

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at **Merriott Village Hall** on **Wednesday 19 November 2014**.

(5.30 pm. - 8.30 pm.)

**Present:**

**Members:** Councillor Angie Singleton (Chairman)

Mike Best	Paul Maxwell
Dave Bulmer	Nigel Mermagen
John Dyke	Sue Osborne
Carol Goodall (until 6.55 p.m.)	Ros Roderigo
Brennie Halse	Andrew Turpin
Jenny Kenton (until 6.55 p.m.)	Martin Wale

**Officers:**

Andrew Gillespie	Area Development Manager (West) / Performance Manager
Lisa Davis	Community Office Support Manager
Paul Philpott	Neighbourhood Development Officer
Nick Whitsun-Jones	Principal Legal Executive
Andrew Gunn	Area Lead (West)
Linda Hayden	Planning Officer
Vicki Dawson	Principal Environmental Protection Officer
Jo Morris	Democratic Services Officer

**Also Present:**

Mike Fear	Assistant Highway Service Manager
Sam Best	SSVCA Chief Executive

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

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**99. To approve as a correct record the Minutes of the Previous Meeting held on 15th October 2014 (Agenda Item 1)**

The minutes of the meeting held on 15<sup>th</sup> October 2014, copies of which had been circulated, were taken as read and, having been approved were signed by the Chairman, as a correct record of the proceedings.

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**100. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Kim Turner and Linda Vijeh.

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### **101. Declarations of Interest (Agenda Item 3)**

Cllr. Ros Roderigo declared a personal and prejudicial interest in Agenda Item 10 – Request for a Community Grant, as her husband was the caretaker at Combe St Nicolas Village Hall. She indicated that she would leave the room during consideration of the item.

Cllr. Martin Wale declared a personal and prejudicial interest in Agenda Item 10 – Request for a Community Grant, as a member of Combe St Nicolas Village Hall Committee. He indicated that he would make a short statement prior to leaving the room.

Cllr. Sue Osborne declared a personal interest in Planning Application No. 14/01289/FUL, as the applicant and some of the objectors and supporters were known to her. During the item, she indicated that one of the supporters that had spoken was very well known to her and therefore declared a prejudicial interest. She left the room for the remainder of the item.

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### **102. Public Question Time (Agenda Item 4)**

No questions or comments were raised by members of the public.

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### **103. Chairman's Announcements (Agenda Item 5)**

There were no announcements from the Chairman.

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### **104. Area West Committee - Forward Plan (Agenda Item 6)**

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan.

The Area Development Manager (West) informed members that the report on the LEADER Programme for Rural Economic Development expected in December was likely to be presented in January as the announcements about successful programmes had been delayed.

Members were content to note the Forward Plan.

**RESOLVED:** That the Area West Committee Forward Plan be noted as attached to the agenda subject to the above amendment.

*(Resolution passed without dissent)*

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### **105. Somerset County Council Highways Update Report (Agenda Item 7)**

The Assistant Highway Service Manager presented the report which provided an update on works progress for the period April 2014 to March 2015. With regard to the winter maintenance programme, he informed members that local parishes had been invited to collect salt bags from the Yeovil Depot on the morning of Saturday 22<sup>nd</sup> November. A

letter had also been sent to Parish Councils regarding the filling of parish grit bins. With reference to the Structural Maintenance Scheme, members were advised that a number of schemes had been completed and that works at Dunsham Lane would commence shortly. With regard to the B3168 Beacon, Ilminster, members were advised that the scheme was about halfway complete with most of the drainage work undertaken.

The Assistant Highway Service Manager noted members' comments and concerns about local issues within the area which included:

- a member sought clarification over whether the road at Millfield, Chard, would be closed during the day and night during surfacing works. He was informed that the road would be open during the day;
- a member commented that gully clearance in Chard had been promised but had still not been undertaken;
- with reference to resurfacing at Crimchard, members were advised that the works would be included in the programme for next year;
- a member queried the reason for drainage works at Forton Road. The Assistant Highway Service Manager agreed to contact the member with the information;
- a member queried whether it was possible for the works at Lamberts Lane to be brought forward;
- a member highlighted the problem of a pothole in Crimchard near the 30 mph sign;
- in response to a question, the Assistant Highway Service Manager informed members that he would not know the budget for next year until February 2015 but at this stage he did not envisage it being any different to this year's budget;
- members were advised that the works for next year would be presented to the Area West Committee in June;
- a member commented that he was disappointed with the patching at Severalls Park, Crewkerne and asked for it to be revisited;
- members were advised that it was the landowners responsibility to cut back vegetation along the side of fields and to report issues to the Parish Council.

