



Regulation Committee

9th February 2023

Item 5 – **SCC/3854/2021** – Section 73 application to vary conditions 2, 3, 4 of planning reference 2017/3147/CNT at Unit 22, Evercreech Junction, Shepton Mallet BA4 6NA

Item 6 – **SCC/4015/2022** – Proposed new roadside sign at Abbey Farm, Chilkwell Street, Glastonbury BA6 8DB

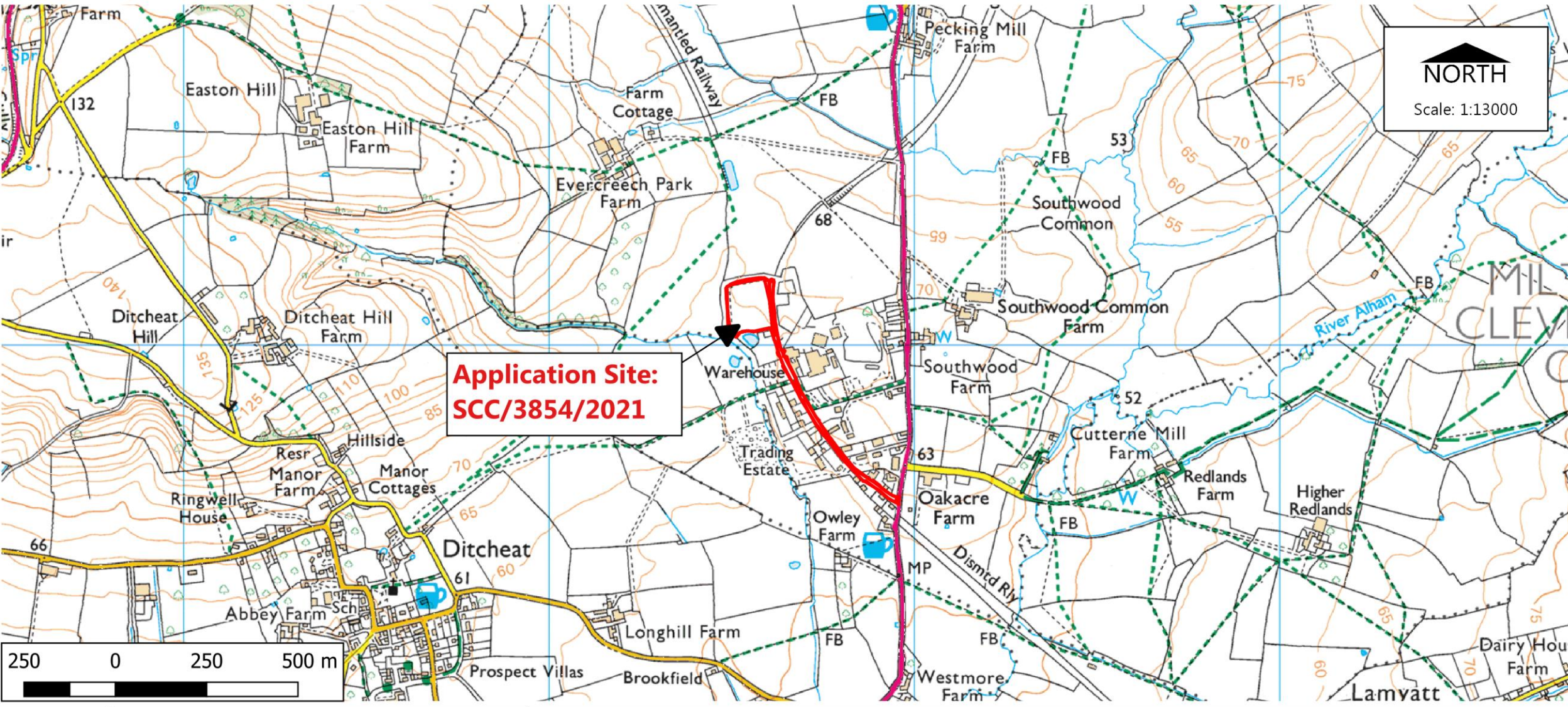


Item 5: Unit 22, Evercreech Junction, Shepton Mallet BA4 6NA

Application number: SCC/3854/2021

Application Proposal:

