

Area South Committee

Wednesday 4th September 2019

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:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
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

This Agenda was issued on Thursday 22 August 2019.

Alex Parmley, *Chief Executive Officer*



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

Information for the Public

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

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

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

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

Meetings of the Area 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

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

The meeting will be audio recorded to ensure the accuracy of the minutes.

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

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

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

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

Area South Committee

Wednesday 4 September 2019

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve the minutes of the Area South Committee held on Wednesday 3rd July 2019.

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, Tony Lock, David Recardo and Andy Soughton.

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 - Council Plan Priorities 2020/21** (Pages 6 - 8)
- 8. Area South Forward Plan** (Pages 9 - 10)
- 9. Planning Appeals (For Information)** (Page 11)
- 10. Schedule of Planning Applications to be Determined by Committee** (Pages 12 - 13)
- 11. Planning Application 18/02750/FUL** - The Park School, The Park, Yeovil** (Pages 14 - 30)
- 12. Planning Application 18/02802/FUL - The Elms Residential Home, Yeovil Marsh Road, Yeovil Without** (Pages 31 - 39)
- 13. Planning Application 19/00819/FUL - Land adjacent to 12 Welbeck Road, Yeovil** (Pages 40 - 45)

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 – Council Plan Priorities 2020/21

Service Manager: Jan Gamon, Lead Specialist Strategic Planning
Lead Officers: Jan Gamon, Lead Specialist Strategic Planning.
Anna Maria Lenz, Specialist, Strategic Planning (East/South)/
Chereen Scott, Strategic Planning (West/North)
Tim Cook, Locality Manager – East

Contact Details: anna-maria.lenz@southsomerset.gov.uk;
chereen.scott@southsomerset.gov.uk
tim.cook@southsomerset.gov.uk

Purpose of the Report

To present the priorities identified by Area South Committee for consideration in the Council Plan 2020/21.

Public Interest

This report gives a summary of the priorities, which have been developed based on the outcomes of a workshop in July 2019. These priorities will help to inform the development of the Council Plan 2020/21 including corporate strategic priorities and the priorities for the Area South chapter. This report details the next steps of this process.

Recommendations

1. That members agree the proposed corporate strategic priorities to be presented to District Executive for consideration for inclusion in the Council Plan.
2. That members agree that the other priorities raised at the workshop will be developed into the Area South Chapter in collaboration with the chair of the committee.

Background

One of the key objectives of the Council Plan is to ensure that the priorities of the Council align to the aspirations of Members and are supported by evidence, such as national policy and community need.

The development process begins with Area Workshops, which include all members, in order to base the development of Council priorities on local knowledge, insight and awareness of issues and challenges faced by our communities.

Draft Priorities for Area South

A number of challenges and issues were identified at the member workshop. The list below provides strategic and area priorities that have been developed based on the outcomes of the workshop:

Corporate strategic priority proposals:

- Health and Wellbeing: To improve the provision of recreational and sports facilities in the Area.
- Crime and community safety: To work in partnership to address crime and community safety issues.

Additional Area Priority proposals:

- To support the creation of a community centre for Yeovil Without in Wyndham Park.
- To develop a cycling destination on the Birchfield site.

- To develop Milford Valley into an ecological site which promotes different types of tree and plant species and/or act as an educational facility.

Next Steps

The process and timescale for the adoption of area priorities as council priorities are as follows:

Further work on developing these priorities will take place in collaboration with the chair of the committee with a view of bringing the draft Area South Chapter to committee later in the year for adoption.

There will be a period of time between August and November where priorities for consideration in the Council Plan are scoped and assessed against need and reviewed by members of the Senior Leadership Team (SLT) and District Executive as part of priority setting. The outcome of this will form the content of the Council Plan for 20/21, which will be brought to Full Council early in the New Year with a recommendation to agree and adopt.

The SLT sponsor for Area South is Martin Woods who will be an advocate for the Area through the development process and maintain an overview of progress. The SLT sponsor will provide high-level input into the development of Area Chapters, making sure that they contribute towards the broader aims of the council and take account of relevant regional and national policy.

Resourcing Area Chapters

Identifying the resources needed to deliver the Area Chapters will be done as an integral part of the planning process.

Area+ teams

Resources will be drawn from across the whole authority to deliver against the agreed priorities. Each project / priority will have a named officer who is responsible for monitoring progress and in some cases delivering a project. The group of individuals linked to priorities in the chapter are referred to as Area+ teams. Communities of Practice have been established for each area of focus and are able to help set direction and support delivery of priorities by problem solving and dealing with blocks.

Budgets

Previous area budgets have been carried forward and will be used alongside other, service specific budgets to support the delivery of area chapters. Other resource (e.g. capital programme, S106) can also be used where appropriate. There needs to be recognition that resources are finite and will be allocated according to need. Any new work that is requested within year will be assessed in order to establish relative priorities.

Financial Implications

There are no new financial implications arising directly from this report.

Corporate Priority Implications

The priorities have been developed taking into account the SSDC Corporate plan priorities.

Carbon Emissions and Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the

services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate. All Area Plans will have an Equality Impact Assessment.

Background Papers: *Area+ proposal, Area + Implementation Plan*

Agenda Item 8

Area South Committee Forward Plan

Director: Netta Meadows, Strategy and Support Services
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 Agenda Coordinator.

Background Papers

None

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
2nd October 2019			
6th November 2019	Council Plan	To agree the strategic priorities for consideration in the wider Council Plan	Specialist, Strategy & Commissioning
4th December 2019	Heart of Wessex Rail Partnership	Report of the work undertaken by the Heart of Wessex Rail Partnership during 2018/19	Linda Pincombe, Specialist, Strategy & Commissioning
TBC	<i>Somerset Highways – maintenance programme</i>	<i>A six monthly update report on the current and expected highways maintenance programme in Area South</i>	<i>Assistant Highway Service Manager, SCC Highways</i>
TBC	<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>
TBC	<i>Yeovil Eastern Corridor Improvement Works</i>	<i>To give members the opportunity to feedback and discuss the ongoing problems and issues of the scheme.</i>	<i>TBC</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 Received

Ward: Yeovil Summerlands
Proposal: The change of use of part of premises from Use Class B1 (business) to mixed B1 (business) and D1 (non-residential institution)
Appellant: Mr Christopher Cullen
Site: Park House 45 The Park Yeovil BA20 1DF

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files

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 2.30 pm.

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	YEOVIL WESTLAND	18/02750/FUL**	Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements.	The Park School The Park Yeovil	Stonewater Ltd
12	YEOVIL WITHOUT	18/02802/FUL	Proposed extensions and internal reconfiguration at The Elms Residential Home	The Elms Residential Home Yeovil marsh Road Yeovil Without	Kay & Pickup
13	YEOVIL LYDE	19/00819/FUL	Demolition of 8 garages, erection of pair semi-detached dwellings and construction of 8 parking spaces	Land adjacent to 12 Welbeck Road Yeovil	Yarlington Housing Group & South Somerset District Council

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: 18/02750/FUL**

Proposal :	Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements.
Site Address:	The Park School The Park Yeovil
Parish:	Yeovil
YEOVIL WESTLAND Ward (SSDC Member)	Cllr D Gubbins Cllr A Soughton Cllr K Gill
Recommending Case Officer:	Linda Hayden - Specialist
Target date :	29th December 2018
Applicant :	Stonewater Ltd
Agent: (no agent if blank)	Mr Andrew Tregay Boon Brown Architects Motivo Alvington Yeovil BA20 2FG
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

