

**South Somerset District Council**

*Notice of Meeting*



# Area South Committee

*Making a difference where it counts*

**Wednesday 7th November 2018**

**2.00 pm**

**Council Chamber, Council Offices,  
Brympton Way, Yeovil BA20 2HT**

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



The following members are requested to attend this meeting:

Cathy Bakewell  
John Clark  
Gye Dibben  
John Field  
Nigel Gage  
Peter Gubbins  
Kaysar Hussain

Andy Kendall  
Sarah Lindsay  
Mike Lock  
Tony Lock  
Sam McAllister  
Graham Oakes  
Wes Read

David Recardo  
Gina Seaton  
Peter Seib  
Alan Smith  
Rob Stickland

Consideration of planning applications will commence no earlier than **2.30pm**.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462011 or [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Monday 29 October 2018.

*Alex Parmley, Chief Executive Officer*

This information is also available on our website  
[www.southsomerset.gov.uk](http://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 South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

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

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

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# **Area South Committee**

## **Wednesday 7 November 2018**

### **Agenda**

#### *Preliminary Items*

**1. Minutes of previous meeting**

To approve the minutes of the meeting held on 3<sup>rd</sup> October 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 District Council's Regulation Committee**

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

Councillors Peter Gubbins, Mike Lock, Tony Lock and David Recardo.

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. Public question time**

**5. Chairman's announcements**

**6. Reports from representatives on outside organisations**

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

*Items for discussion*

7. **Area South Revenue Grant Request (Executive Decision)** (Pages 6 - 9)
8. **Area South Forward Plan** (Pages 10 - 11)
9. **Planning Appeals** (Pages 12 - 15)
10. **Schedule of Planning Applications to be Determined by Committee** (Pages 16 - 17)
11. **Planning Application 18/02667/FUL - 10 Westbury Gardens Higher Odcombe Yeovil** (Pages 18 - 22)
12. **Planning Application 18/01122/FUL - Great Western Hotel 47 Camborne Grove Yeovil** (Pages 23 - 32)

**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 7

## **Area South Revenue Grant Request (Executive Decision)**

*Communities Lead:* Helen Rutter, Communities Lead  
*Service Manager:* Natalie Fortt, Regeneration Programme Manager  
*Lead Officer:* Natalie Fortt, Regeneration Programme Manager  
*Contact Details:* Natalie.fortt@southsomerset.gov.uk

### **Purpose of the Report**

For members to consider the request for community grant funding towards Town Centre Events on behalf of Love Yeovil Marketing Group.

### **Public Interest**

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

### **Recommendation**

That members support the application for up to £7,500 from the community grants budget.

### **Background**

The Love Yeovil Marketing Group (LYMG) was founded with the aims of positively promoting Yeovil, organising seasonal & thematic events and attractions, creating an enjoyable, varied and exciting shopping experience and monitoring consumer experience and evolving a programme in response to this feedback.

The group is currently run by volunteers and relies on the input of committee members to achieve its goals. The group have recently launched a new website, however, whilst the group has achieved much since its inception, there is a recognition that it now needs to employ someone to help organise events, populate the website and input more time to the social media platforms including Facebook and Twitter. The volunteers are all employed full time elsewhere and do not have the necessary time to continue organising such big events. A focus is needed to drive the projects forward, to enable the website to blossom and to give focus to the events the group currently support.

### **Evidence of Need**

Shopping habits are changing and many of the recent studies in to Britain's High Streets have shown that in order to survive, High Streets need to offer an 'experience' to shoppers. With online shopping becoming popular the only way to keep large numbers of shoppers coming to the town is to offer something in addition to retail such as leisure opportunities, Markets and events.

The Yeovil Refresh has also made reference to the successful delivery of key town centre events and the benefits they bring in generating extra footfall and in aiding a positive perception of the town centre. Some businesses have reported that they have seen an increase of 30% in footfall on events days.

## Project

A group have built a centralised digital hub (website & social media) which allows the local events to be publicised at no cost. Love Yeovil social media platforms are performing well, the Facebook page currently has 2,318 followers and 2,300 likes. These figures have approximately doubled from 12 months ago. Interest in the group and ad-hoc attendance at meetings has increased attracting voluntary input from an arts representative, film and media, evening and night time economy reps and legal and finance sector reps. LYMG and Yeovil Chamber are also jointly re-launching the BA20 forum in order to attract further town centre retailers. The forum offers an opportunity for engagement outside of core retail hours and they will also invite guest speakers from key partner organisations.

LYMG supports the Yeovil Town Council Super Saturday event and organises the Lantern Parade and Stage Show that complement the Christmas Light Switch on, financial contributions total more than £5,000 for those two events.

However, in order to continue to support the Yeovil Town Council events, the Yeovil Half Marathon and put on new events, the group need to employ someone part time. The post will enable a more focussed engagement with the retail, evening and night time sector, will deliver events for the town centre whilst working in partnership with key stakeholders and will continue to develop the online presence, creating a one stop shop for retailers and visitors alike. The post holder will also focus on income generation via sponsorship and grant funding in order to sustain the role beyond this initial funding.

The businesses in the town will benefit by seeing more activity on the ground and by having a dedicated person who 'joins the dots' and co-ordinates town centre activities.

The group will be match funding the community grant from their own funds that are generated through contributions from local businesses. It is recommended therefore to award a one-off revenue grant of £7,500 or up to 30% of the total project costs.

## Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
<b>A Eligibility</b>	<b>Y</b>	
B Equalities Impact	4	7
C Evidence of Need	5	5
D Capacity of Organisation	14	15
E Financial need	5	7
F Innovation	2	3
<i>Grand Total</i>	<b>30</b>	<b>37</b>

## Funding Breakdown

### Project Costs Breakdown

Salary for Events Co-ordinator post 18.5 hours	12,000
Salary on costs	3,600
Seed funding for events	8,000
Advertising for role	1,000
<b>Total</b>	<b>24,600</b>

Funding Sources	% of Funding of the Total Project Cost	Amount of Funding	Status
Parish Council	30	7,500	Pending
Own Funds (LYMG)	39	9,600	Secured
SSDC (Area South)	30	7,500	This application
<b>Total Project Cost</b>	<b>100%</b>	<b>24,600</b>	

The total does not include the non-financial support from volunteers to administrate the selection process.

### Financial Implications

The uncommitted 2018/2019 revenue grant allocation stands at £10,680. If members agree this award of £7,500 it will leave £3,180, available for other community projects.

### Grant Conditions

The grant would be subject to all the standard grant conditions.

The grant offer would be made based on the information provided in the application form and would represent up to 30% of the total project costs (the final payment may be reduced if the costs of the total project are less than originally anticipated, however payment will not exceed the grant amount approved at committee).

