was then proposed and subsequently seconded that planning permission be approved as per the officers recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That application **17/04400/REM** be APPROVED for the following reasons:

This application is a reserved matters application following the grant of Outline permission ref no 05/00753/OUT and the revised details accord with the principles set out in the outline application and in the Local Plan allocation for this site and with the relevant planning policies, including the NPPF.

SUBJECT TO THE FOLLOWING:

01. **Built According to Approved Plans:** The development hereby permitted shall be carried out in accordance with the plans as set out on the originally submitted application schedule dated 7-11-17, updated by amendments and a revised schedule dated 3-5-18.

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

02. **Housing Design Details:** Prior to the commencement of any dwelling in any phase or part thereof, full details of the following shall be submitted to and approved in writing by the Local Planning Authority for each plot in the phase, or part thereof, to be constructed: -
 - specific external wall materials, finishes and colours including sample panels for approval on site to show masonry coursing, jointing, bond and pointing and render finishes.
 - details of any proposed parapets, string courses, plinths and mouldings
 - specific window and door design details including sections and wall opening details including arch. lintel, cill, window/door surround and reveal depth.
 - details of any porches and door hoods position and details of meter boxes and any external flue, vent and extract terminals
 - roof materials, including samples
 - roof ridge, hip, eaves, verge and rainwater goods details

- any chimney, dormer and roof light details.
external works details of any steps, walls and copings, railings and fencing.
- details of any permanent external lighting proposed on building including any street lighting to be mounted on buildings (not including individual security lighting).

Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.

03. **The Woodland Area:** (as defined in the Section 106 Community Agreement dated 7 August 2007), shall be completed in accordance with the details pursuant to application 11/00361/REM (14/03596/S73) and 14/05665/DOC agreed by the letter from the Local Planning Authority dated 24/07/2015, **plus all details contained in this application.**

The implementation of this shall be in accordance with the procedures and timescales as set out in the Section 106 Agreement.

Reason: To ensure appropriate planting is carried out to the woodland edge of the development in accordance with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan.

04. **Hard and Soft Landscaping and Boundary Treatments:** Prior to the occupation of any dwelling on any phase or part thereof full details of hard and soft landscape and boundary proposals for that phase (or part thereof) shall be submitted to and approved in writing by the local planning authority. Such details shall include:
- maintenance prescriptions for existing landscape features to be retained e.g.; trees and hedgerows,
 - attenuation and swale elements within public open space,
 - full details of all tree and hedgerow planting including street trees/shrubs.

Reason: To ensure a meaningful contribution to the urban design and open space elements in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.

05. **Trees, hedges and hedgerows:** All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining any phase or part thereof of that part of the site being developed shall be protected from damage for the duration of works on that area to the satisfaction of the Local Planning Authority in accordance with the recommendations in British Standard 5837 1991. Any part(s) of trees, hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within ten years following contractual practicable completion of the approved development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.

06. **Balancing Pond Design and Management:** Prior to the occupation of any dwelling hereby permitted, detailed proposals for any proposed balancing pond and any other attenuation features serving the area of development in which such dwelling is situated shall be submitted to and approved in writing by the Local Planning Authority. These details shall include cross sections, ground levels, details of invert and outlet structures, and proposed marginal planting. Such ponds/attenuation features shall be completed in accordance with a timescale to be agreed in writing by the local planning authority.

Reason: In the interest of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 of the South Somerset Local Plan and the provisions of the NPPF.

07. **Flood Risk Assessment:** The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment as amended and surface water drainage strategy, particularly limiting the surface water run-off discharge to be no greater than agreed in writing by the Local Planning Authority in consultation with the LLFA, Wessex Water and the Environment Agency.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the NPPF.

08. **Surface Water Drainage:** Prior to the commencement of any phase or part thereof on the site, a surface water drainage scheme, for that phase or part thereof, including a full operation and maintenance strategy shall be submitted to and formally approved in writing by the Local Planning Authority. The strategy shall identify all future land use limitations; identify the ownership, operational and maintenance arrangements for the works over the lifetime of the scheme.

Reason: To ensure that the works provide the necessary mitigation against flooding for the lifetime of the existing and proposed development in accordance with the NPPF.