Reason for referral to Committee

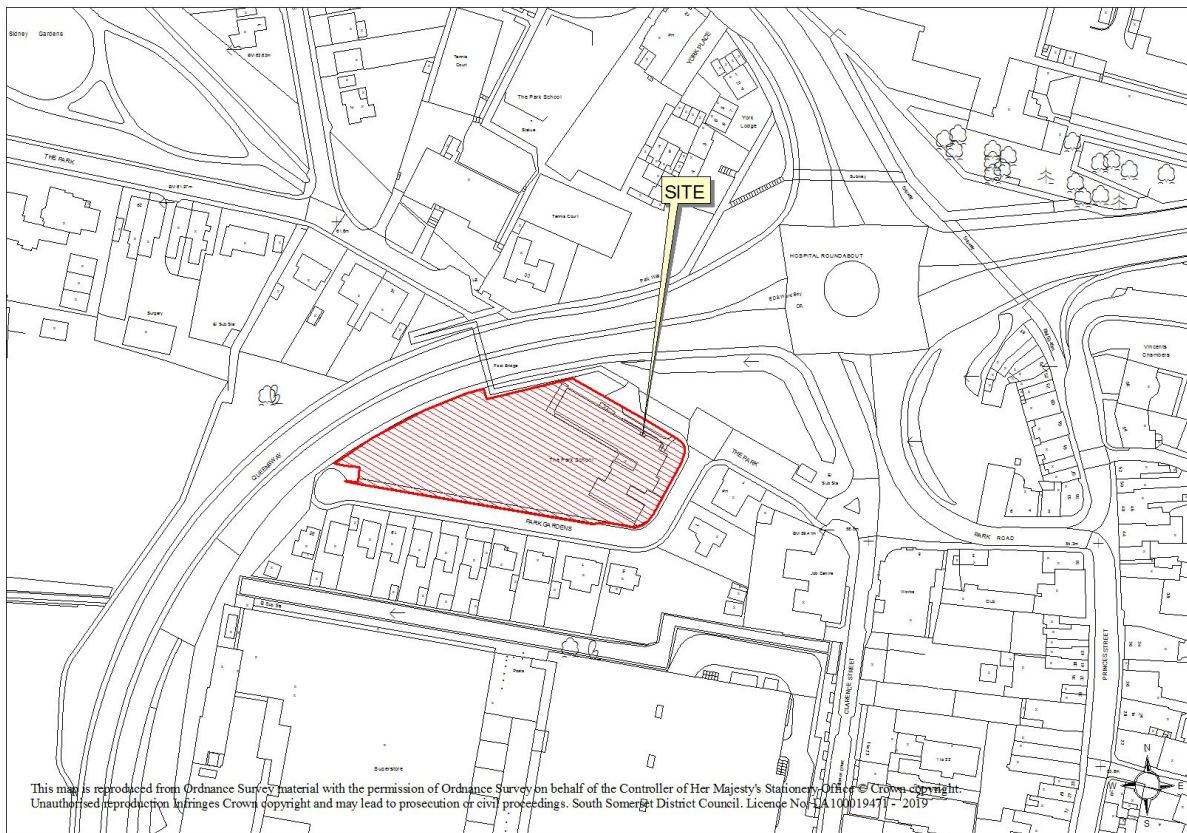
The application has been referred to committee by the Ward Members with the agreement of the Area Chair to allow discussion of the planning issues.

This application has also been 2-starred under the Scheme of Delegation - referral of applications to the Regulation Committee for determination. In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2-starred for the immediate future to safeguard the Council's performance, pending a more substantive review.

The Area Committees will still be able to approve and condition major applications. However, if a committee is minded to refuse a major application, whilst it will be able to debate the issues and indicate grounds for refusal, the final determination will be made by the Regulation Committee.

Members may recall that this item was deferred from the Area South Committee Agenda of 3 July 2019, this was to allow the District Valuer to assess the viability of the scheme in relation to the required affordable housing and sports/play contributions. The report has been updated from that published in July.

Site Description and Proposal



The application site forms part of the former Park School site situated off Park Gardens within the centre of Yeovil. The site has been vacant since the Park School relocated to Chilton Cantelo in 2017/8 and includes former school buildings and an astroturf play area. The majority of the site boundary is adjoined by residential properties but there is a public house and offices within close proximity, the Queensway dual carriageway adjoins the northern boundary but sits several metres lower. To the west of the site is a footbridge over the dual carriageway for pedestrian use. The Park (Yeovil) conservation area is located opposite the site across Queensway.

The application proposes the demolition of the existing buildings on the site and the removal of the play area and the erection of 24 dwellings in the form of terraced and semi-detached houses with a block of apartments. The application proposes:

- 6 No. x 2 bed apartments
- 10 No. x 2 bed houses
- 6 No. x 3 bed houses
- 2 No. x 3 bed parlour houses.

The proposal includes 35% affordable housing however as there are vacant buildings on the site the applicants can claim 'Vacant Building Credit' which would reduce the amount of affordable housing to 20% (this to be secured through a s106 agreement). The Design and Access Statement advises that the remaining dwellings would be used as affordable dwellings (the applicant is Stonewater) but this would not be secured as part of the legal agreement.

A new access point will be created off Park Gardens with a central private drive serving the majority of the units as well as private access points from Park Gardens for Plots 19, 20, 21 and 22. There are 38 parking spaces proposed with the majority provided in a parking court at the centre of the site, with the

four dwellings to the south-west of the site having allocated parking adjacent to the dwellings.

The plans have been amended on two occasions including revisions to the site layout and elevations with the submission of additional documents in relation to noise, air quality and drainage.

HISTORY

13/04412/FUL. The conversion and change of use of former caretakers cottage (Use Class C3) to a music block (Use Class D1) (Retrospective). Permitted 24.12.2013.

Various other permissions relating to sport and teaching purposes.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan 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 (adopted March 2015).

South Somerset Local Plan 2006 - 2028:
Policies:-

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS4 - District Wide Housing Provision
SS5 - Delivering New Housing Growth
SS6 - Infrastructure Delivery
HG2 - The Use of Previously Developed Land for New Housing Development
HG3 - Provision of Affordable Housing
HG5 - Achieving a Mix of Market Housing
TA1 - Low Carbon Travel
TA3 - Sustainable Travel at Chard and Yeovil
TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural or Community Facilities in New Development
EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ5 - Green Infrastructure
EQ7 - Pollution Control

National Planning Policy Framework
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong competitive economy
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places

- 14. Meeting the challenge of climate change, flooding and coastal change
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance

Air quality

Climate Change

Design

Noise

Planning obligations

Travel plans, transport assessments and statements in decision-taking

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Town Council

In response to original application:

Recommends refusal on the grounds of:

- The density of the housing is too high and represents overdevelopment of the site
- The design of the new dwellings is not in keeping with the character of the area.
- The tandem parking arrangement is not acceptable
- The potential for increase in traffic generation
- The exit/entrance close to the bend is considered to be dangerous.

NB. The Town Council considers that the conversion of the existing building with a sympathetic design would be more appropriate.

1st revision plans:

Recommend refusal on the grounds of:

- The density of the housing is too high and represents overdevelopment of the site
- The design of the new dwellings is not in keeping with the character of the area
- The parking arrangement needs to comply with the SCC Parking Strategy
- The potential for traffic generation

2nd revision plans:

Recommend refusal on the grounds of:

- The density of the housing is too high and represents overdevelopment of the site
- The design of the new dwellings is not in keeping with the character of the area
- The parking arrangement, and in particular the tandem parking, needs to comply with the SCC Parking Strategy
- The potential for traffic generation

County Highway Authority:

The County Highway Authority advised:

- 1) The existing school site had a certain level of traffic associated with it including staff, parental vehicles, deliveries, and servicing wagons
- 2) In peak flow times the drop-off and pick-up traffic associated with schools can create highway efficiency issues but this traffic will cease as a result of this development

- 3) Generally, ambient traffic levels and speeds in this area are low
- 4) The development of 24 dwellings is unlikely to create a safety or efficiency problem in this location

In the event of permission being granted, the Highway Authority recommend the imposition of conditions in relation to a CEMP, access and parking.

NHS England

No comment to make.

SCC Public Health:

Advise of their concerns about the excessive amount of parking and the need to promote walking, cycling and public transport. Request a condition to secure cycle parking.

Advice that advice is sought from SSDC Environmental Health Team in relation to air and noise pollution.

