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## PLANNING COMMITTEE - SOUTH

### SUMMARY OF DECISIONS

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**Tuesday, 25 March 2025**  
(Published on 27<sup>th</sup> March 2025)

Item No.	Title
5	<p>Planning Application 20/01414/FUL - Lampreys Lane, South Petherton, Somerset</p>
	<p><b>Resolved</b></p> <p>That Planning application 20/01414/FUL Erection of 18 dwellings with associated vehicular access, garaging, sustainable drainage, and landscaping at Lampreys Lane, South Petherton, Somerset be <b>APPROVED</b> subject to conditions and s106 Agreement, delegated to the Head of Planning in consultation with the Area Chair (South).</p> <p>Voting: 11 in favour, 1 abstention.</p>
6	<p>Planning Application 24/01203/FUL - Manor Farm, Pound Lane, Yarlington, Wincanton, Somerset, BA9 8DG</p>
	<p><b>Resolved</b></p> <p>That Planning application 24/01203/FUL Demolition of existing agricultural buildings and associated yards and landscape restoration of cleared area; replacement farm buildings and yard area with associated new access link to existing farm track, drainage infrastructure, and landscape works be <b>APPROVED</b> subject to the prior completion of a section 106 agreement to secure Biodiversity Net Gain and the stated planning conditions, to be delegated to the Head of Planning in consultation with the Area Chair (South).</p> <p>Voting: 11 in favour, 1 against.</p>
7	<p>Planning Application 24/00793/FUL - Land At Manor Farm, Kitchens Lane, Lopen, South Petherton, Somerset, TA13 5JP</p>

## Resolved

That planning application 24/00793/FUL Conversion of a range of traditional curtilage listed buildings into 5 dwellings at land At Manor Farm, Kitchens Lane, Lopen, South Petherton, Somerset, TA13 5JP be **APPROVED** subject to the stated planning conditions and the prior completion of an appropriate deed securing obligations required to meet nutrient neutrality measures conditions, and an amendment to conditions 21 and 23 as follows:

Condition 21: -

No development shall be carried out until an appropriate Section 106 agreement is entered into by the relevant parties to secure the following nutrient neutrality measures:

1. Provision of evidence that the PTP being used for mitigation has been installed, and the existing septic tank has been decommissioned, prior to occupation of the development, as detailed in the Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) provided by Halpin Robbins, 14 August 2024, and the Shadow Habitats Regulation Assessment provided by Halpin Robbins, 09 October 2024.
2. Provision of a management and monitoring plan for the PTP being used as mitigation – this should show that the PTP will be maintained in perpetuity (80-125years)
3. Provision of evidence that the PTP(s) being installed to serve the development is installed as detailed in the Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) provided by HalpinRobbins, 14 August 2024, and the Shadow Habitats Regulation Assessment provided by HalpinRobbins, 09 October 2024.
4. Provision of a management and monitoring plan for the PTP(s) being installed to serve the development - this should show that the PTP(s) will be maintained in perpetuity (80-125years)
5. Provision of an implementation, management and monitoring plan for the water saving devices being installed in the Farmhouse to ensure that the water usage is brought down to 120l/p/d, as described in the Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) provided by HalpinRobbins, 14 August 2024, and the Shadow Habitats Regulation Assessment provided by HalpinRobbins, 09 October 2024. This should show that the water saving devices will be maintained in perpetuity (80-125years) and replaced when needed.

Reason: In the interests of the integrity of a European site, the 'Favourable Conservation Status' of populations of European Protected Species and UK protected species, UK priority and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006, and in accordance with Somerset District Council Local Plan - Policy EQ4 Biodiversity and Chapter 15 of the National Planning Policy Framework

	<p>Condition 23: -  Prior to progression of any part of the development hereby permitted above damp proof coursing, a landscape scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:</p> <p>a) All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.</p> <p>b) All proposed hardstanding and boundary treatment, including the area adjacent to the parking spaces for barns C,D and E. Details shall include the size/design of any gates, walls and fences</p> <p>All planting, seeding and turfing comprised within the approved scheme shall be carried out in the first planting season following the completion of the development and any trees or plants, including existing vegetation to be retained, which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next available planting season with others of a similar size and the same species. The approved hard landscaping (including details of the access) details shall be provided within four weeks of the development being brought into use, and shall be retained for the life of the development.</p> <p>Reason: To ensure the landscaping is of a high quality in accordance with policy EQ2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.</p> <p>Voting: 9 in favour, 1 abstention.</p>
8	Listed building consent 24/00794/LBC - Land At Manor Farm, Kitchens Lane, Lopen, South Petherton, Somerset, TA13 5JP
	<p><b>Resolved</b></p> <p>That application 24/00794/LBC Conversion of a range of traditional curtilage listed buildings into 5 dwellings at Land At Manor Farm, Kitchens Lane, Lopen, South Petherton, Somerset, TA13 5JP be <b>APPROVED</b> subject to conditions, as per the officer's recommendation.</p> <p>Voting: 10 in favour.</p>