The Chairman thanked the Assistant Highway Service Manager for attending the meeting.

**RESOLVED:** That the report be noted.

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## **106. Presentation by South Somerset Association for Voluntary and Community Action (Agenda Item 8)**

Sam Best, SSVCA Chief Executive Officer was welcomed to the meeting. She gave a detailed presentation, which included information about:

- The aims, background and structure of the SSVCA
- Community transport
- Furnicare
- Voluntary Sector Support
- Somerset Emergency Volunteers

During the ensuing discussion, the SSVCA Chief Executive Officer, responded to comments and questions raised by members. Points mentioned included the following:

- Members congratulated the SSVCA on the excellent work they undertook;

- With regard to concessionary fares, members were advised that Somerset County Council were under no legal obligation to support transport schemes. SSVCA currently received 50% and each journey was capped at £6 per journey;
- With regard to providing support to organisations regarding funding sources, members were advised that a funding bulletin was sent to all organisations on the database. Organisations were able to obtain advice and support from SSVCA to ensure that they had the correct evidence to support their funding bids;
- If the Somerset Emergency Volunteers project received approval, funding would be provided by Somerset County Council;
- With regard to links with voluntary sector providers, members were informed that SSVCA would support any working in partnership through their voluntary sector support work. They currently had no links with voluntary transport in Crewkerne and Ilminster.

Members thanked the SSVCA Chief Executive Officer for attending the meeting and for her informative presentation.

**RESOLVED:** That the report and presentation be noted.

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## **107. Community Offices Update (Agenda Item 9)**

The Community Office Support Manager summarised the agenda report, which updated members on the yearly footfall/enquiry figures across the district and the results of the recent customer satisfaction survey.

During the ensuing discussion, the Community Office Support Manager, responded to comments and questions raised by members. Points mentioned included the following:

- The enquiry types and timings outlined in the report were just a sample. The front office did not record the time spent dealing with every enquiry;
- With regard to SSDC non-enquiries, members were informed that staff had access to an online referral system which enabled them to signpost people to other relevant agencies;
- Following the closure of the Job Centre in Chard, a job point touch screen and phone line were installed by Job Centre Plus in the Chard front office to allow people to phone the Job Centre and DWP. It had now been concluded that the Job point provided was not as effective as a computer and would be removed but it had been agreed that the phone line would be maintained.

The Chairman thanked the Community Office Support Manager for attending the meeting.

**RESOLVED:** That the report be noted.

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## **108. Request for a Community Grant (Agenda Item 10)**

Prior to leaving the room, having earlier declared a personal and prejudicial interest, Cllr. Martin Wale informed members that the application was for a retrospective grant as the works had to be completed by a certain date.

Cllr. Ros Roderigo having earlier declared a personal and prejudicial interest, also left the room during consideration of the item.

Hilary Tinson, Chairman of Combe St Nicholas Village Hall Committee addressed the Committee. She referred to the previous grant awarded in 2012 towards the replacement kitchen and commented that it had made a great difference to the use of the hall. It had become apparent that the toilet facilities were no longer adequate. The process of refurbishment had commenced in August 2003 and it had taken some time to resolve the problem of confined space. The Hall Committee had decided to go ahead with the works as the Contractor was only available to start the job immediately and the Lottery required the project to start within three months.

The Neighbourhood Development Manager introduced the report, which asked members to consider an application for financial assistance towards replacement of toilet fittings and flooring. He commented that the replacement kitchen had been a huge success. The toilet facilities were considered inadequate, particularly the disabled and childcare facilities. Members were informed that the hall was well used and were shown photographs illustrating some of the activities provided. The Village Hall Committee had decided to proceed with the works as they were concerned that they would lose their Lottery funding. He advised that if the grant was awarded it would be retrospective and referred members to the project costs outlined in the agenda report.

During discussion, members unanimously supported the recommendations outlined in the report.

- RESOLVED:**
- (1) That £4,530.36 be awarded to Combe St Nicholas Village Hall Committee towards the replacement of toilet fittings and flooring; and
  - (2) That the award is made subject to normal grant conditions apart from grant policy 10 (retrospective support).

**Reason:** To agree an application for funding towards replacement of toilet facilities and flooring at Combe St Nicholas Village Hall.

*(Voting: unanimous)*

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## 109. Area West - Reports from Members on Outside Organisations (Agenda Item 11)

### **Crewkerne Museum**

Members noted the agenda report by Cllr. John Dyke updating member on Crewkerne Museum.

### **Chard and District Museum**

Cllr. Brennie Halse gave a presentation updating members on Chard and District Museum.