### Corporate Priority Implications

#### Economy

To promote a strong economy with thriving urban and rural businesses we will:

- Work with businesses and use our assets to grow our economy.
- Capitalise on our high quality culture, leisure and tourism opportunities to bring people to South Somerset.

#### Health and Communities

To build healthy, self-reliant, active communities we will:

- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.



**Carbon Emissions & Adapting to Climate Change Implications (NI188)**

None.

**Equality and Diversity Implications**

None directly from this report.

**Background Papers**

None

# Agenda Item 8

## **Area South Committee Forward Plan**

*Communities Lead: Helen Rutter, Communities Lead*  
*Service Manager: Natalie Fortt, Area Development Lead - South*  
*Agenda Co-ordinator: Jo Boucher, Case Services Officer – Support Services*  
*Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011*

### **Purpose of the Report**

This report informs Members of the agreed Area South Forward Plan.

### **Recommendations**

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

### **Area South Committee Forward Plan**

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Democratic Services Officer.

### **Background Papers**

None

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## Appendix A

### Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
<b>5<sup>th</sup> December 2018</b>	Heart of Wessex Rail Partnership	Annual report of the work undertaken by the Heart of Wessex Rail Partnership during 2017/18	Helen Rutter, Communities Lead
	Yeovil Western Corridor Update Presentation	Quarterly update presentation from SCC on the Yeovil Western Corridor Improvements	Andy Coupe, SCC Strategic Manager Infrastructure Programmes
<b>2nd January 2019</b>		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
<b>6<sup>th</sup> February 2019</b>	Somerset Highways – maintenance programme	A six monthly update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	Area Plan Report	The development of the Area Plan	Tim Cook, Locality Manager
	Citizens Advice South Somerset (CASS) Presentation	Presentation from Citizens Advice South Somerset	Angela Kerr, CEO or Kim Watts Client Services Manager, CASS
	Yeovil Crematorium	Presentation on the refurbishment/design of the Crematorium.	Chris Cooper, Environment Services Manager
<b>TBC</b>	<i>Future demand and requirements for Education in Yeovil</i>	<i>To discuss future demand and requirements for education, in particular the requirement for future secondary school places.</i>	<i>Somerset County Council, Education</i>

# Agenda Item 9

## **Planning Appeals (For information)**

*Director:* Martin Woods, Service Delivery  
*Lead Officer:* Martin Woods, Service Delivery  
*Contact Details:* martin.woods@southsomerset.gov.uk or (01935) 462071

### **Purpose of the Report**

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

### **Recommendation**

That the report be noted.

### **Background**

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.

### **Appeals Dismissed**

Ward: Yeovil East  
Proposal: The erection of a dwelling  
Appellant: Mr F Harris  
Site: Land Adj 2 Monmouth Road Yeovil Somerset

### **Financial Implications**

None

### **Implications for Corporate Priorities**

None

### **Other Implications**

None

***Background Papers:*** Planning application files



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## Appeal Decision

Site visit made on 16 August 2018

by **M Allen BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 5 October 2018

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### Appeal Ref: **APP/R3325/W/18/3197423** **2 Monmouth Road, Yeovil BA21 5NL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr F Harris against the decision of South Somerset District Council.
  - The application Ref 17/04437/FUL, dated 13 November 2017, was refused by notice dated 24 January 2018.
  - The development proposed is described as Domestic.
- 

### Decision

1. The appeal is dismissed.

### Procedural matters

2. The planning application described the proposal solely as 'Domestic'. It is clear from the submitted information that the erection of a dwelling has been applied for; both the Council and Appellant refer to such in the submitted documentation. I have therefore considered the appeal on this basis.
3. Since the appeal was submitted the Government has published a new National Planning Policy Framework (the Framework). Comments were sought from the Council and the Appellant; the Appellant has provided comments which I have considered. Both main parties have been provided with the opportunity provide comments and so no injustice has been caused to any of the appeal parties. I have considered the appeal on the basis of the revised Framework.

### Main Issue

4. The main issue is the effect of the development on the living conditions of the occupiers of 2 Monmouth Road with particular regard to outdoor amenity space.

### Reasons

5. The proposed dwelling would be located to rear of the existing property of 2 Monmouth Road (No 2) and would occupy much of the garden space associated with this existing dwelling. An area of garden would remain to the side of No 2 that is currently utilised as a driveway. This area is bordered by Monmouth Road as well as a lane which serves as an access for other nearby dwellings. The lane would also provide the only access to the proposed dwelling.

6. The proposed scheme follows the dismissal of a previous appeal on the site and seeks to overcome the shortcomings identified by the Inspector in that appeal. Rather than the vehicular access to the proposed dwelling taking up a portion of the existing dwelling's garden area, the scheme now proposes that access be gained from the existing access lane which lies to the north of the site. This would allow for a greater garden area to be retained than that which was proposed within the previous scheme.
7. There would be a narrow strip of garden to the east of the existing dwelling. It is acknowledged that the proposed house would not have its door on the elevation next to rear of the host property any more. However, I agree with the findings of the previous Inspector that this area would not provide much space, would have limited light and would be overshadowed for much of the day. Additionally the space to the front of the existing bungalow is not adequately private and it is subject to noise from activities in Monmouth Road.
8. The existing area of garden to the north of the existing dwelling would be reduced in size slightly from that which currently exists due to the proposal to widen the adjacent access lane and chamfer the boundary at the north-west corner of the site. Nevertheless this retained garden area would be of a sufficient size to allow occupiers of the dwelling to sit outdoors, store refuse, hang out washing, etc. This area would therefore in my view be adequate, when considered in terms of size alone.
9. Nonetheless, whilst the new access would be further away from the host bungalow than before, the previous Inspector's concerns related to the quality of the space provided. Despite the size of the retained garden area being increased, I find, as did the previous Inspector, that the retained area of garden would be close to the adjacent highway, footway and access lane. Whilst in the context of the existing use of the lane the appeal proposal may not increase the use greatly users of the garden would be very much aware of the movement of both vehicular traffic and pedestrians very close to their only meaningful outdoor amenity space. The disturbance, including the associated noise, from the comings and goings of vehicular traffic and pedestrians associated with the proposed dwelling coupled with vehicular and traffic movements along Monmouth Road would diminish the quality of this space to an unacceptable degree. The presence of boundary features along the site boundaries would do little to ameliorate the effect of this disturbance.
10. I note details have been provided of the original scheme for the development of the existing dwelling, which do not show the inclusion of the existing garden to the rear of No 2. However, in my view the circumstances that would result, should the appeal succeed, would differ from those present at the time that planning permission was granted for the existing dwelling. The details provided of the original scheme show an outbuilding located in the area where the new dwelling is now proposed. However, the relationship between the proposed dwelling and No 2 would differ from that between the outbuilding which previously existed and No 2. The size and position of the proposed dwelling would also differ from that of the outbuilding. In addition the current scheme proposes a reduction in the depth of garden area to the east of No 2 from that which was originally approved. Therefore in my view the situation that would result from the proposed development would not be the same as that which existed at the time the original scheme was granted planning permission. The

original grant of planning permission for No2 does not therefore justify allowing the appeal scheme.

