

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at **The Guildhall, Fore Street, Chard, TA20 1PP on Wednesday 15 March 2017.**

(5.30 pm - 8.35 pm)

Present:

Members: Councillor Carol Goodall (Chairman)

Jason Baker	Sue Osborne
Mike Best	Ric Pallister
Amanda Broom	Garry Shortland
Dave Bulmer	Angie Singleton
Val Keitch	Andrew Turpin
Jenny Kenton	Linda Vijeh
Paul Maxwell	Martin Wale

Officers:

Helen Rutter	Assistant Director (Communities)
Zoe Harris	Area Development Lead (West)
Jo Morris	Democratic Services Officer
Paula Goddard	Senior Legal Executive
Mike Hicks	Planning Officer
Nigel Marston	Licensing Manager
Neil Waddleton	Section 106 Monitoring Officer
Adrian Noon	Area Lead (North/East)

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

125. To approve as a correct record the Minutes of the Previous Meeting held on 15th February 2017 (Agenda Item 1)

The minutes of the meeting held on 15th February 2017, copies of which had been circulated, were taken as read, and having been approved were signed as a correct record of the proceedings.

126. Apologies for Absence (Agenda Item 2)

An apology for absence was received from Councillor Marcus Barrett.

127. Declarations of Interest (Agenda Item 3)

Councillors Jason Baker, Dave Bulmer, Amanda Broom, Jenny Kenton and Garry Shortland declared personal and prejudicial interests in Agenda Item 8 – Provision of Local Information Centres in Area West, as members of Chard Town Council. The members left the room during consideration of the item.

Councillor Jenny Kenton declared a Disclosable Pecuniary Interest in Planning Application No. 17/00074/OUT – Land rear of the Phoenix Hotel and Car Park, Fore Street, Chard, as the joint applicant. She left the room during consideration of the item.

Councillor Garry Shortland declared a personal and prejudicial interest in Planning Application No. 17/00074/OUT as he undertook work for the applicants. He left the room during consideration of the item.

Councillor Jason Baker declared a personal interest in Planning Application No. 17/00074/OUT, as the applicant was a Town Council colleague.

Councillor Sue Osborne declared a personal interest in Planning Application No. 16/03404/FUL, as the Ward Member.

Councillor Amanda Broom declared a personal interest in Planning Application No. 17/00074/OUT, as a member of Chard Town Council and also the Ward Member.

128. Date and Venue for Next Meeting (Agenda Item 4)

Members noted that the next meeting of the Area West Committee would be held on Wednesday 19th April 2017 at 5.30pm at the Henhayes Centre, Crewkerne.

129. Public Question Time (Agenda Item 5)

There were no questions from members of the public.

130. Chairman's Announcements (Agenda Item 6)

The Chairman made no announcements.

131. Area West Committee - Forward Plan (Agenda Item 7)

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

Members were content to note the Forward Plan as attached to the agenda.

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

132. Provision of Local Information Centres in Area West (Executive Decision) (Agenda Item 8)

(At the time of the item, Councillors Jason Baker, Dave Bulmer, Amanda Broom, Jenny Kenton and Garry Shortland declared personal and prejudicial interests as members of Chard Town Council and left the room)

The Area West Team Lead introduced the report. She stated that historically Chard's facility was recognised as a Tourist Information Centre and had always received a far larger grant from the Council than the other two towns. In recent times the service provided by Chard Town Council had become more akin to a Local Information Centre (LIC) and felt that it was appropriate for future awards to Chard to be brought in line with the other LIC services across South Somerset.

She referred to Crewkerne and Ilminster Local Information Centre having a website and was recommending that the balance of Chard Town Council's Service Level Agreement for 2016/17 be carried forward and paid subject to work being completed on their website.

During a short discussion, the Area West Team Lead noted the comments of members and responded to questions on points of detail including:

- In response to a member concern over lack of opening on a Saturday, members noted that Crewkerne LIC was open on a Saturday on farmer market and councillor surgery days as well as extra days in the summer months but opening was reliant on volunteers;
- Ilminster LIC was open on a Saturday morning and when the Art Centre was open however information was available online;
- Crewkerne LIC were active in trying to gain new volunteers every year. There was an issue with lone working when the community office was closed;
- As Ilminster LIC was based in the Arts Centre it could only record the number of people visiting when there was a volunteer present;
- It was felt that Chard and Ilminster should be encouraged to have an email address however it was recognised that Ilminster LIC had no space for a computer and not all volunteers were computer literate;
- It was pointed out that the demand for TICs/LICs was getting less and less due to the use of the internet.