**NOTED.**

**110. Feedback on Planning Applications Referred to the Regulation Committee (Agenda Item 12)**

There were no planning applications referred to the Regulation Committee.

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**111. Planning Appeals (Agenda Item 13)**

The Committee noted the details contained the agenda report, which informed members of the planning appeals received, allowed and dismissed.

**NOTED.**

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**112. Schedule of Planning Applications to be Determined by Committee (Agenda Item 14)**

Members noted the Schedule of Planning Applications to be determined by Committee.

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**113. Planning Application 14/01289/FUL - Barns at Lower Dairy Wood, Close Lane, Allowenshay (Agenda Item 15)**

***Application proposal: Alterations to include demolition of building, conversion of outbuilding to form 2 No. dwellings, the erection of a single story extension and the erection of a detached garage.***

Prior to consideration of the application, Cllr. Sue Osborne declared a personal interest in the item as the applicant and some of the supporters and objectors were known to her.

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report and outlined the key considerations. There were no updates to the report. The Planning Officer's recommendation was for refusal.

In response to questions, the Planning Officer clarified points of detail raised by members. Members were informed of the following:

- There was no requirement for a Travel Plan to be produced for two dwellings;
- It would be appropriate to impose a condition through a legal agreement for the re-siting of the cattle;
- The Environment Agency had not made a visit to the site as the water supply was outside of their remit;
- The existing barns were used for farm storage and partly for livestock;
- With reference to whether there was an acceptable minimum distance between the proposed dwellings and a working farmyard, members were advised by the Environmental Protection Officer that there was no legally stated distance and it was down to reasonableness and judgement.

The Committee noted the comments of Mr Chris Baranowski representing Allowenshay and Kingstone Parish Meeting. He commented that the Parish Council were against the

proposal for the five reasons outlined in the agenda report. He asked members to support the Planning Officer's recommendation and refuse the application.

Comments raised by Peta Inglesent, Susan Gibson, Carmel Wilkinson and Gillian Brierley in objection to the application were noted by the Committee. Points mentioned included the following:

- Concerns about the current water supply for the village;
- Over the past 5 years, there had been several interruptions to the water supply;
- Concern over the unknown impact on the existing borehole by the proposed new borehole;
- The application should be considered in the context of the whole village;
- The water supply has previously exceeded limits in the regulations for iron and manganese;
- There were already ongoing issues with the pressure and quality of the water supply.

The Committee was then addressed by Nick Rutter and Livia Lewendon in support of the application. Points mentioned included the following:

- The benefits of housing the calves in the buildings;
- In the past the land had been heavily cultivated but was far better managed as grass and would be a huge loss to the area if reverted back to cultivation;
- The application had been submitted with a new borehole because of the issues with the existing private water supply;
- The application would allow young people to remain in the community and to be able to purchase an affordable property;
- Farm practices needed to thrive and the proximity of animals to the barns was a personal choice for anyone purchasing the barns to consider.

The Applicant's Agent, James Fox commented that he was unaware that the water supply was such a problem. If the milking parlour had remained in operation water use would be far greater than by the proposed development. The Environment Health Officer had been consulted and he understood the problem was resolved. He believed that the issue of flies was part of living in the countryside. He concluded that the applicant already had locally interested people in the dwellings.

Ward Member, Cllr. Sue Osborne indicated that one of the supporters who spoke was well known to her and therefore declared a prejudicial interest in the application. She made a short statement and then left the room for the remainder of the item. She commented that if the application were to be approved she would wish to see a legal agreement to ensure that only cattle and equestrian were housed in the farm buildings furthest from the site with the rest of the buildings used for storage only.

The Principal Environmental Protection Officer clarified the position with regard to the water supply, which was provided mainly by a spring. She informed members that the existing village was supplied by a private water supply and that the proposed development would be supplied by a new borehole. The Hydrogeological Assessment had been requested to demonstrate whether a new borehole would have an impact on the existing water supply. The Environment Protection Team was trying to work to resolve the issues of the existing water supply.

With regard to the existing water supply, the Principal Legal Executive reminded members that the Council could assist in resolving issues within its regulatory function

but it would be advisable for residents to ascertain their rights with the owner of the private water supply.

The Planning Officer commented that it would be difficult to justify refusal of the application on the grounds of the water supply on the basis that both the Environment Agency and Environment Protection Team have examined the Hydrogeological Assessment and raised no objection to the proposal.