11. Whilst I recognise that the scheme has been amended, I still find that the current proposal would have an unacceptable effect on the living conditions of the occupiers of No 2 with particular regard to amenity space. This would not comply with policy EQ2 of the South Somerset Local Plan (2015), which seeks to protect the residential amenity of existing properties. The policy from the Framework regarding developments achieving a high standard of amenity for existing users would also not be met.

### **Other matters**

12. I note the appellant has provided details of a scheme at Sherborne Road where identified highway benefits were taken into account by the Council when making a decision on that case. I have had regard to the benefits that would arise from the appeal scheme in terms of highway safety. However, there is no evidence before me demonstrating that the existing access arrangements pose any significant risk to highway safety. As such these benefits have limited weight, which in any event do not outweigh the harm I have identified above relating to living conditions.
13. The appellant states that that the Council is not able to demonstrate a 5 year supply of deliverable housing sites, but the Council have not clarified this. However, even if it is the case that there is no 5 year housing land supply, overall I find that the adverse impact of the proposed development would significantly and demonstrably outweigh the limited benefits that would arise from the contribution of a single dwelling to housing supply when assessed against the policies in the Framework taken as a whole.

### **Conclusion**

14. It is concluded that the appeal should not succeed.

*Martin Allen*

INSPECTOR

# Agenda Item 10

## Schedule of Planning Applications to be determined by Committee

Director: Martin Woods, Director - 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 South Committee at this meeting.

### Recommendation

Members are asked to note the schedule of planning applications.

**Please note: Consideration of planning applications will commence no earlier than 2.30pm.**

Members of the public who wish to speak about a particular planning item are recommended to arrive for 2.15pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	COKER	18/02667/FUL	The erection of a two storey side and single storey rear extension to dwellinghouse	10 Westbury Gardens Higher Odcombe Yeovil	Mr Liam Delaney
12	YEOVIL EAST	18/01122/FUL	Change of use of former public house to 8no flats with associated internal, external works and parking	Great Western Hotel 47 Camborne Grove Yeovil	Kenika Properties

*Further information about planning applications is shown below 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 had 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

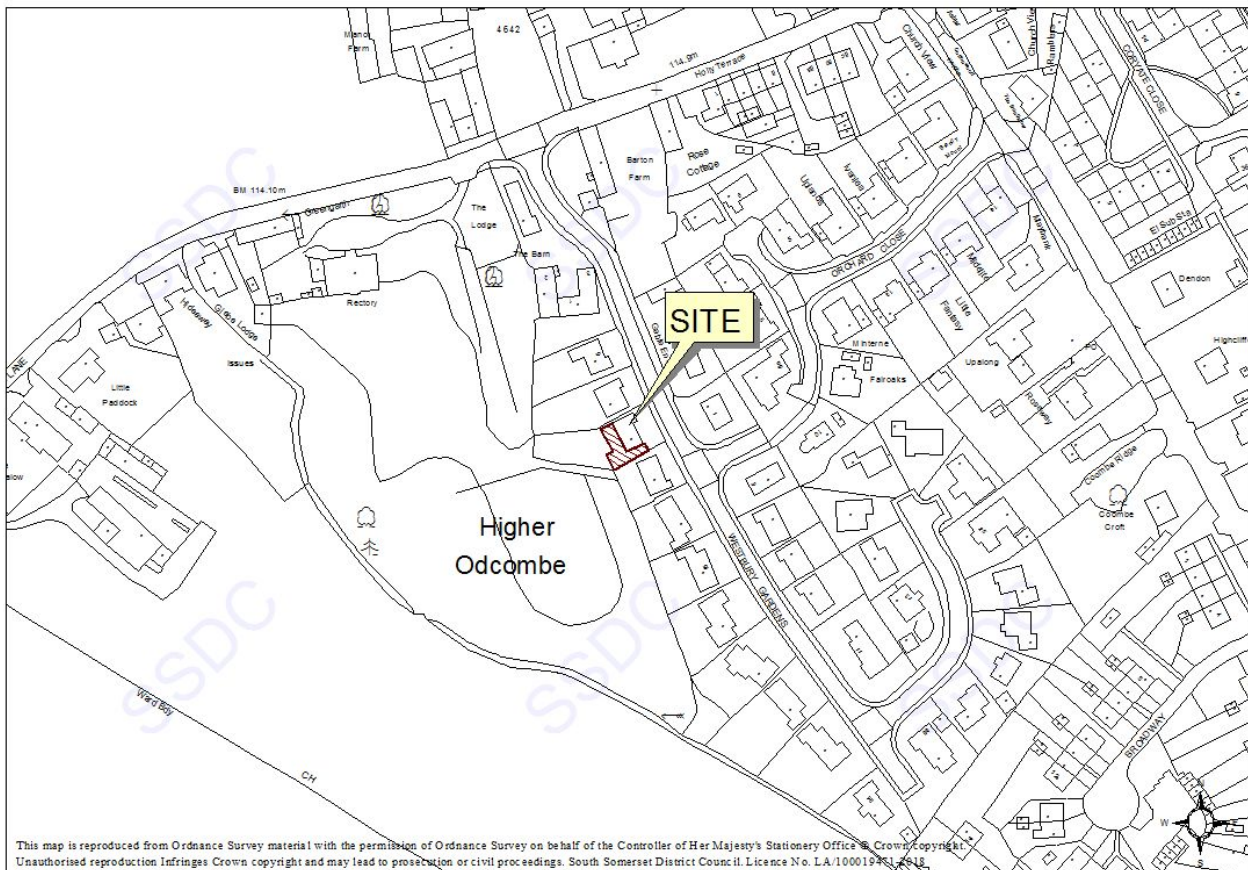
## **Officer Report On Planning Application: 18/02667/FUL**