SCC Ecology Officer

Advises that a licence will be required from Natural England in relation to works to a badger sett (condition recommended).

Whilst the surveys confirmed no emergences of bats leaving or returning to the buildings on site, and a low level of commuting through the site by common pipistrelle the ecologist advises that due to the opportunistic behaviour of some bats species, including pipistrelles, an informative should be attached any planning permission granted advising of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017.

Although no evidence of reptiles have been recorded, the site is connected to green corridors and so the ecologist recommends a condition to allow for any reptiles to move off the land.

Although the survey did not confirm the presence of bird nests the development could result in disturbance of nests and/or harm to birds, young, eggs and nests and a net loss of suitable nesting habitat and therefore, the ecologist recommends a condition to limit the dates for the removal of such habitat.

The ecologist also recommends the imposition of a condition to secure the submission of a landscape and ecological management plan (LEMP).

SSDC Environmental Protection

Requested the submission of an air quality report and noise assessment. Upon clarification of issues regarding ventilation and windows has confirmed that there is no objection to the scheme subject to the imposition of a condition to secure detail of the proposed ventilation system.

Senior Historic Environment Officer:

The site of a WWII air raid shelter is visible within school grounds as flight of steps leading below ground. Level 2 building recording of this feature should be carried out in accordance with a Written Scheme of Investigation (WSI) to be approved by the Local Planning Authority before commencement.

SSDC Open Spaces Officer

Advise that as the application is for less than 50 dwellings they cannot request an onsite provision of Public Open Space on developments of this size.

SSDC Leisure Policy Co-ordinator

Financial contributions of £56,881 (£2,370 per dwelling) required as set out in their full response, towards:

- Offsite - contribution towards enhancing the existing play area and youth facilities at Ninesprings
- Offsite - contribution towards changing rooms at Yeovil Recreation Ground
- Commuted sums for such developments.

Strategic Housing

Advise that the affordable housing policy states that 35% of the site should be affordable this would equate to 9 units on this site (based on 24), 7 for social rent and 2 for other intermediate solutions - including shared ownership.

Agree with the proposed property mix:-

7 x 2 bed

2 x 3 bed

Advise that their usual space standards need to be adhered to:

2 bedroom house	76 sqm	(86 sqm if 3 storey)
3 bedroom house	86 sqm	(94 sqm if 3 storey)

These space standards take into account the changes to the Housing Benefit system which effectively mean that, for the purposes of receiving the full individual subsidy, children of a certain age and gender split are expected to share a bedroom.

Whilst the HQI regime will occasionally cite a slightly lower end to the range of space standards, this is where the property is expected to house an odd number of people (e.g. '2 bed 3 person house').

However our expectation is that the space standards need to be derived from those used in the HQI that refer to an even number of occupants (e.g. '2 bed 4 person house')

County Drainage (LLFA)

Prior to planning permission being granted the LLFA requested the rationale behind why lined permeable paving cannot be used onsite for additional water quality benefits.

The LLFA have no objection to the proposed development, as submitted, subject to a drainage condition being applied.

(Officer note: The agent has supplied a response with regard to the permeable paving issue raised by the LLFA).

MOD

Has no safeguarding objections to this proposal.

Crime Prevention Design Advisor

No objection to original plans subject to the following comments:

- Please gate the alleyway between units 15/16 as close to the front elevation as

- practicable
- Please gate the alleyway leading to units 2, 3, 4 & 15 where it begins
- Please introduce a window on unit 15 to allow for surveillance to the parking court
- Please consider what mail provision will be in place

No comments received in response to amended plans which have addressed some of the above issues.

Somerset Waste Partnership

In response to the original plans, the Waste Partnership advised that they broadly have no concerns with this development, although they asked for reassurances regarding the adoption of the road (to allow for refuse/recycling vehicles to enter the private drive area) and location of bin facilities.

No comments received in response to amended plans.

(Officer Note: A condition can be attached to require details of bin/recycling storage to be submitted).

SSDC Trees Officer

In response to the original plans, the Tree Officer confirmed that much of the submitted landscape scheme appeared to be of a high standard, including a clear specification of container-grown trees with trimmer guards and a good ratio of root system at sensible sizes. However, the Tree Officer requested some amendments to the proposed species.

No comments received in response to amended plans.

(Officer Note: A condition can be attached to require details of the proposed landscaping and planting).

SCC Education

Advise that due to the new schools in Yeovil now open and further schools coming forward in the future, any pressure this development may create for Huish Primary school is estimated to be relieved by the new school developments. Therefore in this case SCC will not require education contributions for this development.

REPRESENTATIONS

Nine letters objecting to the original scheme were received, making the following comments:

- Proposal is out of character with surrounding development and is overdevelopment of site. There is a conservation area in the vicinity.
- Will cause extra traffic and so add to congestion in the area
- Loss of privacy/Overlooking. Difference in levels between site and existing houses. Overbearing impact
- Devaluation of existing properties
- Loss of light
- Concerned about potential for anti-social behaviour in parking court and due to proximity of pub
- Excessive number of proposed accesses
- Site is not currently secure

- Drainage
- Insufficient parking provision
- Impact on wildlife
- Landscaping is inadequate
- Other types of development such as a retirement village would be preferable.
- Contrary to Policies EQ2, TA3 and TA5 of the South Somerset Local Plan and advice within the NPPF

The above includes representations made by a planning agent on behalf of 14 residents of Park Gardens.

A further seven letters of objection were received in response to the first set of amended plans (changes to layout), re-iterating the previous concerns and making the following additional comments:

- Request that Tesco's be made to replant trees that were removed. As much greenery as possible should be planted.
- Poor attempt to rectify the original plans, resident's concerns haven't been addressed
- No daylight assessment
- Light pollution from cars accessing the site.

The above includes representations made by a planning agent on behalf of 14 residents of Park Gardens.

A further three letters of objection were received in response to the second set of amended plans and air quality and noise assessment, re-iterating the previous concerns and making the following additional comments:

- A further poor attempt to rectify the plans
- Query location of bin storage and pick up locations

CONSIDERATIONS

Principle

The application proposes the redevelopment of a brownfield site in a sustainable location within the town centre. The area is characterised by a mix of uses including residential and as such a residential redevelopment is considered to be appropriate.

It is considered that the residential redevelopment of this site can be supported in principle.

Design and Layout

This application was submitted without the benefit of any pre-application discussions and as such officers were not able to provide any design advice prior to the submission of the application. The agents advise in the Design and Access Statement that the proposed design has taken its inspiration from both traditional and contemporary styles to create a 'good contrast to the surrounding character'. The proposed dwellings are therefore of a relatively contemporary design with simple elevations with modern windows, doors and porches. The materials proposed include red and grey bricks, slate roof tiles with grey windows and doors.

It is recognised that this is a contrast to the existing surrounding development which dates mainly from the 1930's. However, it is felt that, on balance, a more contemporary style can be used without causing unacceptable harm to the surrounding character. The larger scale three-storey part of the proposed development has been situated on the side of the site furthest from the existing dwellings, with the proposed semi-detached dwellings being located opposite the existing properties in Park Gardens.

Whilst there is a conservation area opposite the site, the Queensway dual carriageway sits in between. As such, whilst part of the development will be visible from the conservation area it is not considered that the impact upon the setting of the conservation area would be so adverse as to justify refusal of the application.

As such, it is considered that, on balance, the proposed design, scale and materials are acceptable and the proposal is in accordance with Policies EQ2 and EQ3 in this regard.

Impact on Residential Amenity

With regard to the potential impact of the development upon neighbouring properties, the plans have been amended to increase the distance between the front elevations of the proposed semi-detached dwellings and the existing dwellings in Park Gardens. The separation is now 15 m (approx.) which is considered to be acceptable in the case of the public facing elevations of a dwelling. Some residents have noted that 22 metres is the minimum separation distance required but this is normally used when assessing 'back-to-back' distances where there is a greater expectation of privacy.