In response to a number of member comments, the Principal Environment Protection Officer advised that:

- The majority of the village water supply came from a spring;
- Water from the new borehole would be taken from the same aquifer used by the existing borehole;
- The main problem with the existing water supply was in relation to the infrastructure and pipework;
- The new borehole would have a new infrastructure. The Hydrogeological Assessment made reference to there being enough water available and this was considered acceptable;
- The Environmental Health Team was duty bound to investigate complaints of noise and odour etc. and take action as necessary and that the farm could find themselves having to put right any statutory nuisance, should one be found to exist.

In response to a member question, the Planning Officer confirmed that apart from the issue of the proximity of the dwellings to the remaining farm, all other aspects of the application were considered acceptable.

During discussion, Members raised a number of issues, which included the following:

- It was difficult to decide if the water supply was a material consideration;
- It was felt that the Council should carry out its own assessment on the water supply;
- It was not the Council's responsibility to undertake an assessment, it should be supplied by the applicant;
- The Environment Agency and Environmental Protection Team had both examined the assessment and were content with the evidence submitted;
- It would be difficult to defend refusal on the grounds of water supply;
- Concern that in future the houses would be sold on the open market;
- The water consumption from two dwellings would be less than the dairy farm;
- The proximity of the dwellings and the existing farm was perfectly reasonable;
- Flies could come from anywhere;
- Concerns over the noise generated from the working farm.

The Area Lead West advised that members needed to consider whether to put their trust in the expert's report.

The Principal Legal Executive reiterated that based on the expert evidence provided within the Hydrogeological Assessment, it was not advisable to refuse the application on the grounds of water supply unless the Council were to obtain its own report which would be fairly costly and he presumed would be funded from the Area West budget.

It was proposed and seconded to refuse the application as per the Planning Officer's recommendation. On being put to the vote, the proposal was carried 7 in favour and 2 against.



**RESOLVED:** That Planning Application No. 14/01289/FUL be **REFUSED** for the following reason:

01. The proposed dwellings, by reason of their location adjacent to a working farmyard, would offer an unacceptable standard of amenity for future occupants, in respect of noise, pests and odour generated by the farmyard, contrary to the aims and objectives of the NPPF and saved Policy ST6 of the South Somerset Local Plan 2006.

**Informatives:**

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent worked with Planning and Environmental Protection Officers but it was not possible to overcome the significant concerns caused by the proposals.

*(Voting: 7 in favour, 2 against)*

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**114. Planning Application 14/03678/FUL - Land Part of Wambrook Farm, Weston Road, Wambrook (Agenda Item 16)**

***Application proposal: Installation of 4.08MW solar farm, access, associated infrastructure and landscaping***

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report. The Planning Officer's recommendation was for approval. She proposed an amendment to the landscaping condition to read in this coming planting season. She also recommended an additional condition to cover the finish of the structure and amended the officer report on page 72 of the agenda to read consideration be given to dark hues as recommended by the AONB.

In response to questions, the Planning Officer clarified points of detail raised by members. Members were informed of the following:

- The landscaping and planting would be conditioned around the quarry area;
- Clarification over the location of the site in relation to Barleymows Farm Shop.

The Committee was addressed by Ian Porter and John Eames in support of the application. Views expressed included the following:

- The proposal supported the need in meeting the growing demand for electricity;

- The proposal met government policy for renewable energy sources;
- Solar panels ran silently and produced zero emissions;
- The proposal could not be seen from the road and would be fenced at the north end;
- The land was low grade;
- The ground beneath the panels would be grazed.

Debbie Marriage, the Applicant's Agent commented that the applicant had listened to feedback and had amended the plans accordingly and removed the panels from the area of concern. The scheme was acceptable to the Landscape Officer and commented that new planting was a key part of any solar farm. She commented that the access had been moved and widened without uprooting the hedgerow. During the operating lifetime of the solar farm the site would be available for grazing. She was also proud that solar energy could support a farming community scheme.

Ward Member, Cllr. Ros Roderigo referred to there being a lot of support for the scheme but also objectors. She did not support schemes on good farm land but the proposed land was not best and most versatile. The scheme could not be visible from any house and she was satisfied with the planting. She referred to the recommendation on page 76 of the report and believed that the benefits of the scheme outweighed the limited impact on the local landscape character.

During the ensuing discussion, members supported the application. They commented that the land was low grade and felt that the farm would be fairly inconspicuous. It was proposed and seconded to approve the application as per the Planning Officer's amended recommendation to include an amendment to the landscaping condition to make reference to this planting season and an additional condition to cover the finish of the structure. On being put to the vote the proposal was carried unanimously.