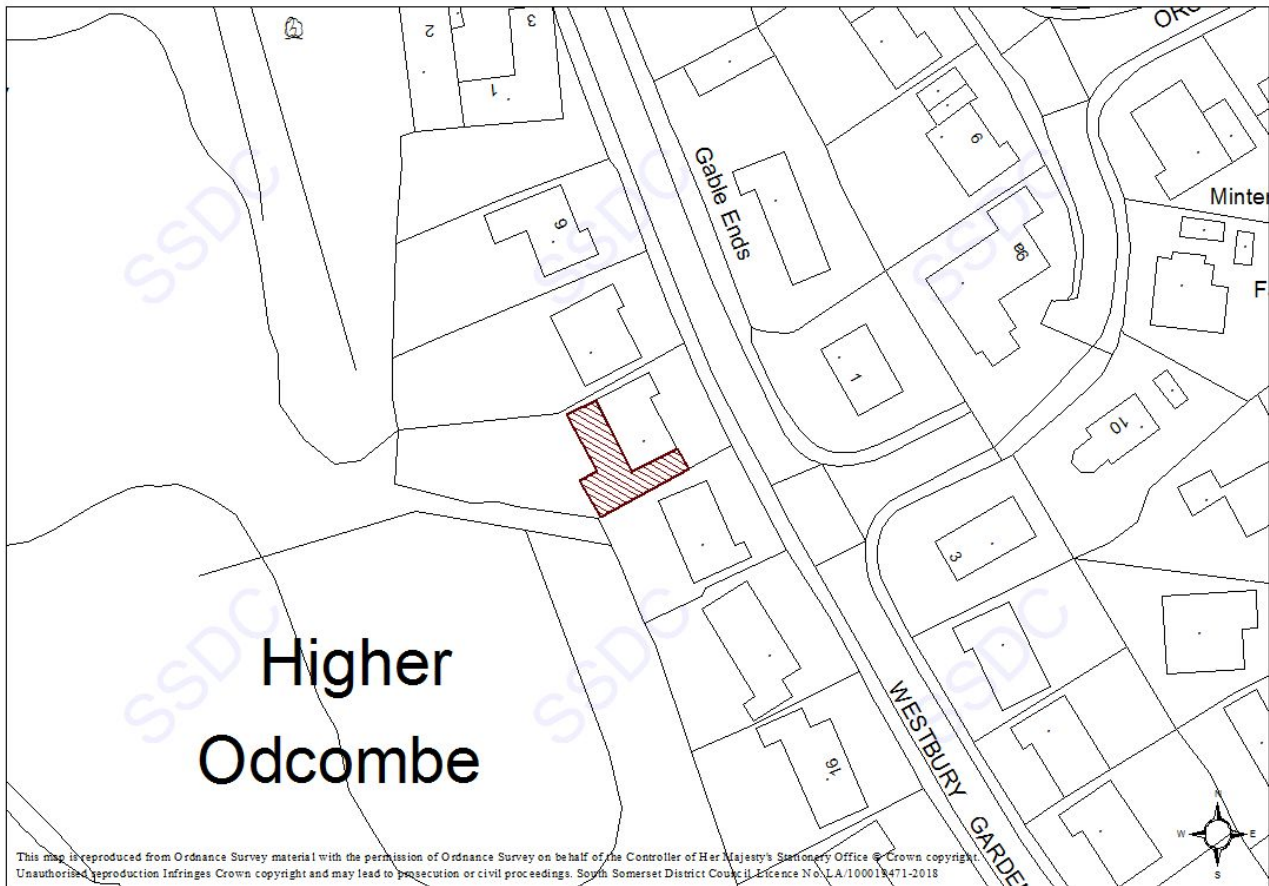
<b>Proposal :</b>	The erection of a two storey side and single storey rear extension to dwellinghouse.
<b>Site Address:</b>	10 Westbury Gardens Higher Odcombe Yeovil
<b>Parish:</b>	Odcombe
<b>COKER Ward (SSDC Member)</b>	Cllr Gina Seaton Cllr Cathy Bakewell
<b>Recommending Case Officer:</b>	Jacqui Churchill Tel: (01935) 462462 Email: planningcaseteam@southsomerset.gov.uk
<b>Target date :</b>	17th September 2018
<b>Applicant :</b>	Mr Liam Delaney
<b>Agent: (no agent if blank)</b>	Mr Barry Buckley Castellum Tinneys Lane Sherborne Dorset DT9 3DY
<b>Application Type :</b>	Other Householder - not a Change of Use

### **Reason for Referral to Committee**

At the request of the Ward Members with the agreement of the Area Chair this application is to be heard at committee to allow for full discussion around public interest and amenity.

### **Site description and proposal**





**Date of site visit:** 07.09.18

**Neighbours/consultees correct:** Yes

**Description:** 10 Westbury Gardens is a two storey detached dwellinghouse constructed of recon stone under a double roman tiled roof with white uPVC windows and doors.

This application seeks permission for the erection of a two storey side extension and single storey rear extension.

**History:**

17/04274/FUL - The erection of a single storey side and rear extension - permitted with conditions 04.12.17

**Policy:**

- South Somerset Local Plan 2006-28:
- Policy SD1- Sustainable Development
- Policy SS1 - Settlement Hierarchy
- Policy EQ2 - Design and General Development
- Policy TA5 - Transport Impact of New Development
- Policy TA6 - Parking Standards

NPPF:

## Chapter 7 - Requiring Good Design

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

Odcombe Village Design Statement - updated 2015

### **Town/Parish Council:**

Odcombe Parish Council - Recommend refusal in the interest of residential amenity - the additional height is overbearing.

### **Other Consultees:**

Highways Authority: Standing advice applies (in this case, Amber Zone location and consequent need for 2.5 off- street car parking spaces)

Highways Consultant: No highways issues, no objections.

**Neighbour Comments:** 12 neighbours were notified and a site notice was displayed. The following representation was received:

12 Westbury Gardens - (in summary) Strongly object as

- i. very oppressive and overbearing
- ii. rear window would invade privacy
- iii. building would dominate view from conservatory and garden
- iv. render will require regular maintenance
- v. question need for second storey

Full objection available to view at [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

Officer response - although points iv and v are not material planning considerations, points i - iii will be dealt with under considerations below.

## **CONSIDERATIONS**

### Principle of Development

The proposal is made for the alteration and extension of an existing dwelling in Higher Odcombe. The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals. In this case, a previous proposal 17/04274/FUL for the erection of a single storey side and rear extension was approved with conditions on the 04.12.2017. The main considerations in assessing this revised scheme will be the impact on the residential amenity of neighbouring residents, the impact on visual amenity of the area and impact on highway safety.

### Scale and Appearance

Policy EQ2 of the South Somerset Local Plan requires the proposal, in terms of density, form, scale, mass, height and proportions, to create a quality place, respect local context and character and to have regard to South Somerset District Council's Development Management advice and guidance. The

National Planning Policy Framework (NPPF) also highlights the importance of high quality design. SSDC have published a Residential Extension Guide which further protects the amenity of neighbouring properties, stating that extensions must not reduce the existing amenities of neighbours by overlooking or overshadowing. It also protects the character of the house, requiring extensions to be in keeping with the character of the building by neither dominating the building nor upsetting the balance of its original design.