Section 73 application to vary conditions 2 (approved plans), 3 (noise mitigation) and 4 (night time noise limit) in respect of planning permission reference 2017/3147/CNT (section 73 application to amend condition 2[approved plans and specification], 3 [noise mitigation] and 5 [dust control] in respect of planning permission 2013/2083 for the construction of an Anaerobic Digestion plant)"



**Application Site:
SCC/3854/2021**



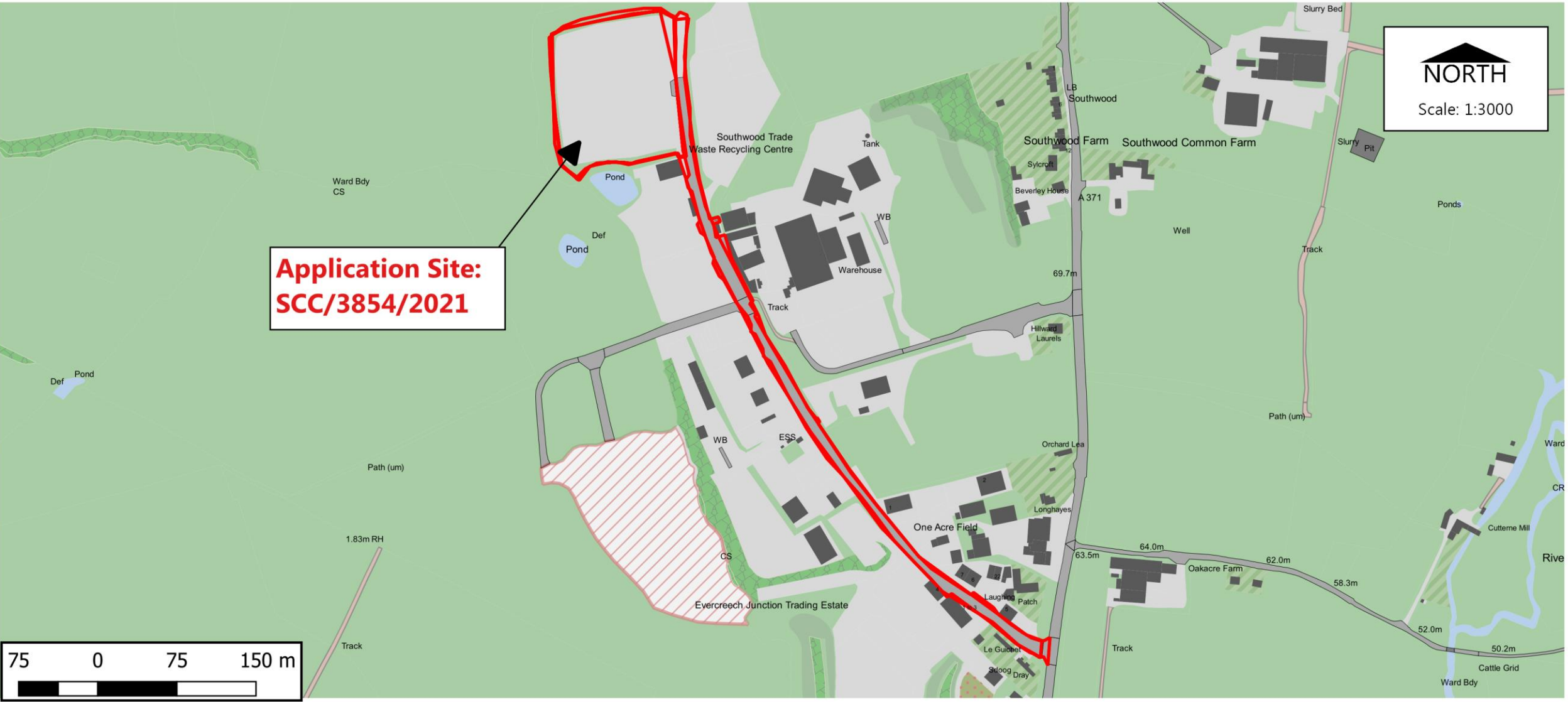
Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