Plans have been submitted to show how the proposals will impact upon light to the existing dwellings opposite and do indicated that in the case of the gabled parts of the semi-detached dwellings there would be some encroachment of the 45 degree angle from the lower floor windows of the existing properties. However, given that this would not be a significant incursion it is not considered that this could be used as a reason for refusal given that the Local Plan does not contain policies requiring accordance with such a requirement.

Given the distances involved and the proposed height of the dwellings it is not considered that the proposed dwellings will result in an unacceptably overbearing impact.

It is concluded that, on balance, whilst a degree of harm would result to the properties opposite the loss of amenity would not be of such significant as to justify refusal of the application. The proposal therefore accords with policy EQ2 in regard to neighbouring amenity.

Parking and Highways Impact

This is a brownfield site that was previously used as a school site and would have been a busy and active site when in full use. The County Highway Authority are content with the proposals as they considered that the development of 24 dwellings is unlikely to create a safety or efficiency problem in this location given the previous use of the site.

With regard to parking, the site is considered to be in a highly accessible location with excellent pedestrian links to all major services and shops. The plans allow for a parking space for each unit with 2 spaces each for most of the dwellings. Given the town centre location it is considered that this level of parking is acceptable.

Appropriate conditions can be imposed to require electric charging points and each property (apart from the flats) is provided with outside storage space that can be used for cycle storage.

The proposal is therefore considered to be acceptable in relation to highway safety and parking and accords with Policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan 2006-2028.

Drainage

The LLFA has considered the application and advised that they have no objections to the proposal subject to the imposition of a condition requiring details of the surface water drainage scheme based on sustainable drainage principles. The agent has submitted details regarding the rationale behind the impermeable paving as requested by the LLFA.

As such, the proposal is considered to be acceptable in regard to drainage.

Ecology

The application was accompanied by ecology and wildlife reports that have been assessed by the Council's consultant ecologist. The ecologist has not objected to the application but has requested a number of conditions be imposed to ensure protection of any wildlife using the site.

With the requested conditions, the proposal is considered to be acceptable in relation to ecology issues and is therefore in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2028.

Other matters

The detailed concerns of local residents have been carefully considered and the main issues are dealt with in the report above. However, the following additional points can be addressed:

- Devaluation of neighbouring properties- This is not an issue that can be given significant weight in the determination of a planning application.
- Anti-social behaviour - It is not considered that it is appropriate to assume that future residents of the dwellings will be the cause of anti-social behaviour. The application has been considered by the Crime Design Prevention Adviser who has not objected to the principle of the scheme but has asked for small amendments to the layout.
- Landscaping - A condition can be imposed to require details of the proposed landscaping for the site.
- Bin storage - A condition can be imposed to require details of the proposed bin storage for the site.
- Light pollution - This is a site within a town centre adjacent to a lit dual carriageway and it is not considered that the proposal would result in a level of light pollution that would justify refusal of the application.

Planning Obligation

The District Valuer has assessed the viability of the scheme as the agents have submitted a viability appraisal that concludes that the scheme cannot afford to pay the required sports/play obligations sought by the Strategic Planning Team as well as providing affordable housing. The District Valuer whilst raising some concerns about the low level of developer profit has confirmed that there would not sufficient profit to allow for payment of the sports/play contributions as well as the affordable housing. As such, it is recommended that the permission be subject to a legal agreement to secure the appropriate level of affordable housing (taking onto account the vacant building credit) but not the sports/play contributions.

Summary

The site is considered to be appropriate for residential redevelopment being within a highly sustainable location. The proposal represents appropriate development that would not cause demonstrable impact upon residential amenity, highway safety or upon the character and appearance of the area. The proposal would result in less than substantial harm to the setting of the heritage asset and the public benefits of the proposal outweigh this harm. As such the proposal complies with the policies of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

RECOMMENDATION

Grant planning permission for the following reason, subject to:

(a) the prior completion or submission of an appropriate legal mechanism (in a form acceptable to the Council's solicitor) before the decision notice granting planning permission is issued, to secure:

i) 5 units of affordable housing, the exact details (bedrooms, tenure, and locations) shall be to the satisfaction of the Lead Specialist Planning in consultation with the Council's Housing Development Officer

(b) the imposition of the planning conditions set out below on the grant of planning permission.

01. This brownfield site is considered to be appropriate for residential redevelopment being within a highly sustainable location in the town centre. The proposal represents appropriate development that would not cause demonstrable harm to residential amenity, highway safety or upon the character and appearance of the area. The proposal would result in less than substantial harm to the setting of the heritage asset and the public benefits of the proposal outweigh this harm. As such the proposal complies with the policies of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No's:

3843-BB-00-000-DR-A-PL/117

3843-BB-00-000-DR-A-PL/115 Rev A

3843-BB-00-000-DR-A-PL/104 Rev A

3843-BB-00-000-DR-A-PL/105 Rev A

3843-BB-00-000-DR-A-PL/106 Rev A

3843-BB-00-000-DR-A-PL/107 Rev A

3843-BB-00-000-DR-A-PL/116 Rev A

3843-BB-00-000-DR-A-PL/113

3843-BB-00-000-DR-A-PL/112

3843-BB-00-000-DR-A-PL/110

3843-BB-00-000-DR-A-PL/109
3843-BB-00-000-DR-A-PL/108
3843-BB-00-000-DR-A-PL/103
3843-BB-00-000-DR-A-PL/102
3843-BB-00-000-DR-A-PL/101
3843-BB-00-000-DR-A-PL/100
3843-BB-SK-000-DR-A-PL-114 Rev A

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

03. No building operations above damp proof course level of the buildings shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/cladding/render/brick/roof finish) of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policies EQ2 and EQ3 of the South Somerset Local Plan.

04. No later than within the first planting season following first occupation of any of the units hereby approved a scheme of tree and shrub planting shall be submitted to an approved in writing by the Local Planning Authority. Such a scheme shall include the details of provenance, planting locations, numbers of individual species, and sizes at the time of planting, details of root-types/grafting and the approximate date of planting. The installation details regarding ground preparation, staking, tying, strimmer-guarding, weed-suppression and mulching shall also be included in the scheme. All planting comprised in the approved details shall be carried out within the next planting season following the occupation of the development hereby approved; and if any trees or shrubs which within a period of fifteen years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

05. No work shall be carried out to erect any boundary treatment unless full details of the boundary treatments, including walls, fences, railings, gates, gateposts have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and permanently retained and maintained.

Reason: In the interest of visual amenity and to accord with policies EQ2 and EQ3 of the South Somerset Local Plan.

06. No development shall be commenced 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, management company or maintenance by a Residents' 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 throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the Technical Guidance to the National Planning Policy Framework.10.

07. Prior to the occupation of the development hereby permitted details of the specification (acoustic/ventilation) of the windows shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and retained and maintained in the agreed manner thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of future residents in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

08. Prior to the occupation of the units hereby approved details of the proposed bin storage shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the locations of collection points. Once agreed the scheme shall be maintained in accordance with the approved details unless otherwise agreed to writing by the Local Planning Authority.

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

09. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
- Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors; and
 - Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: In the interests of highway safety and residential amenity in accordance with Policies TA5 and EQ2 of the South Somerset Local Plan (2006-2028).

10. Prior to the first occupation of the units hereby approved a scheme for the maintenance of the unallocated open space shown on the submitted plan shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented fully on the completion of that proportion of the total development specified in the scheme and the open space area shall thereafter be retained and maintained in complete accordance with the scheme.

Reason: In the interests of visual and residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

11. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number 3843-BB-01-000-DR-A-PL/115 Rev A and shall be available for use before occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

The units hereby permitted shall not be occupied until the parking spaces for the dwellings as shown on drawing number 3843-BB-01-000-DR-A-PL/115 Rev A, have been provided to the satisfaction of the Local Planning Authority. The said spaces and access thereto shall be properly consolidated and surfaced, and shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purpose of access.

There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of each access and extending to points on the nearside carriageway edge 25 metres either side of each 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 and efficiency and in accordance with Policy TA5 of the South Somerset Local Plan

12. A copy of the A24 badger mitigation licence will be submitted to South Somerset District Council prior to work commencing on site.