When considering such a proposal it is important to ensure that the design, scale and appearance is appropriate to avoid dominating the existing house. In this case the property is located in a residential road of differing style properties with the neighbouring property to the south being a bungalow. The proposal has been revised from 17/04274/FUL to include a two storey side element to provide a dressing room and ensuite bathroom at first floor level. The two-storey side extension extends almost to the boundary with the neighbouring bungalow. The proposed two storey side extension, is set slightly lower than the host dwelling's ridgeline and set back from the principal elevation resulting in a subservient appearance to the host dwelling in line with SSDC's design guide. The application property is set in a generous size plot with a rear garden bounded by 1.8m timber fencing and mature planting. Materials are stated as matching. As such, it is not considered that the proposal causes demonstrable harm to visual amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2018.

#### Residential Amenity

The revised application has introduced a two storey side element following the previously approved single storey extensions.

The occupants of the neighbouring bungalow to the south (12 Westbury Gardens) have raised an objection on the basis that the proposal is oppressive and overbearing and invades their privacy. It is noted that the two-storey element will exceed the height of the adjoining bungalow's ridge. The west side of Westbury Gardens is made up of two storey properties to the north and single storey properties to the south. There is approximately a 2.2m gap between the built form of 10 and 8 Westbury Gardens which are both two storey properties. As a result of the proposal, there is approximately a 1.8m gap between the application property and the bungalow to the south. Although the single storey element extends beyond the rear elevation of the application property, the two-storey element is limited to the depth of the existing dwellinghouse which extends approximately 1m deeper to the west (rear) than the rear elevation of the neighbouring bungalow. Therefore, due to the design of the extension including the two storey element being limited to the existing side elevation and the residual gap between the neighbouring properties, it is not considered that the proposed extension would cause an unacceptable sense of overbearing development. Furthermore, due to the orientation of the application property to the north of the bungalow, the proposal is not considered to cause a significant loss of light.

It is noted that there are no proposed side windows at first floor level in the two-storey side extension to avoid overlooking. The proposed window at first floor on the rear elevation will serve a bathroom and as such will be conditioned to be retained as obscure glazing. It is not necessary to remove permitted development rights for new first floor windows in the side elevation of the two-storey extension as the GPDO (as amended) has restrictions to protect privacy in this respect. Nevertheless permitted development rights are recommended to be removed to ensure that no dormer window or other roof alterations are constructed in the two storey extension part of the proposal in order to help safeguard residential amenity. With the imposition of such a condition, and in light of the above comments, it is not considered that the proposal introduces additional significant overlooking or loss of privacy to justify a refusal of planning permission.

Whilst sympathetic to the concerns of the occupiers of the neighbouring property, on balance it is not considered that the proposal causes demonstrable harm to residential amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2018.

## **RECOMMENDATION**

Approve for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policy EQ2 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (March 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 date stamped as received 23rd July 2018 and reference:

As Proposed - Ground Floor plan, Roof plan, Site/Block Plan, Location Plan, Section and Elevations  
First Floor Plans and Cross Sections

and the external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

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

03. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development ) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additions or other alterations to the roof of the proposed two storey extension hereby permitted, including construction of dormer windows or roof balconies, shall be carried out without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to avoid overdevelopment in accordance with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2018.

04. Prior to the development hereby approved being first brought into use, the first floor window on the rear elevation shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2018.

# Agenda Item 12

## **Officer Report On Planning Application: 18/01122/FUL**

<b>Proposal :</b>	Change of use of former public house to 8no flats with associated internal, external works and parking.
<b>Site Address:</b>	Great Western Hotel 47 Camborne Grove Yeovil
<b>Parish:</b>	Yeovil
<b>Yeovil (East) Ward (SSDC Member)</b>	Cllr David Recardo Cllr Rob Stickland Cllr Tony Lock
<b>Recommending Case Officer:</b>	Neale Hall Tel: 01935 462363 Email: neale.hall@southsomerset.gov.uk
<b>Target date :</b>	4th June 2018
<b>Applicant :</b>	Kenika Properties
<b>Agent: (no agent if blank)</b>	Mr Andrew Tregay Boon Brown Architects Motivo Alvington Yeovil BA20 2FG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### **Reason for Referral to Committee**

The report is being brought back to committee following deferral by Members to allow negotiations to take place in respect of the parking provision associated with the proposal.

### **AMENDED PLANS**

Following the committee decision to defer the application to allow for negotiations to take place, the applicant submitted amended plans for the proposal.

The amended plans show the removal of the 4 bedrooms on the second floor, leaving a unit mix of 7X1 bed flats and 1X2 bed flat.

A fourth parking space has been created next to unit 3 where there is an existing drop curb access point.

There has been a change from a door to a window in bedroom 1 of unit 3.

The bin store has been moved to the rear of unit 4.

The amendments reduce the parking provision requirements by one space.

### **Consultation**

Following receipt of the amended proposals, a further period of consultation was undertaken.

### **Representation**

One further letter has been received stating there is not enough parking for the proposal or residents.

**Yeovil Town Council** -The Council maintain an objection on the grounds of overdevelopment of the site the proposals do not meet the requirements of the County Parking Strategy; the potential for increased problems associated with on-street parking which will adversely impact on road safety for the community; and, the adverse impact on residential amenity.

The Town Council would also make the point that it was unfortunate that the developers did not seek pre-application advice before starting the development.

**SCC Highways** - to be considered further.

### **Consideration**

The amended proposal has reduced the mix and number of units and provided one more parking space. Whilst it is appreciated that the parking still falls short of the optimum recommended requirement it is still considered that the proposals sustainable location is sufficient to invoke the exception to policy TA 6 as previously stated. i.e. It is acknowledged that the proposed level of car parking is below the optimum one space per dwelling ratio for Zone A set out in the Somerset Parking Strategy and replicated in Local Plan Policy TA6, but reference is made to this paragraph which sits alongside the Zone A ratio: "The car parking standards set out here are optimum standards; the level of parking they specify should be provided unless specific local circumstances can justify deviating from them. Developments in more sustainable locations that are well served by public transport or have good walking and cycling links may be considered appropriate for lower levels of car parking provision.

This approach is reinforced in Chapter 2 and Chapter 9 of the NPPF with specific regard being given to paragraphs 109 and 110 a) that state; development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts would be severe. Within this context proposals should give priority first to pedestrian and cycle movements and second - facilitate access to public transport.