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Planning Control
 Drawn by: K Squire

Location Plan

Dated: 27/01/2023




 Paul Hickson,
 Strategic Commissioning Manager
 Community & Environmental Services
 Somerset County Council
 County Hall, Taunton, TA1 4DY

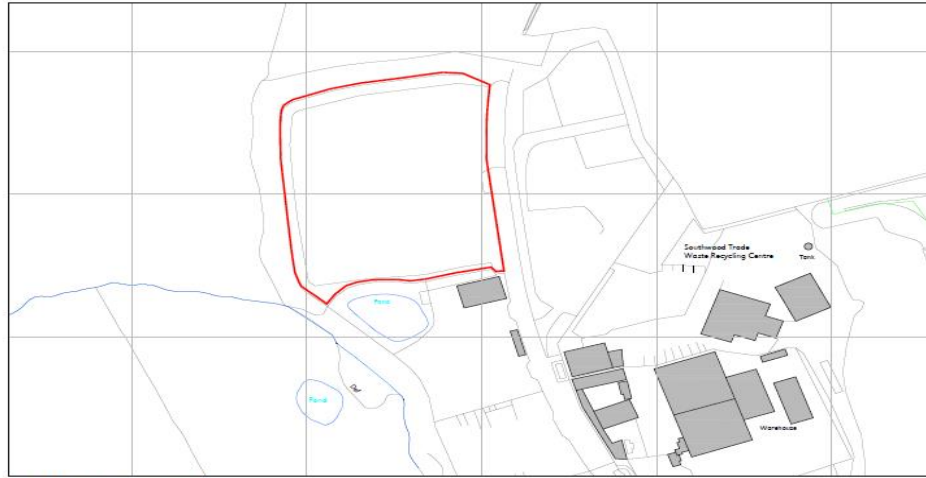
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Planning Control
 Drawn by: K Squire

Site Plan

Dated: 27/01/2023

Site Location Plan



Topographical Survey Site Location Plan
Scale 1:1250



Site Location Plan 1
Not To Scale



Site Location Plan 2
Not To Scale

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Site Boundary (Area = 18,270m² / 1,8570ha)

FOR PLANNING

A	08/07/21	MJP	GAJ	Issued For Planning
B	12/08/21		GAJ	Final Issue
Rev	Date	Rev	By	Description

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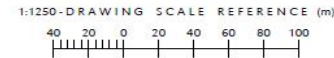
Connaught Road, Abbotsleigh, Norton, NE11 2BW
Telephone: 01932 432001 Fax: 01932 430915
Email: plandescil@pl.co.uk www.plandescil.co.uk

civil / structural / environmental / surveying

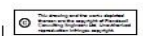
Client
BioConstruct

Project
Proposed AD Plant, Evercreech Junction Industrial Estate, Shepton Mallet, Somerset

Drawing Title
Site Location Plan



Scale: 1:1250 Date: As Noted (A1) June 2021 Drawn By: MJP
Drawing No.: 26195/151 Rev: A





Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

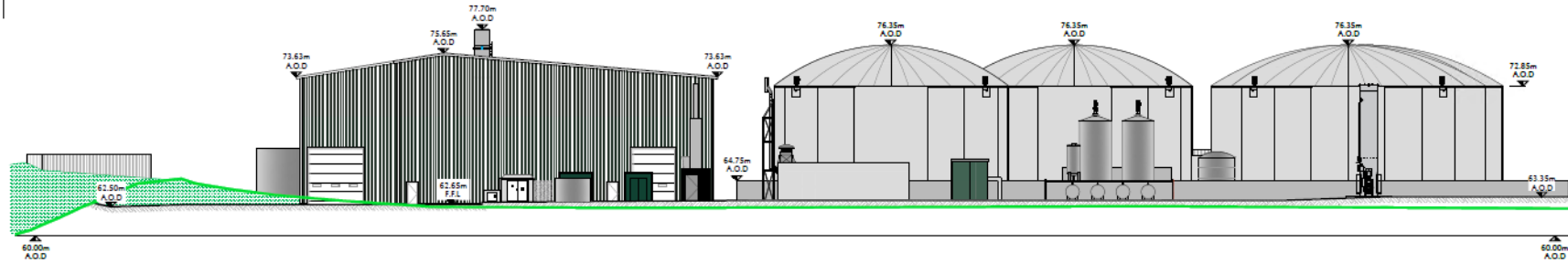
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Planning Control
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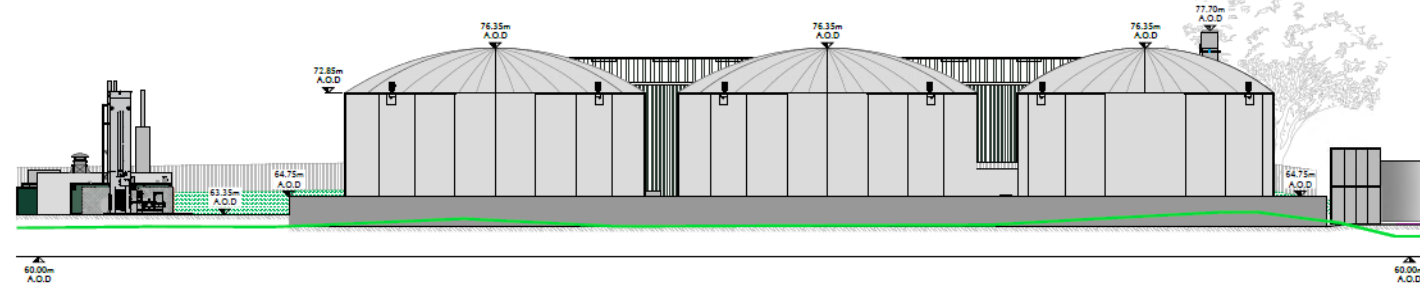
Aerial Plan