At the conclusion of the debate, members were content to approve the recommendations of the report.

- RESOLVED:**
- (1) That Members agreed in principle to support Ilminster and Crewkerne Local Information Centres at the current SLA arrangement for 2017/18;
 - (2) That Chard TIC be brought in line by reducing the SLA sum to £500 per year;
 - (3) That the balance of £2500 from the 2016/17 Service Level Agreement with Chard Town Council be carried forward, to be paid subject to the following conditions:
 - The new website promotes Chard's events, activities, leisure facilities, tourist attractions in and around the town and visitor related businesses
 - The work is completed by September 2017

(Voting: unanimous in favour)

Reason: To agree the future arrangements for supporting the provision of local and tourist information in the 3 market towns.

133. One Public Estate Programme - Proposals for South Somerset Advice Hubs (Agenda Item 9)

Nena Beric the Project Manager from Somerset County Council introduced herself to the Committee and with the aid of slides presented the report as detailed in the agenda. She informed members of the proposal and approach being taken to develop a feasibility study to support the creation of a multi service hub in Chard. Points mentioned during the presentation included the following:

- A Partnership was formed in July 2016 with Somerset County Council, other local authorities and health and emergency services. A bid was submitted as part of the One Public Estate Programme to develop a shared asset programme within Somerset;
- The bid was successful and £100,000 has been allocated to South Somerset to develop feasibility studies to support the creation of multi service hubs in Chard and Yeovil;
- Expected benefits of the projects will include: savings in property running costs, savings in service delivery achieved through shared triage and service design;
- The outcome was based around customers accessing multiple services across fewer buildings which offer a high quality and consistent customer experience;
- A report would be produced to test the feasibility of delivering services in the Holyrood Lace Mill which would look at capacity, existing SSDC services, existing SCC services, SCC Children's Social care services and non-clinical NHS services;
- Short term goals included early SSDC stakeholder engagement, what is currently delivered and how and engaging further public sector parties.

The Project Manager anticipated that the outline feasibility report and recommendations would be brought back to the Area West Committee during the summer.

In response to questions, the Project Manager advised members of the following:

- The project would be linked to the work being undertaken on Transformation and the review of SSDC properties;
- The Feasibility Study would test capacity and whether there would be enough space to develop the project at the Lace Mill;
- All the partners in the partnership were signed up to the project which would focus upon shared costs and incomes;
- She agreed that it was important to engage with the Police as a key partner.

Following a short discussion, members supported the approach being taken to establish the viability of a multi-agency hub in Chard.

RESOLVED: That Member's noted and supported the approach being taken to establish the viability of a multi-agency hub in Chard.

134. Annual Licensing Report to Area West Committee (Agenda Item 10)

The Licensing Manager presented his report, as detailed in the agenda, which provided an update on the activities of the Licensing Service.

In response to comments made by members during a short discussion, the Licensing Manager briefly provided further information about the following:

- The Scrap Metal Dealers Act was countrywide and had addressed scrap metal crime;
- The Council had not yet reached the 20% target for Wheelchair Accessible Vehicles. The Policy would be reviewed when the target was met depending on the outcome of provisions under the Equalities Act;
- The current penalty points system could be reviewed in the future to include the inability to turn an engine off when on the rank;
- The Police would no longer be continuing to support road closures which meant that road closures would be undertaken by Somerset County Council. It was hoped that consultation would be undertaken with affected parties. Members highlighted the need for the fees to be set at a realistic level.

Members paid tribute to the Licensing Manager and his team for all their hard work and knowledge.

The Chairman thanked the Licensing Manager for attending the meeting.

RESOLVED: That the Annual Licensing Report be noted.

135. S106 Obligations (Agenda Item 11)

The Section 106 Monitoring Officer presented the report as detailed in the agenda. He advised that CIL (Community Infrastructure Levy) would be implemented from 3rd April 2017 and that a Government White Paper had recently been published which could bring more changes.