The proposals as stated in the original report are fully supported by the policies of South Somerset District Councils Local plan and are reinforced by that of the National Planning Policy Framework.

It is therefore considered the original considerations and recommendation are fundamentally the same and are sound and still valid as set out below in the original report.

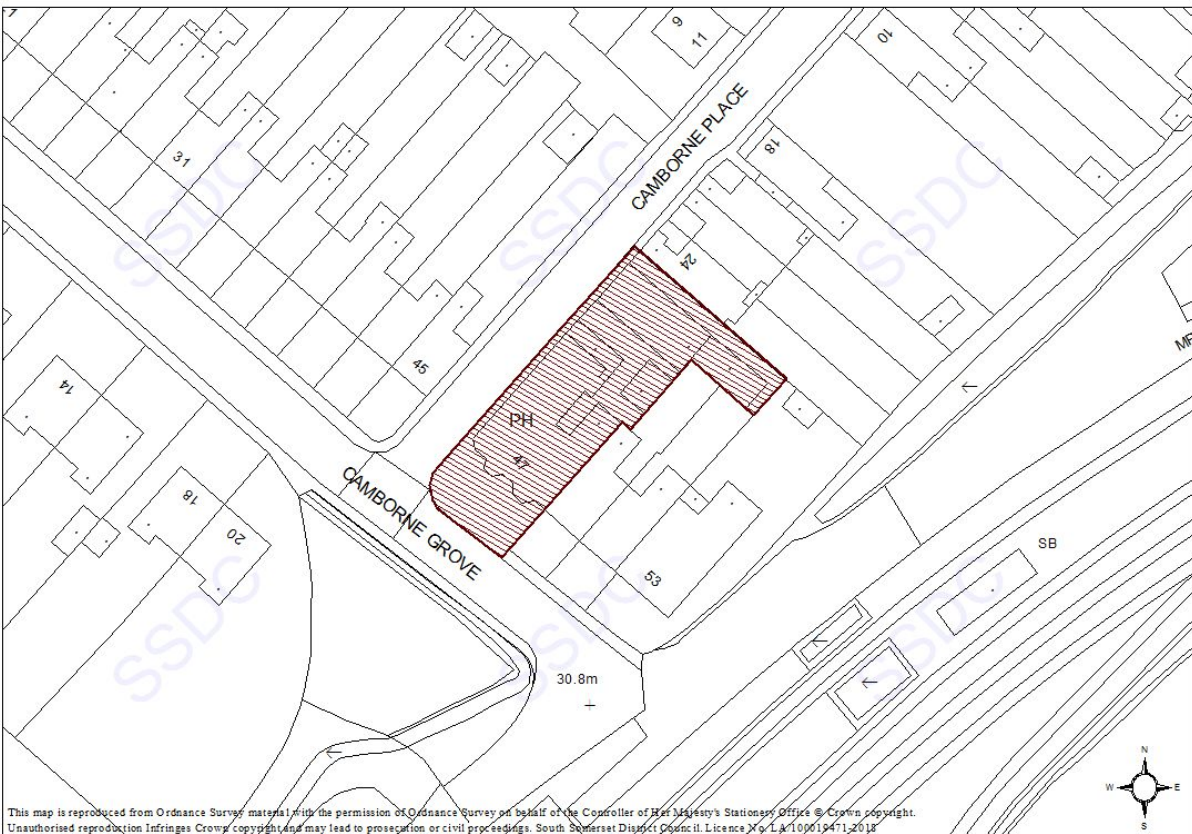
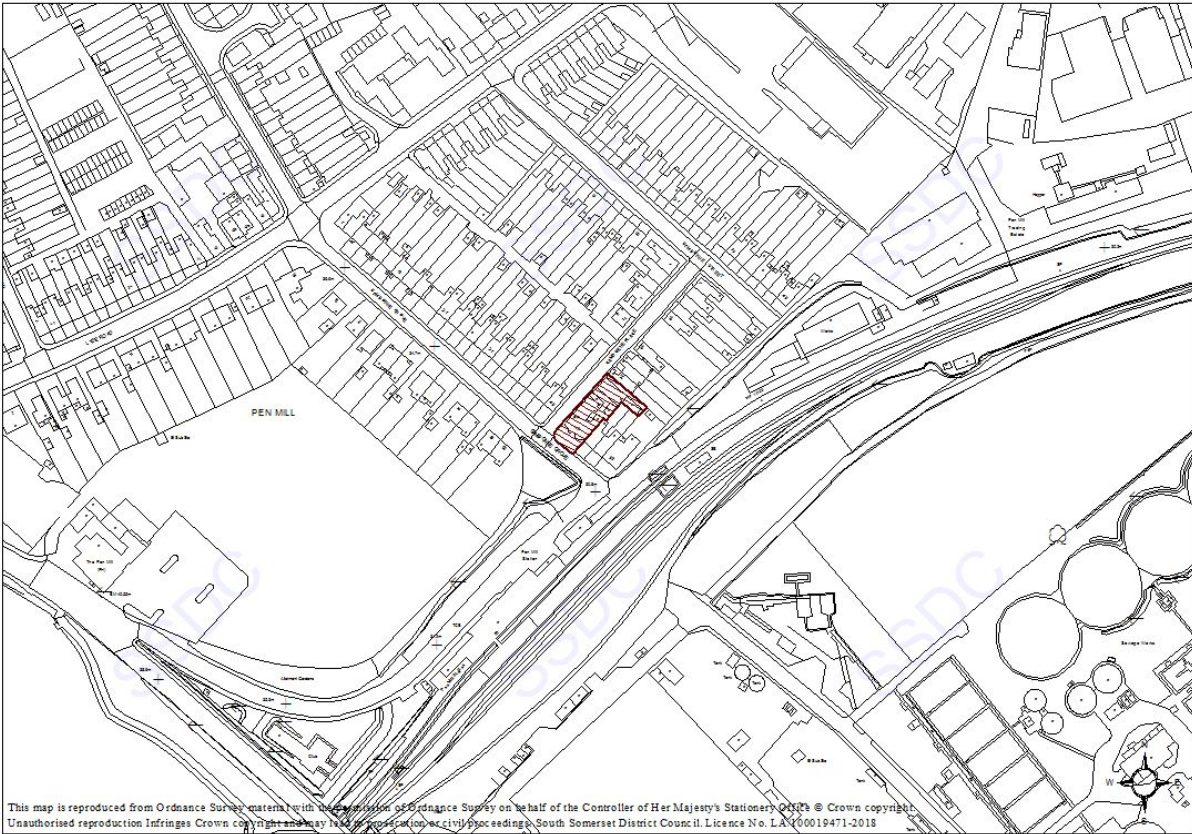
### **Recommendation**

To grant planning permission subject to the conditions as set out in the report with plans as amended in condition No. 2.