Dated: 27/01/2023

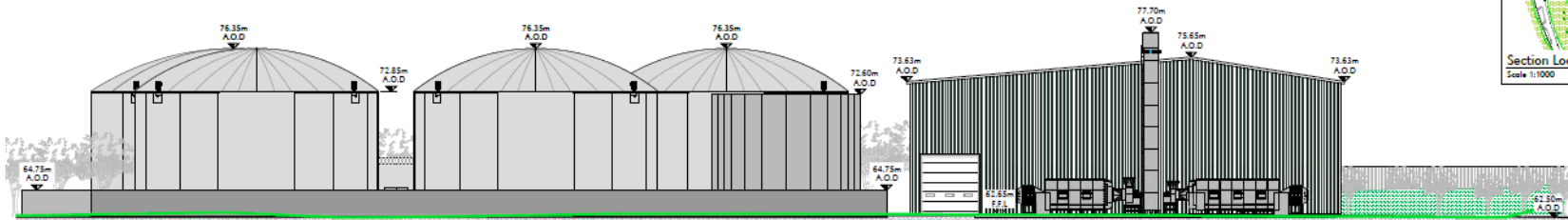
DWG 26195/640 Proposed Site Sections



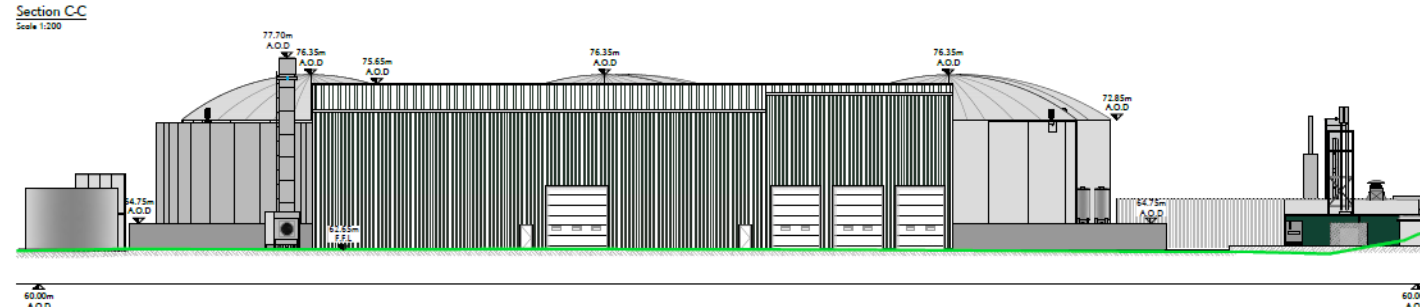
Section AA
Scale 1:200



Section B-B
Scale 1:200



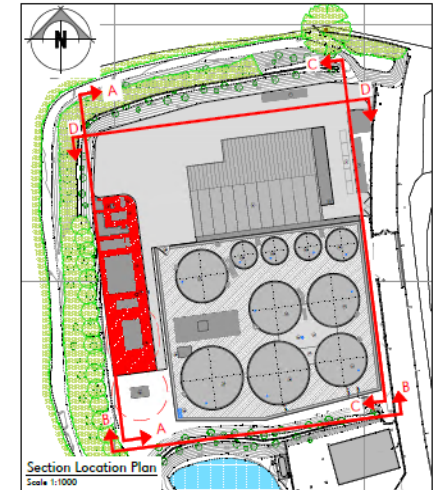
Section C-C
Scale 1:200



Section D-D
Scale 1:200

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 - Refer to Plandescil Ltd. Drawings: 26195/001 Topographical Survey 26195/610 Proposed Site Layout



FOR PLANNING

Rev	Date	Rev By	Child	Description
D	13-12-21	JLB	AF	Odour Control Filter height amended
C	02-12-21	MJP	AF	CHP Elevation Amended
B	01-12-21	JLB	AF	Updated to Suit Layout Changes
A	06-07-21	MJP	QAJ	Issued For Planning
0	25-06-21	-	QAJ	First Issue

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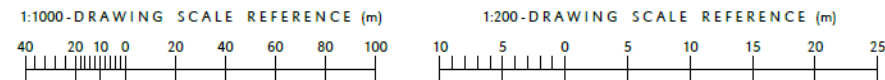
Conesight Road, Athleborough, Norfolk, NE17 2BW
Telephone: (0)1935 452001 Fax: (0)1935 436935
Email: pdf@plandescil.co.uk www.plandescil.co.uk