During the ensuing discussion, the Section 106 Monitoring Officer noted the comments of members and responded to questions on points of detail as follows:

- Trigger points were removed from the report once monies had been collected;
- It was confirmed that all monies had been collected for the Broadway Farm Barn development;
- Provided an update on the status of projects at Land off Cedar Close, Chard;
- With regard to Land at Canal Way, it was noted that the transfer would be taking place in the near future.

The Chairman thanked the S106 Monitoring Officer for his report.

RESOLVED: That the report be noted and the actions taken in respect of the monitoring and managing of the Section 106 Planning Obligations be endorsed.

136. Area West - Reports from Members on Outside Bodies (Agenda Item 12)

A Better Crewkerne & District (ADCD)

Members noted the report as outlined in the agenda.

Making It Local Executive Group

Members noted the verbal update given by Cllr Martin Wale.

137. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)

Members noted the schedule of planning applications to be determined as outlined in the agenda.

138. Planning Application: 16/03404/FUL - Land at Hoarstones, Cricket St Thomas, Limekiln Lane, Winsham (Agenda Item 14)

Application Proposal: Alterations to access and erection of two adjoining agricultural buildings with silage pit and yard area.

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application. He referred to the key considerations which were visual amenity – setting of listed park, highway impact/adjoining bridleway and agricultural justification/need. He advised that since writing the report he had received a response from the Lead Local Flood Authority who had no objections to the proposal subject to a drainage condition which was already included in the report. The Planning Officer's recommendation was for approval subject to conditions.

In response to questions from Members, the Planning Officer and Area Lead North/ East confirmed the following:

- It would not be appropriate to secure Condition 3 through a S106 agreement;
- The proposed buildings would be permanent;
- The site was situated above the Historic Park. The tress would assist with mitigating its impact;
- SCC Highways and the SSDC Highway Consultant had not visited the site.

The Committee was addressed by Mike Mouland in support of the application who advised that he was the tenant farmer. He explained about the need to increase cattle on the site as part of the DEFRA Stewardship Scheme. The buildings were required to house the cattle in the winter and without them he would be unable to farm.

The Applicant, Mr Stephen Taylor explained about the need for the agricultural buildings and mentioned because of the size and nature of the landholding it still had to be managed with stock.

Ward Member, Cllr. Sue Osborne explained that the application had been referred to Committee because of the strong opinions of residents of Purtington who were seriously concerned about the history of the estate diversifying. She supported the removal of permitted development rights and commented that the parkland was best managed through lowland cattle and sheep. She noted that the buildings would be hidden and the excavated soil would be addressed by a bund at the rear of the buildings. She recommended that the application be supported subject to conditions.

During a short discussion, members were satisfied that a case had been made for the need. It was proposed and seconded to approve the application as per the Planning Officer's recommendation outlined in the agenda report. On being put to the vote the proposal was unanimously carried.

RESOLVED: That Planning Application No. 16/03404/FUL be APPROVED as per the Planning Officer's recommendation for the following reason:

01. The proposal, by reason of the proposed agricultural use and accepted justification represents an appropriate land use within this isolated countryside location. The size, design, siting and materials would represent a development that would respect the landscape character of the area and would not harm the setting of the nearby grade II Listed Historic Park and Garden. The development would have no adverse impact on neighbour amenity or highway safety. As such the proposed development would accord with the aims and objectives of Policies EQ2, EQ3, EQ7 and TA5 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. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: 1513J-PL-01 Rev. D; 1513J-PL-02; 1513J-PL-03; 1513J-PL-04; 1513J-PL-015; Fri 03/02/2017 09:37 only.

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no permitted development of the development hereby permitted under Schedule 2, Part 3, Class Q and R of the said order without the prior express grant of planning permission.

Reason: To safeguard the amenities of the area and to protect the local water environment, in accordance with policy EQ7 of the South Somerset Local Plan (2006-2028).

04. Notwithstanding the details submitted with the application and as shown on the approved plans, finish for the external surfaces of the roofs of the buildings hereby approved shall be anthracite in accordance with the email sent by the applicant on Fri 03/02/2017 09:37. The development shall be carried out in accordance with these approved details and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

05. No development shall be carried out on site unless surface water drainage details to serve the development hereby approved, including measures to prevent discharge of water onto the highway, have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation or implementation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the area and to protect the local water environment, in accordance with policy EQ7 of the South Somerset Local Plan (2006-2028).

