

Regulation Committee

Thursday 18 July 2019

10.00 am Taunton Library Meeting Room



To: The Members of the Regulation Committee

Cllr J Parham (Chair), Cllr N Hewitt-Cooper (Vice-Chair), Cllr M Caswell, Cllr J Clarke, Cllr S Coles, Cllr M Keating, Cllr A Kendall and Cllr N Taylor

Issued By Scott Wooldridge, Strategic Manager - Governance and Risk - 10 July 2019

For further information about the meeting, please contact Michael Bryant on 01823 359048 or mbryant@somerset.gov.uk

Guidance about procedures at the meeting follows the printed agenda **including public speaking at the meeting.**

This meeting will be open to the public and press, subject to the passing of any resolution under Section 100A (4) of the Local Government Act 1972.

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AGENDA

Item Regulation Committee - 10.00 am Thursday 18 July 2019

1 **Erection of Primary School, Land at Northfield, Somerton (Application No. SCC/3640/2019 (Pages 3 - 4)**

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SCC/3640/2019 – Erection of new primary school, Land at Northfield, Somerton

Amendments/Additions to Draft Planning Conditions

Amended Condition 12 – Approval of Travel Plan

~~The development hereby permitted shall not be commenced until~~ Within three months of the date of this permission, a detailed Travel Plan ~~has~~ shall have been submitted to and approved in writing by the County Planning Authority. No part of the development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained and shall continue to be implemented as long as any part of the development is occupied.

Additional Condition – Construction Environmental Management Plan

Before the commencement of any part of the development hereby permitted that will generate construction traffic, a Construction Environmental Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicle movements per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts (including on trees and hedgerows within and adjoining the site) 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 highway safety and residential amenity.

Additional Condition – Surface Water Drainage Scheme

No excavation, construction or formation of hard surfaces, other than for archaeological investigation, 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 County 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:

- (a) Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.

(b) 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.

(c) 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).

(d) 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.

(e) 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 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 (February 2019) and Planning Practice Guidance.