civil / structural / environmental / surveying

Client: **BioConstruct**

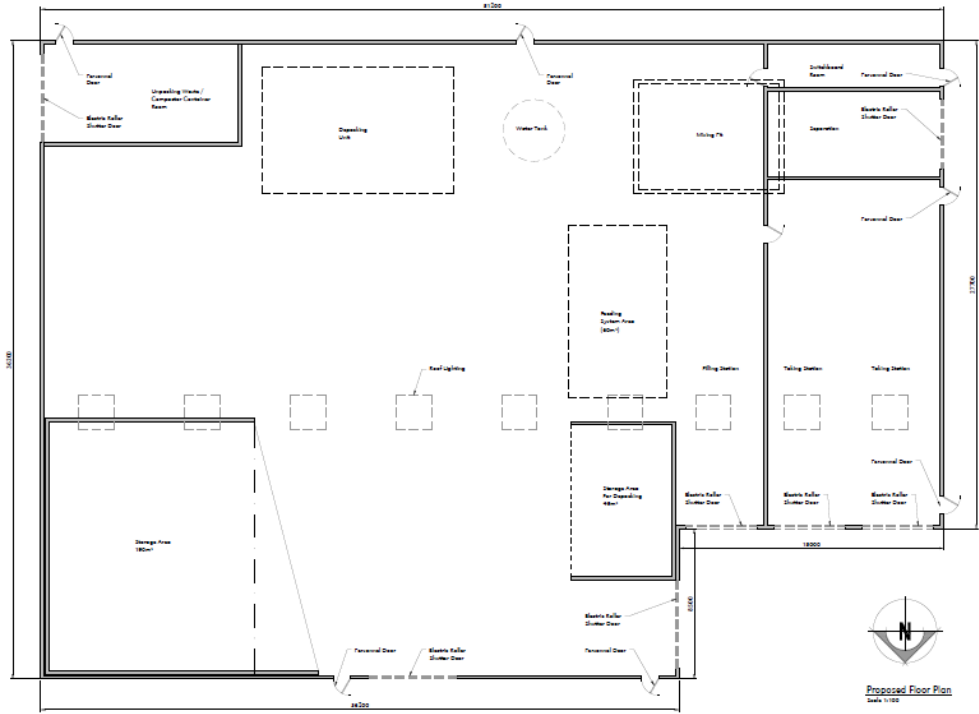
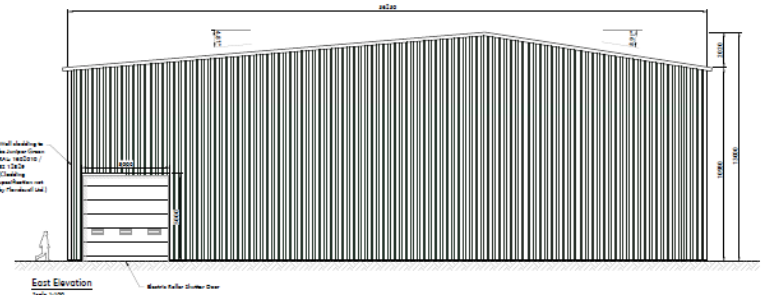
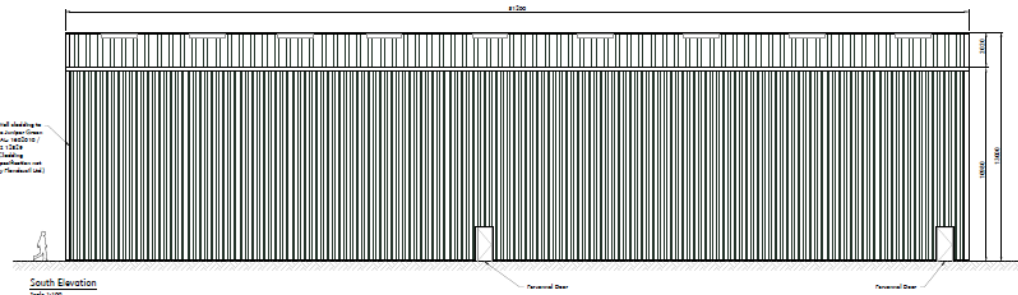
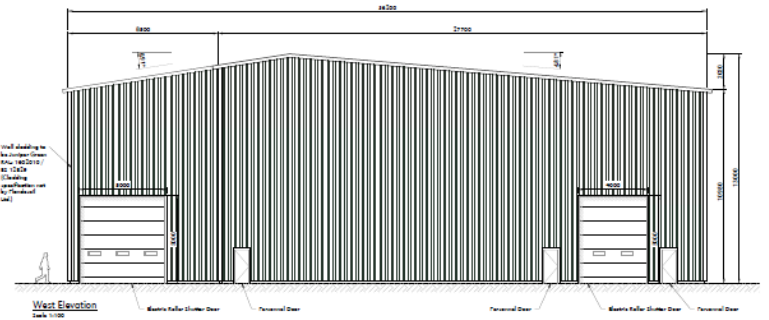
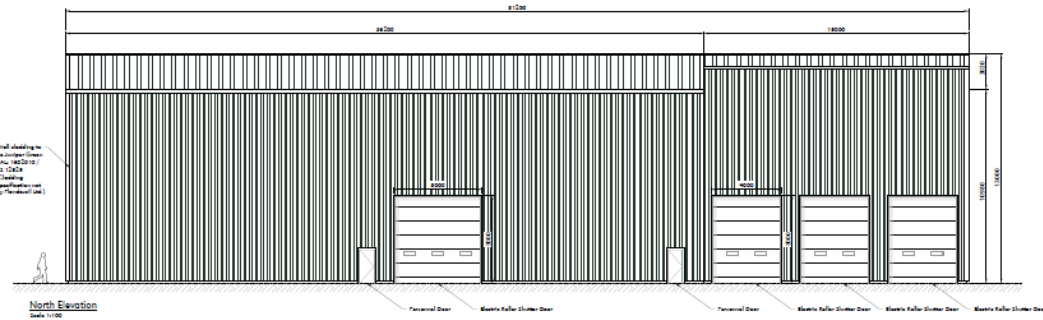
Project: **Proposed AD Plant, Evercreech Junction Industrial Estate, Shepton Mallet, Somerset**