## **ORIGINAL REPORT**

### **Site Description and Proposal**





The application site comprises a former public house located on the eastern side of Yeovil, known as the Great Western pub, situated on the junction of Camborne Grove and Camborne Place which lies close to Pen Mill station. The surrounding area is predominately residential and most of the properties along the terrace all have two-storey elements of varying sizes and styles. The site frontage is similar in appearance to the adjoining property being two storey bay

windowed rendered properties under tile roof to the principal elevation.

The site is within the development area as defined in the South Somerset Local Plan. The public house is vacant and the application is now part retrospective as internal works have been undertaken together with the replacement of windows with white UPVC units. An element of external demolition has also occurred involving the removal of part of the former skittles alley and some flat roofed connecting areas (kitchen area) between the main building and the rear building.

The pub was subject of a Community Right to Bid - Asset of Community Value Nomination in 2017. Following due process the Council decided not to enter the property onto the list of Assets of Community Value (ACV). The ACV application documentation suggests that the former public house was not a viable business with lack of trade and seeks the change of use from A4 public house to C3 residential dwelling. The supporting documentation to the planning application identifies two other facilities within a 400m radius, one within 500m and others further afield.

A new ACV application was received by the Authority on the 21st August 2018 and will follow due process. Notwithstanding this the planning application must be determined on the basis of the information before members irrespective of the result of the newly submitted` ACV application.

The scheme proposes to change the use and convert to 8no flats, with a mix of 4x one bed flats, 3x two bedroom flats and 1x three bedroom flat. It is stated the first floor was originally occupied by a 5 bedroom flat with office space.

Within the provision for meeting parking needs, three parking spaces are proposed as well as a new secure cycle store.

## **RELEVANT HISTORY**

94/02555/FUL - Internal alterations and the erection of a covered way to skittle way.  
18/00236/OPERA - Enforcement file

## **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 considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028.

An enforcement file has been opened regarding the unauthorised works, however at this time no action is considered appropriate until the outcome of the application has been determined. This decision complies with enforcement protocol as a proportionate approach.

## **CONSULTATIONS**

### **Yeovil Town Council**

Approval subject to adequate parking provision to mitigate the impact on the existing on street parking difficulties.

### **SSDC Highway Comments**

Refer to SCC comments

## **County Highways**

The Highway Authority do not object to the principle of the development. However they have reservations regarding the proposed provision of car parking and potential resultant pressure for on street parking which in turn may impact on the local bus service manoeuvrability.

## **REPRESENTATIONS**

The application was advertised by way of site notice and neighbour notification. As a result 14 letters of objection have been received with one providing a link to a petition with 254 signatures.

Main issues raised:-

- No effort to maintain viability of pub or justification
- Pub to be listed as a ACV was rejected by Council with no clear reason given
- Harmful to pedestrian safety and emergency vehicles unable to get through
- Insufficient parking
- Loss of community asset
- Right of access to rear of 20, 22+24
- Overlooking/privacy
- With the additional parking buses will be unable to get through
- 100+ years as a public house and a hub of community as a venue for events such as christenings, birthdays and weddings
- Little detailing how the proposal will impact on lane serving the rear of properties 20, 22 and 24
- External demolition and internal works have taken place
- Lack of consultation
- Constant disregard to all concerned and the planning system

## **MAIN CONSIDERATIONS**

The main considerations in this case relate to the impact on residential amenity, pedestrian/highway safety and sustainability. The principle of residential development in this location is strongly supported by policy.

### **Principle Development**

Policy SD1 states the Council when considering development proposals will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and will seek development that improves the economic, social and environmental conditions within the District. Policy SD1 also compels the Council to work with applicants to improve proposals so that they are capable of being approved and to grant permission, without delay, unless material considerations dictate otherwise.

Policies SS4, SS5 and YV1 set out that 15,950 dwellings are required in the plan period (2006-2028) and 5,876, so one third of the district wide requirement, will be located within the Urban Framework (existing built area) of Yeovil.

The site use is currently a class A4 use (public house) and it is proposed to change the use to C3 residential for the development of eight flats.

The principle of residential use in this area is fully supported and encouraged by the policies of the local plan and NPPF 2018.

## **Design/Layout/Materials**

Policy EQ2 of the Local Plan lays down very clear guidelines for development, in particular that it should be of a high quality, compatible with the setting and local character, and the residential amenity of neighbouring properties should not be harmed.

The proposed materials are of the type commonly used within a predominately residential area and the external appearance is considered to be appropriate and acceptable.

It is considered the proposal blends comfortably within the site and the immediate residential surrounding area and will have a similar appearance to the adjoining residential property.

## **Visual/Residential Amenity**

The existing context of the site and area is typically of two storey terraced and semi detached dwellings and a notable amount have converted the front of the site into off road parking. The proposed design of the units are consider to integrate well into the streetscene and the overall character of the area.

A number of the proposed units of accommodation do not have amenity space although it is proposed that there will be some definition of the rear courtyard area. However within approximately 160m lies Yeovil Country Park. Given the layout the proximity to the town centre and the general parking constraints on site, on balance this is considered acceptable and future occupiers would be fully aware of the parking restrictions.

The materials and design are appropriate in this location and as such the proposals comply with Policies EQ2 and EQ3 and the proposal is well related to existing development and the character of the area.

3no parking spaces are proposed and a new secure cycle store which will be positioned to the rear of the application site to promote the use of cycling which would be a benefit at this location.

The proposed scheme seeks to demolish the old kitchen and the single storey extension and covered walkway (the latter has already taken place and consideration of enforcement is being held in abeyance as enforcement action is discretionary and the authority is required to act proportionately to breaches). Upon investigation of the unauthorised works, the applicant was requested to stop work on site. The applicant complied after having made the site safe and no further works have been undertaken on site since that date.

The proposed flats have been designed to minimise impact upon residential amenity and having regard to the bulk, scale, positioning and fenestration of the proposed, it is considered that it would have an acceptable relationship with the adjacent neighbouring properties, and that it would not give rise to undue overlooking / loss of privacy or an overbearing relationship with nearby neighbours. The proposal does not appear to impact on the access lane to the rear of the adjoining properties and therefore any right of access enjoyed should not be affected by the development.

Therefore the proposal would not harm local residential amenity. The proposal therefore complies with Policy EQ2.