09. **Acoustic Assessment and Insulation:** Prior to the commencement of any dwelling an assessment of those properties which are likely to be subjected to noise shall be submitted to and approved in writing by the Local Planning Authority. For those properties identified, a scheme of acoustic insulation should be submitted to the Local Planning Authority for approval before the commencement of construction of these plots. Any mitigation works identified shall be carried out prior to occupation of the dwellings affected.

Dwellings shall be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application.

Reason: To ensure proper planning of properties potentially affected by noise in the interests of amenities of occupiers and in accordance with saved Policy EQ7 of the South Somerset Local Plan.

10. **Delivery of the Master Plan:** Prior to the commencement of any dwelling on any phase or part thereof, details of the internal ground floor levels of the buildings to be erected on that specific phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority.

To be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application.

Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.

11. **Domestic Waste Storage and Routes:** Prior to the commencement of any dwelling on any phase or part thereof, a strategy for the storage and collection of domestic recycling and refuse for that phase or part thereof shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the locations of collection points (communal if necessary).

Reason: To promote sustainable construction as advocated by the National Planning Policy Framework.

12. **Long Term Landscape Management Plan:** Prior to the occupation of any phase or part thereof, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas within that phase or part thereof, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority for its permitted use. The agreed landscape management plans shall be carried out as approved.

Reason: In the interests of visual amenity and to accord with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan 2006.

13. **Secure by Design:** Prior to the commencement of any dwelling referred to in the comments of the Crime Prevention Design Advisor on the application (dated 5-12-17) a strategy should be submitted and agreed in writing with the Local Planning Authority to address the specific crime prevention comments raised.

Reason: to ensure the scheme as built will be as seen as a safe environment EQ2 South Somerset Local Plan 2006

14. **Sports and play areas design and management:** In advance of any of trigger points set out in the Community S106 Agreement dated 9 August 2007 in respect of the delivery of Sports Facilities, Playing Pitches, Play Areas or the Sports Pavilion a strategy should be submitted and then agreed in writing with the Local Planning Authority to address the comments by Sport England (dated 10-1-18) on these elements of the application

Reason: to ensure the scheme as built will be as seen as a safe and healthy and active environment EQ2 South Somerset Local Plan 2006

Informatives:

01. You are reminded that four legal Agreements under S106 of the Town and Country Planning Act accompany this application and remain applicable in addition to the two Supplemental S106 Agreements agreed relating to community and highways.

02. You are reminded that there are informatives on the Outline Planning Permission 05/00753/OUT which remain of relevance for this and future phases of development.
03. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.
04. You are reminded of the Duty of Care for dealing with waste which is set out in detail in the response from the Environment Agency from whom additional guidance can be gained.
05. You are reminded that a Right of Way crosses this site which will require a formal Diversion Order. Advice can be gained from the Rights of Way Officer.
06. You are reminded to ensure that any works carried out do not adversely affect third party properties particularly when working in close proximity to existing houses or boundaries to residential properties.
07. With regards to Condition 12 the Local Planning Authority is seeking a plan that shows the intended land to be conveyed to private households, to the Highway Authority, to the Local Authority and/or Management Co. if applicable.
08. All Highway, footway and cycleway works will require a legal agreement with SCC Highway Authority well in advance of works and before they start. Requirement to secure an agreement under Sect 278 Highways Act 1980 for the necessary works.

(voting: unanimous in favour)

31. Planning Application 18/01630/S73 - Land North of Bunford Lane Yeovil (Agenda Item 14)

Proposal: Application to vary conditions 2 (approved plans), 16 (noise mitigation), and 17 (travel plan) and remove conditions 4 (finished floor levels) and 8 (access arrangements) of approval 16/03628/FUL

The Area Lead Planner presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. She told members that this application was originally passed in 2016 however the Council had now received an application to vary some of the previous approved plans and conditions.

She updated that the Highways Authority had no objections to the majority of the proposal; however they had objected to variation of Condition 15 in relation to the travel plan. It was suggested that this objection could be resolved by requiring that the Travel Plan be submitted three months prior to occupation.

She believed the design has maintained its contemporary approach and layout with no loss of floor space and that there was no change to the highways proposal. Therefore after considering all of the issues as outlined in the agenda report, her proposal was to approve the application with the amendment to condition 15 and as set out in the agenda report.