Drawing Title: **Proposed Site Sections**



Scale	U.N.O.	Date	Drawn By
As Noted (A1)		June 2021	MJP
Drawing No.	26195/640	Rev	D

DWG 2619/620 Reception building elevation and floor plan



- GENERAL NOTES**
- All dimensions unless otherwise stated shall be in meters.
 - All work to be done in accordance with the current Building Code of Australia.
 - The drawings have been prepared in accordance with the Australian Standards AS 1100 and AS 1101.
 - The drawings are for information only and do not constitute an offer of any services.
 - The drawings are to be used in conjunction with all other relevant documents relating to the project.
 - Refer to the relevant contract documents for further details.

FOR PLANNING

Rev	Date	By	Check	Description
1	2021/06/20	MJP	CHS	Issue for Planning
2	2021/06/20	MJP	CHS	Issue for Planning
3	2021/06/20	MJP	CHS	Issue for Planning

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Client: **ecivil / structural / environmental / surveying**

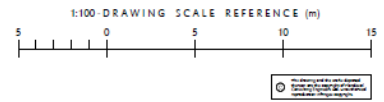
Project: **BioConstruct**

Location: **Proposed AD Plant, Evercreech Junction Industrial Estate, Shepton Mallet, Somerset**

Drawing Title: **Proposed Reception Building Elevations & Floor Plan**

Scale: 1:100 (AD) Date: June 2021 Drawn by: MJP

Drawing No: 2619/620 Rev: B





Item 5: Key Issues

The principle of development and policy context

- Does the proposal represent sustainable development?
- Impact of the proposal on the highway network
- Impact of the proposal on residential amenity – noise, odour and dust
- Impact of the proposal on landscape character and visual amenity



Item 5: Officers Recommendation

- 1. Planning permission be granted subject to the conditions set out in section 10 of this report and subject to a deed of variation being agreed to the existing section 106 obligation relating to highway improvements.
- 2. That authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Service Manager.