**RESOLVED:** That Planning Application No. 14/03678/FUL be **APPROVED** as per the Planning Officer's recommendation for the following reason:

01. Notwithstanding local concerns it is considered that the benefits in terms of the provision of a renewable source of energy, which will make a valuable contribution towards cutting greenhouse gas emissions, outweigh the limited impact of the proposed PV panels on the local landscape character and adjacent Blackdown Hills AONB. As such the proposal accords with the Government's objective to encourage the provision of renewable energy sources and the aims and objectives of the National Planning Policy Framework, the National Planning Practice Guidance and Policies ST3, ST5, ST6, EC1, EC2, EC3, EC8 and EP3 of the South Somerset Local Plan 2006.

**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:

2162.AP.001.0.E Rev E received 17/10/2014  
2162.AP.003.1.B Rev B received 16/9/2014  
2162.AP.007.4 Rev B received 16/9/2014  
2162.AP.004.2 received 12/8/2014  
2162.AP.009.2 received 12/8/2014  
2162.AP.010.2 received 12/8/2014  
2162.AP.006.3 received 12/8/2014  
2162.AP.008.4.0 received 12/8/2014  
5595/101 received 17/10/2014

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

03. The development hereby permitted shall be removed and the land restored to its former condition before 31/12/2039 or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the local planning authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

Reason: In the interests of landscape character and visual amenity in accordance with Policies ST3, ST5, ST6 and EC3 of the South Somerset Local Plan.

04. The supporting posts to the solar array shall not be concreted into the ground.

Reason: In the interests of sustainable construction and to accord with Part 10 of the NPPF.

05. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and 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. The scheme of landscaping shall include additional tree and shrub planting around the head and upper sides of the disused quarry site. Planting must be carried out during this coming planting season (November 2014 - mid March 2015) if commencement is to take place in 2015.

Reason: In the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan (2006).

06. No means of external illumination/lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with Policies EC3, ST6 and EP3 of the South Somerset Local Plan.

07. No CCTV equipment shall be installed on the site unless agreed in writing by the local planning authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with Policies EC3, ST6 and EP3 of the South Somerset Local Plan.

08. No form of audible alarm shall be installed on the site without the prior written consent of the local planning authority.

Reason: In the interest of residential amenity and the rural amenities of the area to accord with Policy ST6 of the South Somerset Local Plan.

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

Reason: To protect legally protected species of recognised nature conservation importance in accordance with NPPF and Policy EC8 of the South Somerset Local Plan 2006, The Habitats Regulations 2010, and The Wildlife and Countryside Act 1981 (as amended).

10. The management plan and ecological mitigation measures for the site, as detailed within the Biodiversity Management Plan by Dr John Feltwell of Wildlife Matters dated 23/09/2014, shall be fully implemented for the duration of the use hereby permitted, unless any variation is agreed by the local planning authority.

Reason: In the interests of visual amenity and landscape character in accordance with policies ST5, ST6 and EC3 of the South

Somerset Local Plan.

11. Prior to the commencement of the development hereby permitted, an amended Construction Traffic Management Plan (amended in accordance with the County Highway Authority's comments of 31st October 2014) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be delivered in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety and in accordance with Policy ST5 of the South Somerset Local Plan (2006).

12. Prior to the commencement of the development hereby approved, the site access track shall be constructed so that it is perpendicular to Weston Road and its surface properly consolidated, not loose stone or gravel, for the first 20m of its length from the carriageway edge.

Reason: In the interests of highway safety and in accordance with Policy ST5 of the South Somerset Local Plan (2006).

13. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to construction, and thereafter maintained until construction is complete.

Reason: In the interests of highway safety and in accordance with Policy ST5 of the South Somerset Local Plan (2006).

14. The construction of the works hereby approved shall take place in full accordance with the Arboricultural Method Statement Tree prepared by B.J. Unwin Forestry Consultancy received 24 October 2014 unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and landscape character in accordance with policies ST5, ST6 and EC3 of the South Somerset Local Plan.

15. The development hereby permitted shall not be commenced until particulars of the materials to be used for external finishes of all structures (including frames, fencing and ancillary structures/buildings) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and landscape character in accordance with policies ST5, ST6 and EC3 of the South Somerset Local Plan.

**Informatives:**

01. The Applicant is advised that the Highway Service Manager for South Somerset Area at The Highways Depot, Mead Avenue, Houndstone Business Park, BA22 8RT Tel: 0845 345 9155, email: countyroads-southsom@somerset.gov.uk must be consulted with regard to the proposed temporary signage.

02. Please be aware of the comments set out within the Environment Agency's letter dated 05/09/2014.

*(Voting: unanimous)*

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**115. Date and Venue for Next Meeting (Agenda Item 17)**

Members noted that the next meeting of the Committee would be held on Wednesday 17<sup>th</sup> December 2014 at the Henhayes Centre, Crewkerne.

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Chairman