06. No later than within the first planting season following the substantial completion of either of the buildings hereby approved a soft landscaping scheme shall be completed in accordance with details that shall have been submitted and approved in writing by the Local Planning Authority. The scheme shall include the retention of all hedges within the site (other than for provision of the access hereby approved) details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding. 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).

07. Prior to the commencement of any works on site, details of hedge protection measures for all hedges, hedgerows and trees immediately adjoining the development site, including details of the construction and finish of the 'access to field' as illustrated on plan No. 1513J-PL-01 Rev. D shall be submitted to and approved by the Local Planning Authority. 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: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

08. No means of external lighting or other illumination shall be installed on or within the building hereby approved or operated on any part of the subject land unless details of all new lighting have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written agreement of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

09. The finished levels of the development hereby approved shall accord with the details on the approved plan, drawing No. 1513J-PL-01 Rev. D.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

Informatives:

01. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning 01823 355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence team and will be signed off upon satisfactory completion.

Public Right of Way:

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group.

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would

- make a PROW less convenient for continued public use (or)
- create a hazard to users of a PROW

then a temporary closure order will be necessary and a suitable alternative route must be provided. A temporary closure can be obtained from Sarah Hooper on (01823) 357562.

02. Drainage:

The site must be drained on a separate system with all clean roof and surface water being kept separate from foul drainage. There must be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

Pollution Prevention during Construction Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - the use and routing of plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Nitrate Vulnerable Zones

If the site is located within a Nitrate Vulnerable Zone (NVZ) then the Nitrate Pollution Prevention Regulations 2008 may apply. The applicant should refer to DEFRA at the following link: <http://www.defra.gov.uk/food-farm/land-manage/nitrates-watercourses/nitrates/>

Manure Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off. The subsequent disposal of collected wastes must be undertaken in accordance with the "Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers" which can be found at: <https://www.gov.uk/government/publications/protecting-our-water-soil-and-air>

Oil and Chemical Storage

If any oil or chemical storage facilities are required as part of the operations on the site then they should be sited in bunded areas. The capacity of the bund should be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.

Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which can be found at: <http://www.environment-agency.gov.uk/business/topics/oil/>

Please contact the Environment Agency Local Environment Management team via 03708 506 506 if you have any queries.

(Voting: unanimous in favour)

139. Planning Application: 14/05511/FUL - Land North of Dolling Close, Chard (Agenda Item 15)

Application Proposal: The erection of 5 No. dwellinghouses and a block of 4 No. flats with associated vehicular access, parking, landscaping and the formation of an area equipped public open space (revised application)

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application. He referred to the key considerations which were principle of residential development in location, visual and residential amenity and legal undertaking to secure affordable housing and provision of play area/open space. He advised that the scheme would be taken on by Knightstone Housing Association. He proposed an additional landscaping condition to agree the boundary treatment between plot 1 & 2 and plot 3 & 5 including soft and hard landscaping to the public open space. The Planning Officer's recommendation was for approval.

In response to questions from Members, the Planning Officer and the Area Lead North/East confirmed:

- Cycle and pedestrian provision on the site could be included as part of the hard landscaping condition;
- The proposed dwellings and terraced housing were both two storey and largely the same level;
- The design and external materials of the proposed buildings would be dealt with by condition;
- It was intended to request the Town Council to take over the play area;
- Some trees would need to be removed as they were too dangerous to remain in their current position.

Ward Member, Cllr. Jenny Kenton commented that she was unaware until very recently that the application was due to be presented to Committee and had received no consultation. She advised that the layout was contrary to what she was expecting and she had therefore misinformed a neighbouring resident about the layout of development. She expressed her concern that neighbouring properties had not been consulted on the application since 2014 and the occupancy of the neighbouring dwellings may have changed. She would have preferred the application to be deferred to allow further consultation but understood that it could be subject to CIL and may not be viable.

The Area Lead North/East explained the background to the application. The scheme was properly consulted upon at the time of submission and there had since been no changes to the layout of the development only a slight change to the red line along the southern boundary. He felt there should be separation between the two sets of houses and that it was reasonable to remove the belt of trees. Details of the boundary treatment and bunding would be looked at in detail as part of the condition and could be agreed in consultation with the Ward Member. He commented that a slight repositioning of the terrace to the North was possible and could be an option to be considered.