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework; South Somerset District

Council Local Plan - Policy EQ4 Biodiversity; and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006. To ensure compliance with the Protection of Badgers Act 1992, which affords badger setts protection from intentional or reckless interference.

13. The areas of rough semi-improved grassland within the construction area should initially be reduced to a height of 10 centimetres above ground level, brashings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather before clearing to minimise the risk of harming/killing any reptiles that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between April and October.

Reason: Reptile species are afforded protection from intentional and reckless killing or injury under the Wildlife and Countryside Act 1981 (as amended). Outside the period from April to October these species are likely to be in torpor or hibernation when disturbance is likely to pose a risk to survival.

14. No removal of trees, scrub or shrubs and buildings shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: The ecological report states that there is potential for nesting birds on site. Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended). Peregrine falcons, listed on Schedule 1 of the Act, are additionally protected from disturbance during the nesting and whilst rearing dependent young. The breeding season for peregrines begins in March and juveniles generally disperse in August to September but can be as late as January.

15. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:

Description and evaluation of features to be managed (including a green corridor along the northern boundary and a set aside wildlife area within the western corner of the site).

Ecological trends and constraints on site that might influence management.

Aims and objectives of management.

Appropriate management options for achieving aims and objectives.

Prescriptions for management actions, including:

northern boundary green corridor, to be maintained as a dark corridor with no additional lighting.

wildlife area within the western boundary

Installation of No.4 in-built Schwegler bat tubes (type 1FR) on the southern and/or western elevation of 4 separate dwellings

Installation of No 4x RSPB artificial swallow nesting cups to be incorporated/fixed upon the north or east elevation gable walls of the 2 separate buildings at a height above 3m.

Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

Details of the body or organization responsible for implementation of the plan.

On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework; South Somerset District Council Local Plan - Policy EQ4 Biodiversity; and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006. To ensure the success of mitigation measures are sustained for the duration of the development and that there is no net biodiversity loss in the long term as per Government and local minerals planning policy. The recently updated National Planning Policy Framework states in section 15, paragraph 170, that "Planning policies and decisions should contribute to and enhance the natural and local environment by: ... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". Furthermore, the Somerset Minerals Plan (3) states in Policy DM2: Biodiversity and Geodiversity, that "measures will be taken to mitigate to acceptable levels (or, as a last resort, proportionately compensate for) adverse impacts on biodiversity and geodiversity. Such measures shall ensure a net gain in biodiversity where possible".

16. Prior to first occupation of the dwellings hereby permitted, electric charging points (of a minimum 16amps) for electric vehicles shall be provided for each dwelling adjacent to their designated parking spaces or garages shown on the approved plan. Sufficient electric charging points for at least one per dwelling shall be provided in this way. Once installed such charging points shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

17. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the building recording and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: To ensure protection/recording of heritage assets in accordance with advice in the NPPF and policy EQ3 of the South Somerset Local Plan 2006-2028.

Informatives:

01. 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

02. The applicants attention is drawn to the requirements of the associated legal agreement dated **/**/****.

03. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

Agenda Item 12

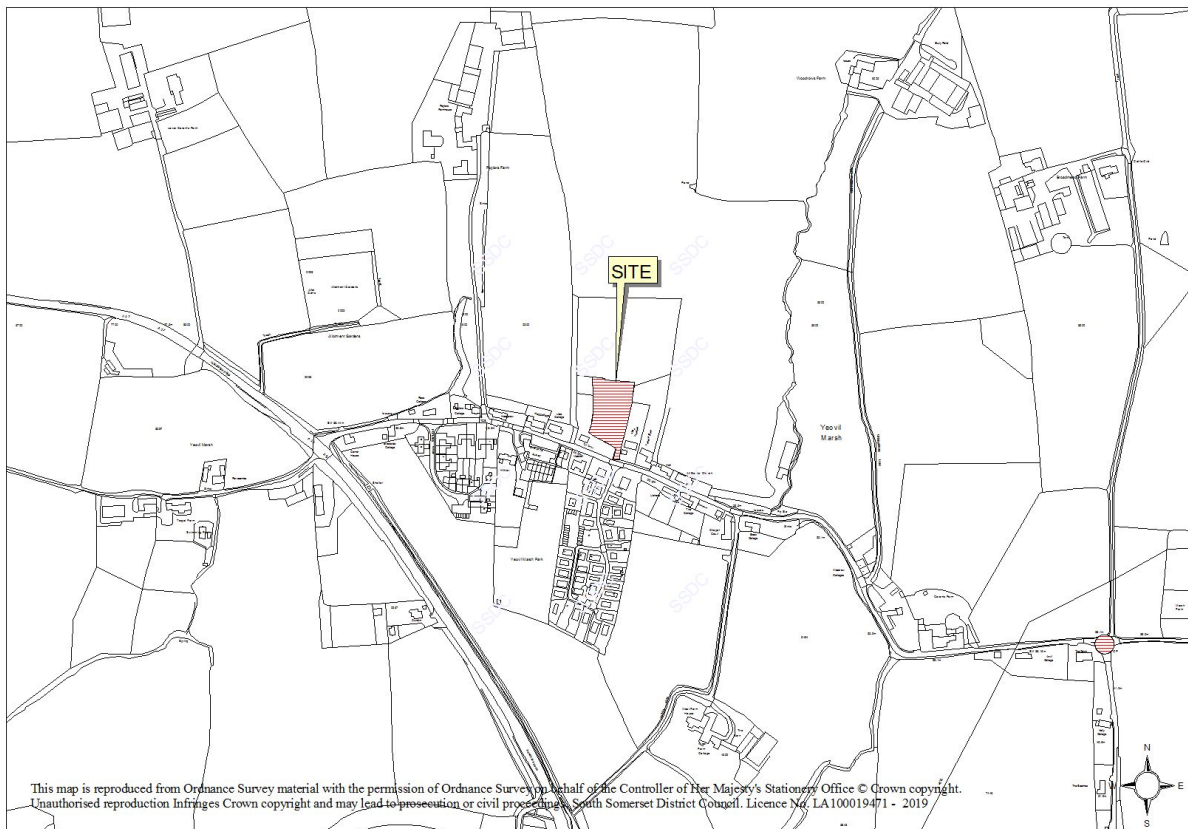
Officer Report On Planning Application: 18/02802/FUL