## **Loss of Public House**

Policy EP15 sets out guidance for developments that result in total loss of site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility contributes towards the sustainability of a local settlement and states development will not be permitted except where the applicant demonstrates that:

- *alternative provision of equivalent or better quality, that is accessible to that local community is available within the settlement or will be provided and made available prior to commencement of redevelopment; or*
- *there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment, and all reasonable efforts to secure suitable alternative business or community re-use or social enterprise have been made for a maximum of 18 months or a period agreed by the Local Planning Authority prior to application submission."*

In terms of alternative provision; as already noted the applicant has addressed this issue and it is noted that other establishments exist. On balance it is considered that the proposal complies with Policy EP15 due to the alternative provision that is available within the area.

## Highways

It has been suggested by representation and the Highway Authority that the lack of off-street car parking is likely to result in additional pressure for on-street car parking. In addition, the bus service 68 routes via Camborne Grove and emergency vehicle access could be affected by additional on-street car parking. The Highway Authority does not object to the principle of the proposed development. However, the provision of car parking is significantly less than the standards set out in the Somerset County Council Parking Strategy for a site located in Zone A.

It is acknowledged that the proposed level of car parking is below the optimum one space per dwelling ratio for Zone A set out in the Somerset Parking Strategy and replicated in Local Plan Policy TA6, but reference is made to this paragraph which sits alongside the Zone A ratio: "The car parking standards set out here are optimum standards; the level of parking they specify should be provided unless specific local circumstances can justify deviating from them. Developments in more sustainable locations that are well served by public transport or have good walking and cycling links may be considered appropriate for lower levels of car parking provision.

This approach is reinforced in Chapter 2 and Chapter 9 of the NPPF with specific regard being given to paragraphs 109 and 110 a) that state; development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts would be severe. Within this context proposals should give priority first to pedestrian and cycle movements and second - facilitate access to public transport.

A quality secured and covered means of cycle storage is proposed. Due to the placement of the units of accommodation so close to the town centre, the use of bikes will be enhanced, encouraging cycling and to change their travel habits given the dedicated cycle infrastructure.

The proposed is in a very sustainable location being within a very short distance of the train station (100m), is located on dedicated cycle routes and a bus service route, and is within short distance of services (400m) and the town centre (approx. 1 mile).

The station has a dedicated car park, the proposed is located at the lower end of Camborne Grove and the previous use would have generated some on street parking. If permitted it is considered purchasers of the flats would be aware of the parking provision and the sustainable location of the proposed.

Given the location and accessibility of the proposed, it is not considered the proposal will contribute to the hindrance of emergency vehicles or buses due to inconsiderate on street parking. Any additional vehicle/pedestrian conflict arising as a result of the development is considered to be unlikely.

Overall it is considered the reduced provision of parking coupled with the sustainable transport network in the immediate proximity will not give rise to any significant adverse impacts in relation to parking and the sustainable approach is fully supported by policy.

## **CIL**

This development is CIL liable at £40 per m<sup>2</sup> and in this respect Form 0 has been filled in.

## **Conclusion**

Overall, the main negative material consideration resulting from the proposal is that of the perceived associated consequences due to the lack of parking provision not in accordance with standards. In all other respects the proposal is considered to have minimal if any adverse impacts, being an appropriate residential development located in a very sustainable location and in accordance with the policies of the development plan and NPPF. On balance it is considered the potential impacts resulting from the reduced parking are outweighed by the considerations of encouraging sustainable development and there are no justifiable reasons not to grant permission.

If Members are minded to refuse permission, then sound reasons for refusal would need to be formulated and consideration given to any enforcement action considered appropriate in line with government guidance.

## **Recommendation**

### **Grant planning permission for the following reason:**

01. The proposal is supported by policy of the South Somerset Local Plan and NPPF18 and will not give rise to any significant adverse effects as the proposed change of use is considered to be appropriate in this location and has no detrimental impact on assets, residential amenity or highway safety. As such, represents appropriate development which is carefully designed to respect the character of the area, causes no demonstrable harm to residential amenity, provides balanced parking provision and does not foster the need to travel in accordance with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, SS5, SS6, YV1, EQ2, EQ7, TA5, TA6, HG3, HG5 and HW1 of the South Somerset Local Plan (adopted March 2015) and NPPF 2018.

### **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 PROPOSED GROUND FLOOR PLAN 3825\_BB-XX-001-DR-A-100 RevC received 27 September 2018

DRAWING PROPOSED FIRST FLOOR 3825\_BB-XX-002-DR-A-101\_RevC received 27 September 2018

DRAWING PROPOSED ROOF PLAN 3825-BB-XX-004-DR-A-103-RevC received 27 September 2018

DRAWING PROPOSED ELEVATIONS 3825-BB-XX -XXX-DR-A 104\_RevC received 27 September 2018  
DRAWING PROPOSED SECTIONS C&D 3825BB-XX -XXX-DR-A \_105 RevB received 27 September 2018  
DRAWING PROPOSED SECTIONS A&B 3825BB-XX -XXX-DR-A \_106 RevC received 27 September 2018  
DRAWING PROPOSED SECTIONS C 3825BB-XX -XXX-DR-A \_107 RevB received 27 September 2018  
DRAWING PROPOSED SITE PLAN 3825BB-XX -XXX-DR-A-108-RevC received 27 September 2018  
DRAWING PROPOSED VISIBILITY SPLAY 3825-BB-XX -XXX-DR-A-112 received June 2018

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

03. No works shall commence on site unless details for the disposal of surface water from the site, so as to prevent its discharge onto the highway, have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed prior to the occupation of the dwelling hereby permitted, in strict accordance with the approved details and thereafter maintained at all times.

Reason: In the interest of Highway Safety in accordance with policy TA5 of the South Somerset Local Plan (2006-2028).

04. The areas allocated for parking shown on DRAWING PROPOSED GROUND FLOOR 3825\_BB-XX -002-DR-A-100\_RevC received 27 September 2018 shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with policy TA5 of the South Somerset Local Plan (2006-2028).

#### **Informatives:**

01. Informative for CIL Liabile approvals

Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email [cil@southsomerset.gov.uk](mailto:cil@southsomerset.gov.uk).

02. The applicant's attention is drawn to the following:-

#### **Section 171 Licence-**

(minor works such as tree works, installation of private street furniture, building/re-building walls on or adjacent to the highway)

The applicant will be required to secure a licence from the Highway Authority for works on or adjacent to the highway necessary as part of this development, and they are advised to

contract Somerset County Council at least four weeks before starting such works.

**Section 184 Agreement-**

(the construction of, or alterations to, any site access or accesses where these are the only highway works required to be executed to enable the development or if they need to be constructed in advance of the main works under a Section 38 or 278 Agreement).

The applicant will be required to enter into a suitable legal agreement with the Highway Authority for the highway works that will be carried out as part of this development, and they are advised to contact Somerset County Council to progress this agreement well in advance of the development starting.