During the discussion on the item, various comments were made by members included the following:

- The boundary treatments would need to be looked at carefully and hopefully a solution could be found that the residents find acceptable;

- Moving everything forward a metre would provide a better solution for the local residents;
- The play area was desperately needed to meet the needs of the existing neighbours;
- Concern was expressed that the local residents had not been recently consulted on the application;
- The application should only be supported if it is 100% affordable;
- It was questioned whether there was any reason why the trees could not be kept.

The Area Lead North/East reminded members that as the Council was the landowner there was scope to adjust the plots. A Section 73 application would be submitted if material changes were required.

Members were advised that the development would be 100% affordable and CIL would not apply.

At the conclusion of the debate, it was proposed and seconded to defer the application to the next Area West Committee meeting and re-consult on the application given the passage of time and to allow further discussions about the possibility of moving dwellings away from existing properties and retaining existing southern boundary treatments. On being put to the vote, this was carried by 12 votes in favour and 1 abstention.

RESOLVED: That Planning Application No. 14/05511/FUL be DEFERRED to the next Area West Committee meeting for re-consultation and discussions about the possibility of moving dwellings away from existing properties and retaining existing properties and retaining existing southern boundary treatments.

(Voting: 12 in favour, 1 abstention)

140. Planning Application: 17/00074/OUT - Land rear of The Phoenix Hotel and Car Park, Fore Street, Chard (Agenda Item 16)

Application Proposal: The erection of two dwellings (outline)

(Having earlier declared a Disclosable Pecuniary Interest as the applicant, Cllr. Jenny Kenton left the room prior to consideration of the application)

(Having earlier declared a personal and prejudicial interest, Cllr. Garry Shortland left the room prior to consideration of the application)

The Planning Officer presented the report with the aid of a powerpoint presentation. He outlined the key considerations which were principle of residential development, setting of the conservation area, residential amenity and highway safety. There were no updates to the report. The Planning Officer's recommendation was for approval.

In response to questions, members were informed of the following:

- The report was before the Committee as the recommendation was contrary to highway standing advice. Given the significant reduced number of units now proposed and the current use by the pub/hotel and existing properties the proposed development would not result in a severe highway impact;

- The large porch at the front of the public house would help to give better pedestrian visibility.

Ward Member, Cllr. Amanda Broom expressed her support for the application. She noted that a condition had been proposed to protect future occupiers from loose cricket balls which addressed the issue raised in the representation.

During a brief discussion, members did not feel extra properties would not make a difference to the current access arrangements. It was proposed and seconded to approve the application as per the Planning Officer's recommendation. On being put to the vote the proposal was carried by 10 votes in favour and 1 abstention.

RESOLVED: That Planning Application No. 17/00074/OUT be APPROVED as per the Planning Officer's recommendation for the following reason:

01. The proposed development would make a contribution towards meeting the Council's housing need in a sustainable location within walking distance of the town centre. It would not harm residential amenity, would provide an acceptable means of access and would enhance the character and appearance of the Conservation Area. The development is in accord with Policies SD1, SS1, SS5, HG4, TA5, TA6, EQ2, EQ3, and guidance in the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Approval of the details of the scale and appearance of the building(s), the landscaping and layout of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

04. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number KPOLP1 - Site Location Plan with an indicative layout only.

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

05. Before the dwellings hereby permitted are first occupied a properly consolidated and surfaced access into the developable site shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 approved shall not be occupied until the parking areas to serve each of the dwellings have been fully constructed in accordance with details submitted to and approved in writing by the Local Planning Authority. Once constructed, the parking areas shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

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

Reason: To provide archaeological monitoring of the development and a report on any discoveries made as per guidance in the National Planning Policy Framework.

08. Any reserved matters application submitted shall include details of the protective measures to be installed within the application site to protect future occupiers and property from any cricket balls from the adjacent cricket club. Once agreed and installed, the protective measure shall be permanently retained and maintained thereafter.

Reason: To protect residential amenity to accord with Policy EQ2 of the South Somerset Local Plan.

(Voting: 10 in favour, 1 abstention)

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Chairman