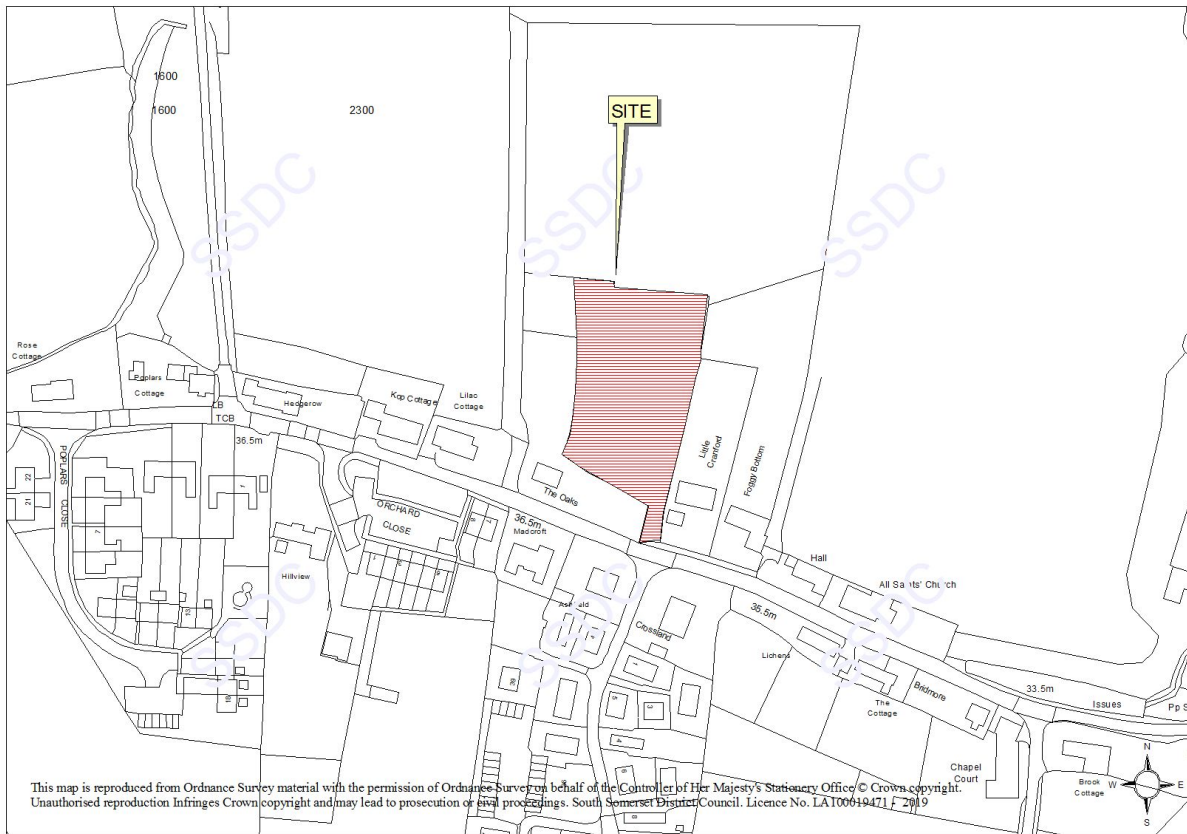
Proposal :	Proposed extensions and internal reconfiguration at The Elms Residential Home.
Site Address:	The Elms Residential Home Yeovil Marsh Road Yeovil Without
Parish:	Yeovil Without
YEOVIL WITHOUT Ward (SSDC Member)	Cllr R Stickland Cllr M Lock Cllr G J Oakes
Recommending Case Officer:	Linda Hayden - Specialist
Target date :	8th November 2018
Applicant :	Kay & Pickup
Agent: (no agent if blank)	Mrs Helena Pool Reed Holland Associates Somerset House Lower Middle Street TAUNTON TA1 1SH
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for referral to committee

The application is referred to Committee at the request of ward member with the agreement of the Area Chair to allow discussion of the planning issues to take place.

Site Description and Proposal





The application relates to The Elms Residential Home in Yeovil Marsh. The Elms has an access from the road, with the rest of the plot set back, behind the building line of the adjacent residential properties. To the east lie the gardens of adjacent properties Little Cranford and Froggy Bottom, separated from the Elms by a combination of fence and wall boundaries lined with trees and planting. To the west lies the garden of The Oaks, separated by a mature hedge and post and rail timber fence boundary. The house and double garage within the The Oaks plot are south of the Care Home, adjacent to The Elms drive access, separated from the car park by the mature hedge boundary. To the North lies agricultural land, with the central paddock directly north of The Elms belonging to the applicants.

The application proposes the demolition of existing structures (shed, outbuilding, conservatory and dining room) and the erection of two large rear extensions (to provide a total of 15 en-suite bedrooms) with a new porch and sun room. The proposal also includes internal alterations to the existing structure so the net gain of bedrooms is 12. The existing parking area will be reconfigured so that 10 spaces will be provided on the site.

The plans have been amended on two occasions, firstly to:

- address the comments of the Highways Consultant and on the second occasion to:
- extend the hedgerow along the western boundary
- inclusion of translucent glazing to the corridor windows along the eastern façade.
- provide of an ecology report.

HISTORY

There is a lengthy planning history for the site which was originally approved as a residential home in 1982. The most recent application is:

03/00019/FUL - The erection of an en-suite extension to bedroom on western elevation of residential

home. Approved 4/2/2003.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan 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 (adopted March 2015).

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

SD1 Sustainable Development
SS1 Settlement Strategy
SS2 Development in Rural Settlements
SS4 District Wide Housing Provision
SS5 Delivering New Housing Growth
HG5 Achieving a Mix of Market Housing
HG6 Care Homes and Specialist Accommodation
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ2 General Development
EQ4 Biodiversity

National Planning Policy Framework

Chapters:

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

(Note: In August 2018 a report was accepted by the District Executive that confirmed that the Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land as required by paragraph 47 of the NPPF. In such circumstances paragraph 49 is engaged, this states:-

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Planning Policy Guidance

Design

Natural Environment

Travel plans, transport assessments and statements in decision making

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Without Parish Council:

In response to original plans:

'YWPC support the application in principle, however recommend the applicant work with planning officers to look at possible reconfigurations of design to address parking and adjacent property owners concerns.'

In response to amended plans showing revisions to parking/visibility:

'YWPC support their comments made at their pc meeting held on 30th October 18. The amended plans and revised layout is considered to be an improvement on the previously submitted plans.'

In response to amended plans with changes to elevations and landscaping:

'insufficient parking, over development and lack of information on the infrastructure.'

County Highway Authority :

Advised that Standing Advice is applicable in this instance.

Highways Consultant (SSDC):

In response to original plans:

'The proposed development scheme would lead to an increase in traffic entering and exiting the site. Therefore, the submitted site layout plan should show the extent of visibility splays currently available at the point of access (a 2m set back distance may be acceptable in this case given the 20mph speed limit in place). The proposed car parking provision would be in excess of that recommended in the Somerset Parking Strategy. The number of car spaces would be 12 (the numbering on the plan needs adjusting). I recommend P1 is a disabled parking bay (with the appropriate dimensions/markings) - the bank of parking (P1-P9) could be shunted eastwards for this purpose. I would recommend the removal of the car space closest to the access, as it may be necessary for two vehicles to pass one another at this location - the overall car parking provision would still accord with the SPS even with the removal of this space. Ideally cycle parking (for seven bikes) should be provided to accord with the SPS although it is acknowledged that given the location of the site and the nature of the scheme, cycling is unlikely to be a regular means of transport to access the site. I note there is a shed on site which could be used for this purpose. I recommend the site layout plan is amended in line with the above comments.'

In response to amended plans to address the above points the Highways Consultant has confirmed that the details submitted are acceptable.

Ecologist :

In response to the submitted ecology report, the ecologist has advised:

Further to Terry Franklin's (previous SSDC Ecologist) request for bat surveys a report has been submitted by Richard Green ecology of surveys carried out in May 2019. These found no signs of bats

in the main building, the stables and the shed.

Several swallow nests were found in the stable block. It is possible that birds nest within the bramble and ornamental shrubs and trees on site. Swallows can still be on the nest in September.'

Therefore, a condition is recommended to deal with this issue.

Furthermore, the Ecologist comments:

'In addition Richard Green Ecology recommended that 5 Schwegler swift bricks, or similar integrated bird nesting provision, be installed to the new extension, in order to provide nesting opportunities for birds. However, it is considered that the height of the building is likely to be insufficient for these to be successful. In addition, it is recommended that one bat box be installed on the new extension. Bee bricks would contribute to the Somerset Pollinator Action Plan. Research shows that bees will live in the bricks and there is no risk associated with their installation as solitary bees do not live in hives or have a queen, and do not sting. The bricks have a solid back with the cavities placed on the outside wall. The National Planning Policy Framework (2018) requires enhancement for biodiversity to be included in developments.'

He therefore recommends a condition to deal with this issue.

Designing Out Crime Officer:

In response to original plans

- *In order to fully comply with the safety and security requirements of the CQC guidance the applicant is advised to consider the comments below*
- *Regulation 15(1)(b) Security - Protecting personal safety, which includes restrictive protection required in relation to the Mental Capacity*
- *Please consider access control to prevent access/egress from the site on both sides. This provision should be as close to the front elevation as practicable*
- *Is the post & Rail fence proposed appropriate to prevent egress as it is easily scaled?*
- *What measures will in place to prevent a resident from tailgating visitors leaving?*
- *Please consider placing alarms on the fire doors to alert staff if used.'*

In response to the amended plans is concerned that these issues have not been addressed.