The applicant then addressed the committee and explained she was acting on behalf of SCC as architect and planning consultants. She said this proposal was being led by South West Enterprise Partnerships with an aim to nurture aerospace innovation. She believed these were modest changes and were within budget in order for the development to proceed with the funding that has been secured. She confirmed that although the overall footprint of the building had reduced the internal net floor space remained the same and therefore the number of employees would not be reduced. She said SSDC are committed to this scheme and that the contractor has been approved with work due to start in October this year with the aim to open in September 2019.

Councillor Nigel Gage, Ward member voiced his support of the application and believed this to be an excellent scheme.

There being no further debate it was then proposed and subsequently seconded that planning permission be approved as per the officers recommendation as set out in the agenda report and with the amendment to condition 15 to include the travel plan be submitted three months prior to occupation. On being put to the vote this was carried by 10 votes in favour, 0 against and 2 abstentions.

RESOLVED:

That application **18/01630/S73** be APPROVED for the following reasons:

01. The proposed variations to the approved plans are considered to respect the character of the area and cause no demonstrable harm to visual amenity or highway safety. The development represents sustainable development that aims to improve the economic condition of the area, is of a design that is distinctive and inventive and development which respects the character of the area and causes no operational issues to the adjacent airfield or the local highway network in accordance with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, SS3, SS6, YV4, EP2, EP3, EQ1, EQ2, EQ3, EQ4, EQ7, TA1, TA4, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun on or before the 02/12/2019 (three years from the expiration of the original permission).

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents as set out in the agent's covering letter of 18 May 2018 with the amendment of the Landscape Masterplan drawing to Drawing No. T01578-STL-XX-00-DR-L-XXXX-01001-P02.

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

03. The development hereby approved shall not be used other than for those activities which fall within the definition of Use Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or

without modification. During occupation of the development, floor area will be devoted to, and available for activities which fall within, Use Class B1c.

Reason: To ensure the development does not solely comprise B1A (office) use to accord with policy EP2 of the South Somerset Local Plan.

04. Prior to their first use in the development hereby approved particulars of the following shall have been submitted to and approved in writing by the Local Planning Authority;
- a) specific materials (including the provision of samples) to be used for all external walls and roofs;
 - b) surface treatments (including the provision of samples where appropriate); and
 - c) boundary treatments (style, height and colour).

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.

05. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: The site lies in an area where archaeological remains are likely and further assessment is required to comply with the objectives of the National Planning Policy Framework in order to safeguard heritage assets.

06. Any PV panels installed on the roof shall be first fitted with an anti-reflection coating.

Reason: In the interests of airfield safety.

07. Prior to the first occupation of the building a scheme of signage to promote and navigate the existing cycle links in the area and a scheme for secure sheltered cycle parking/storage on the site shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall thereafter also be fully implemented prior to the first use of the development.

Reason: To promote cycling and sustainable modes of transport to accord with policies TA1, TA3, TA4 and TA5 of the South Somerset Local Plan.

08. Before the development hereby permitted is first occupied a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

09. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted

to and approved in writing by the Local Planning Authority. Such provision shall be installed before the development is brought into use.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

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

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

11. There shall be no obstruction to visibility greater than 600mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 120m either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

12. No works shall be carried out until details of the surface water drainage scheme based on sustainable drainage principles 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 drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or

statutory undertaker or management company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with the National Planning Policy Framework the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

13. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time during the construction phase of the development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land to accord with the aims and objectives of the National Planning Policy Framework and policy EQ7 of the South Somerset Local Plan.

14. The development shall be used/occupied fully in accordance with the Noise Assessment Report (Revision 02 - May 2018), there shall be no changes to the approved details without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

15. Three months prior to the occupation of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Reason: To promote and encourage sustainable modes of travel to accord with policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan.

Informatives:

01. The applicant is advised to consider the comments made by the Crime Prevention Design Advisor (dated 22/09/2016) and seek the Secure by Design accreditation.

02. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 licence. This must be obtained from the Highway Service Manager for the South Somerset Area at the Highways Depot, Mead Avenue, Houndstone Business Park, Yeovil, Tel No. 0300 123 2224. Application for such a permit should be made at least four weeks before access works are intended to commence.

(voting: 10 in favour, 0 against, 2 abstentions)

32. Planning Appeals (For Information) (Agenda Item 15)

Members noted the Planning Appeals.

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Chairman

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Date