(Officer Note: Any requirements under the CQC guidance will need to be addressed by the applicant.)

Senior Historic Environment Officer:

'As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.'

REPRESENTATIONS

In response to the original application, one letter of representation and one objecting to the application were received making the following comments (summarised):

- Do not object but are concerned about car parking near a residential property and proximity of extension to boundary which will be obtrusive/overbearing and restrict views.
- Concerned that there are bats in the vicinity
- Increased traffic
- Overdevelopment of site

In response to the first set of amended plans (in response to Highways Consultant comments), a further letter of objection has received repeating the comments above.

CONSIDERATIONS

Principle

Policy HG6 is supportive of the provision of care homes and specialist accommodation in appropriate locations. In terms of local plan policy, Yeovil Marsh has a church, children's play area and a community hall and therefore is considered to be a 'rural settlement' under the terms of Policy SS2 (Development in Rural Settlements). The proposal would provide additional care home beds for which there is a clear need (para 10.41 of the Local Plan).

It is therefore considered that the additional bedrooms proposed will meet a need within the district within a location which is relatively accessible by rural standards. There would also be economic and social benefits in supporting such provision and through the creation of employment opportunities (the proposal will create the need for 10 jobs). As such, it is considered that the proposal can be supported in principle.

Landscape Impact, Scale and Design

The site benefits from mature hedgerows/trees on the majority of the boundaries shared with residential properties. The proposals include the provision of additional hedging on the western boundary. It is considered that whilst the proposed extensions are large, the development will have limited residual effects upon local views and directly impact a small and contained part of local landscape. As such, it is felt that the additional building form can be accommodated on the site without undue impact upon the landscape surrounds of the site.

With regards to scale, the proposals are for relatively large extensions to the rear of the property. The proposals will still enable the provision of a communal garden and retain gaps along the boundaries with residential properties. As such, it is not considered that the proposal represents overdevelopment of the site.

In terms of design, the rear extensions are of a simple design and will be finished in timber cladding with a metal sheet roof which are considered to be appropriate for this rural context.

As such, it is considered that the proposals are acceptable in relation to the potential landscape and visual impacts and is therefore in accordance with Policy EQ2 of the Local Plan in this regard.

Residential amenity

This is an existing care home and as such has a certain level of activity at the present time. The proposals are all for single storey development and as such it is not considered that they will have an overbearing impact or result in a significant loss of light to neighbouring properties. The relevant

boundaries are screened and amended plans have been submitted to deal with concerns regarding loss of privacy. With regard to loss of view, this is not an issue that can be given significant weight as a planning consideration.

In the circumstances, it is not considered that the application could be refused on the grounds of loss of amenity to neighbouring properties and is therefore in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Highways and parking

The plans were amended in accordance with the advice of the Highways Consultant who has confirmed that they are now acceptable from a highway safety perspective and that an appropriate level of car parking has been provided. It is noted that the proposed parking provision is well in excess of the one space per eight bedrooms that is required under the Parking Standards.

On the basis of the input from the Highways Consultant it is considered that the proposal is acceptable in relation to highway safety as the impacts will not be 'severe' and appropriate parking will be provided on the site. The proposals are therefore in accordance with the NPPF and local plan policies TA5 and TA6.

Summary

This site is considered to be an appropriate location for an extension to the existing care home given the level of services within the village. The development will provide much needed accommodation without adversely impacting upon highway safety, residential amenity and local services. Appropriate conditions can be imposed with regard to surface water drainage as this is known to be a concern in the village.

RECOMMENDATION

Grant planning permission for the following reason:

01. Yeovil Marsh is an appropriate location for this level of development and the site is suitable in terms of its services. The development would not cause demonstrable impact upon residential amenity, highway safety or upon the character and appearance of the area in accordance with the aims of objectives of the National Planning Policy Framework, and policies SS2, HG6, EQ2, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

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. 17-21.06, 17-21.02B, 17-21.08, 17-21.01, 17-21.07, 17-21.06, 17-21.05.

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

03. No building operations above damp proof course level of the development shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/stonework/render/brick/roof finish) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy EQ2 of the South Somerset Local Plan.

04. No later than within the first planting season following first occupation of any of the units hereby approved, a hard and soft landscaping scheme shall be carried out and completed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

05. 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 site is first brought into use and thereafter maintained at all times.

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

06. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of residential amenity and highway safety and in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan (2006-2028).

07. 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 approved.

Reason: In the interests of highway safety and in accordance with Policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

08. No development shall be commenced 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.

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 paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

09. No removal of vegetation or works to or demolition of buildings or structures shall take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In the interests of nesting wild birds and in accordance with policy EQ4 of the South Somerset Local Plan

10. Provision should be made for:
Nesting swallows, for example within car ports or other open fronted structures, and with provision of 3 x nest cups
The installation of 5 x Schwegler 1a swift bricks built under the apex of an east, west or north facing gable end at least 60cm apart and 5 metres above ground level
The installation of 1 x Habibat 001 bat boxes or similar integrated into the structure of buildings at least 4 metres above ground level and away from windows
The installation of 2 x bee bricks 1 metre above ground level on a south facing elevation
A scheme showing how this will be implemented should be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site.

Reason: In accordance with Government policy for the maintenance and enhancement of biodiversity as set out in the National Planning Policy Framework (170d)

Agenda Item 13

Officer Report On Planning Application: 19/00819/FUL

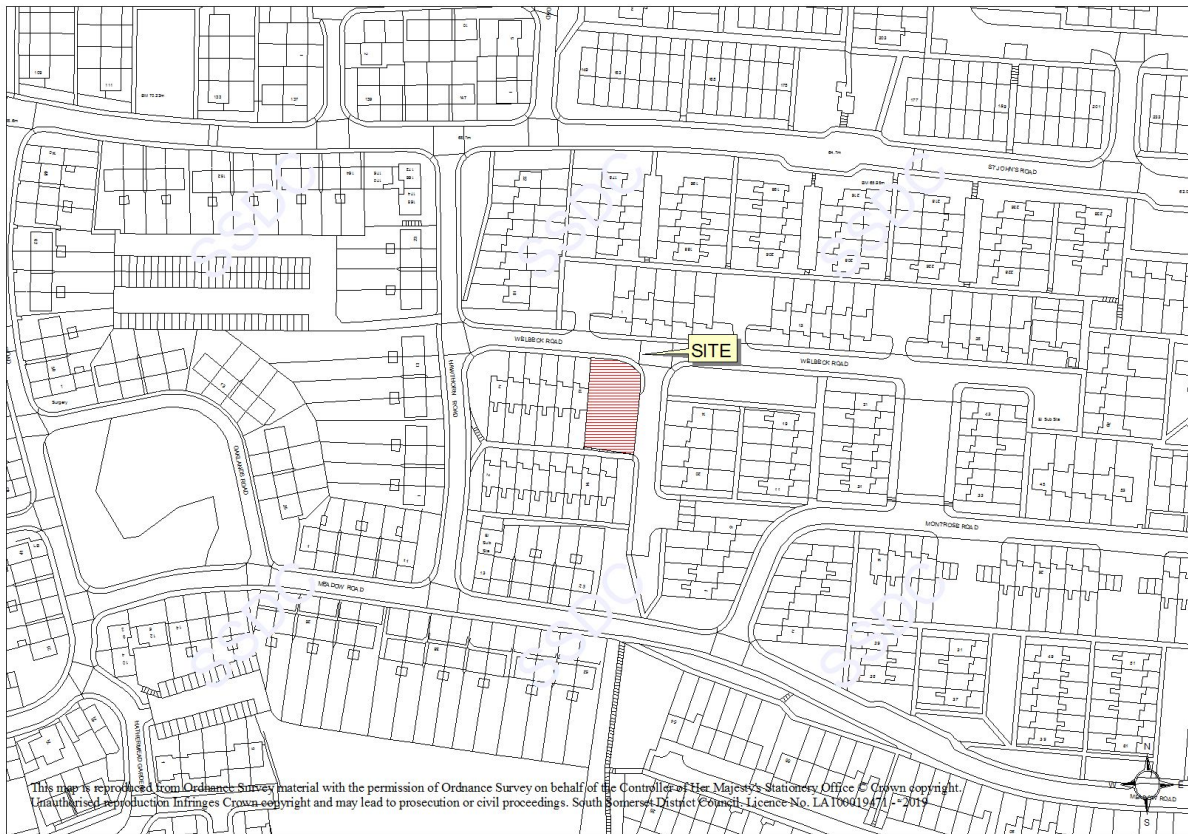
Proposal :	Demolition of 8 garages, erection of pair of semi-detached dwellings and construction of 8 parking spaces
Site Address:	Land Adj To 12 Welbeck Road Yeovil
Parish:	Yeovil
YEOVIL LYDE Ward (SSDC Member)	Cllr D Recardo Cllr T Lock
Recommending Case Officer:	Linda Hayden - Specialist
Target date :	16th May 2019
Applicant :	Yarlington Housing Group And South Somerset District Council
Agent: (no agent if blank)	RCC Town Planning Consultancy Sandcliffe House Northgate Street Devizes SN10 1JT
Application Type :	Minor Dwellings 1-9 site less than 1ha

Reason for referral to committee

This application is referred to Area South Committee due to the nature of the proposals and at the discretion of the Lead Specialist for Planning due to SSDC being part owner of the site.

Site description and Proposal





The application site is in the east of the town of Yeovil on Welbeck Road. The site is at the eastern end of a row of terrace dwellings and includes an existing parking area with no. 8 car garages. The site is in a residential area characterised by mainly two storey terraced properties.

The surrounding residential streets are mostly brick terraces under shallow pitched concert tiles roofs, with areas of render or timber cladding, predominantly on the façade of the first floors. Many of the dwellings in the area have a porch, in a variety of different styles.

Full planning permission is sought demolition of 8 garages, the erection of a pair of semi-detached dwellings and the construction of 8 parking spaces. The façades are proposed as red brick under the concrete tiles roof. Both dwellings will have, in a similar fenestration style to the existing dwellings in the vicinity. The replacement parking spaces will be located at the primary elevation and to the south of the proposed elevation. The plans have been amended in accordance with the advice of the Council's highways consultant.

HISTORY

No relevant history

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11 and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

South Somerset Local Plan (2006 - 2028)

The most relevant policies are:-

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth
YV1 - Urban Framework and Greenfield Housing for Yeovil
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ2 - General Development

National Planning Policy Framework
Chapter 2 - Achievable sustainable development
Chapter 6 - Delivering a sufficient supply of homes
Chapter 7 - Ensuring the vitality of town centres
Chapter 8 - Promoting healthy and safe communities
Chapter 9 - Promoting sustainable transport
Chapter 11 - Making effective use of land
Chapter 12 - Achieving well-designed places

National Planning Practice Guidance
Design

Other Relevant Considerations
Somerset Standing Advice
Somerset Parking Strategy

CONSULTATIONS

Yeovil Town Council: Recommend Approval

County Highway Authority: Standing Advice Applies

Highways Consultant: Comments received 14th June 2019, following the submission of additional plans.

'Having reviewed the amended plan and the guidance referred to by the applicant, I can confirm that the proposed site layout is now acceptable. I recommend appropriate conditions are imposed securing the details of the site layout, specifically the proposed parking provision for the two dwellings and the proposed echelon parking for more general use. All these parking bays/areas will need to be properly consolidated and surfaced, and drained as annotated on the plan. A S.184 licence will be required from SCC to drop the kerbing and to re-profile the footway where necessary. The visibility splays as shown on the plan will also need to be secured.'

Environmental Protection Officer: No comments.

REPRESENTATIONS

Two letters of objections have been received making the following comments:

- Size of site not suitable for the numbering of dwellings
- Will increase the amount of vehicular traffic to the area
- Will exacerbate existing anti-social behaviour

One general observation made comments in relation to the replacement garages and parking spaces and stated that there would only be enough space for no.6 cars rather than the no.8 which is outlined in the proposal.

CONSIDERATIONS

Principle

The site is located on Welbeck Road, within the Yeovil Development Area where the principle of new

housing is accepted and focussed (policies SD1, SS1, SS4, SS5 and YV1). Within the expectation that Yeovil will deliver 7441 new homes over the Local Plan period, there is a reliance on windfall developments such as that proposed to make up a significant proportion of the new units. The location of the proposed development site being within the Development area and an existing residential area which can utilise the already established amenities and services for the area. So in general terms new residential units in this location would be considered to comprise sustainable development. The scheme would accord with the terms and objectives of Policies SD1, SS1, SS4 and YV1 and with guidance contained in the NPPF 2019.

Visual Amenity / Character of the Area

It is considered that the dwellings have been carefully designed to reflect the character of the area and include design features that ensure the new buildings will sit appropriately within the street scene. Materials are to match those used in the surrounding terraces. On this basis the proposal complies with Policy EQ2.

Residential Amenity

This is an existing residential area of relatively dense development where gardens are already subject to a degree of overlooking. As such, it is not considered that the proposed development would cause an unacceptable increase in overlooking given that the area directly at the rear of the development is commercial and the gardens to either side are set at an oblique angle. In terms of impact upon light or 'overbearing' impact, the two storey part of the development follows the rear walls of the existing properties and as such it is not considered that the proposals will result in unacceptable loss of light or an overbearing impact. It is therefore considered that the proposed development would not result in an unacceptable level of overlooking of, cause disturbance to or be overbearing upon neighbouring properties, and the new units would benefit from a reasonable standard of amenity. Subject to suitable conditions, the proposals are considered to comply with Policies Policy EQ1 and EQ2 of the South Somerset Local Plan (2006-2028) and in guidance contained in the NPPF 2018.

Highway Safety and Parking

The County Highway Authority have referred to Standing advice and SSDC Highway consultant has stated that he is satisfied with development, subject to conditions to secure details of the site, specifically the proposed parking provision for the two dwellings and the proposed echelon parking and with the proposals as they consider that whilst the proposals do not provide the 'optimum' level of parking provision found within the SCC Parking Strategy, the central location of the site and its close proximity to amenities, facilities and transport links mean it would be unreasonable to raise an objection on the basis of a lack of parking. Therefore, given the highly sustainable nature of the location, the proposal is considered to comply with policies TA5 and TA6 of the South Somerset Local Plan.

CIL

Development is liable for CIL

Summary

The site is located within the development area of Yeovil and the proposal is considered to be acceptable in relation to design and materials and will form an appropriate addition to the area. The proposal is considered to be acceptable in relation to residential amenity, highway safety and parking provision.

RECOMMENDATION

Grant planning permission for the following reason:

01. This is a sustainable location for residential development, and the proposal is considered to respect the character of the area that will not result in demonstrable harm to residential amenity or highway safety. The proposed development is therefore accords with Policies SD1, SS6, TA5, TA6 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028, and with guidance contained in the NPPF 2019.

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 'site_1817-planning1Bparking at 45 angle.dwg' and 'plans_1817-planning1.dwg', site_1817-Location1.dwg'.

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

03. No building operations above damp proof course level of the dwelling shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/stonework/render/brick/roof finish) of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy EQ2 of the South Somerset Local Plan.

04. At the proposed accesses there shall be no obstruction to visibility greater than 900 millimetres above adjoining road level within the visibility splays shown on the submitted plan. (Drawing No. site_1817-planning1Bparking at 45 angle.dwg) Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

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

05. The parking spaces shall be properly consolidated, surfaced and drained (as shown on Drawing No. site_1817-planning1Bparking at 45 angle.dwg') before the dwellings hereby approved are occupied and shall not be used other than for the parking of vehicles.

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

Informatives:

01. 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

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 Permit. This must be obtained from the Highway Service Manager Tel No 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.