Item 6: Abbey Farm, Chilkwell Street, Glastonbury BA6 8DB

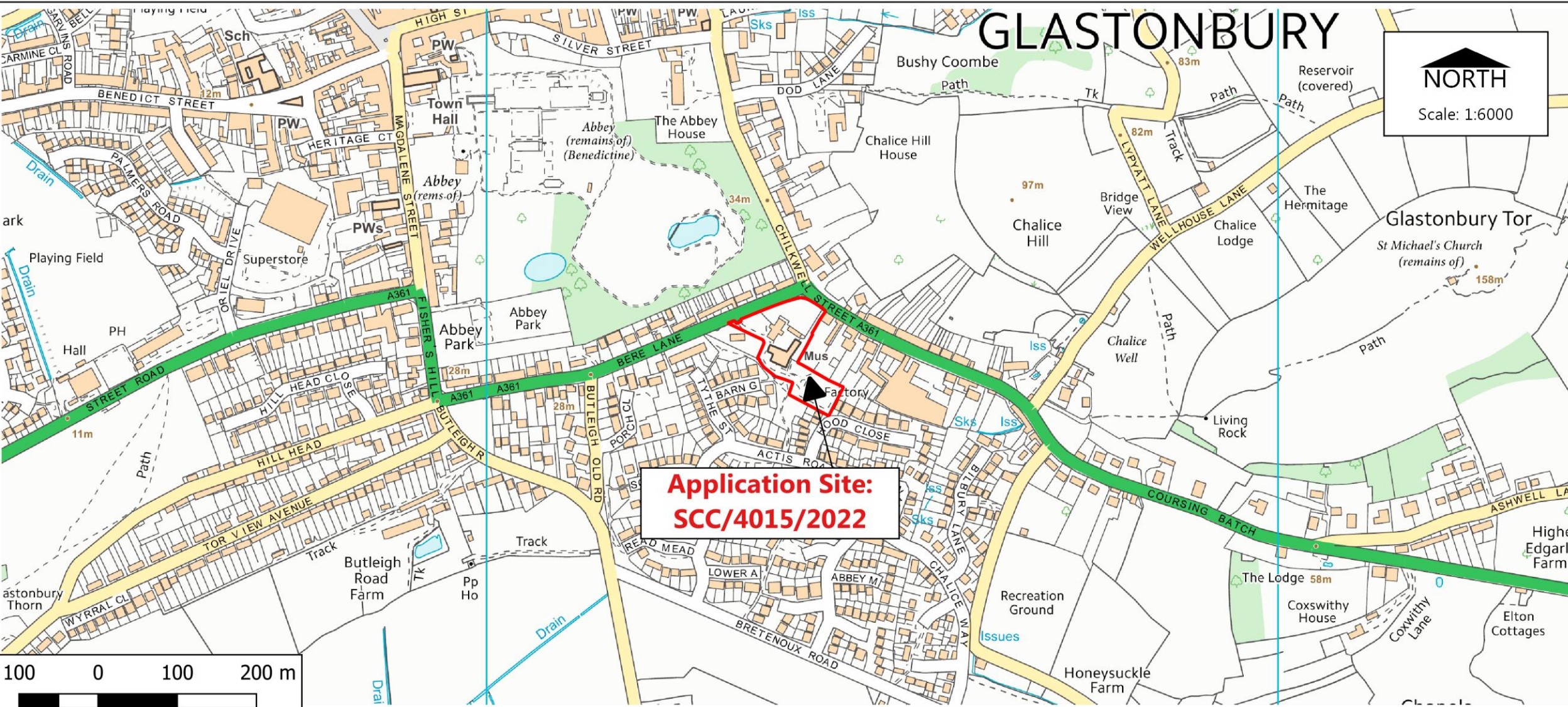
Application number: SCC/4015/2022

Application Proposal:

Proposed new roadside sign.



GLASTONBURY




 Paul Hickson,
 Strategic Commissioning Manager
 Community & Environmental Services
 Somerset County Council
 County Hall, Taunton, TA1 4DY

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Planning Control
 Drawn by: K Squire

Location Plan

Dated: 23/01/2023



**Application Site:
SCC/4015/2022**



Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

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Drawn by: K Squire

Site Plan

Dated: 23/01/2023

Proposed Signage Images



**Proposed new signage at
Somerset Rural Life Museum,
Chilwell Street, Glastonbury,
Somerset, BA6 8DB.**





Proposed Site Plan – showing Signage Location

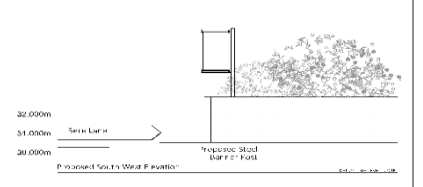
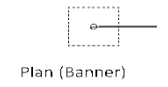
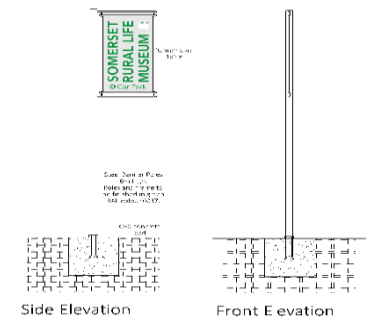
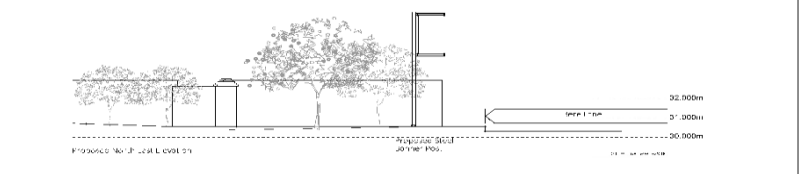
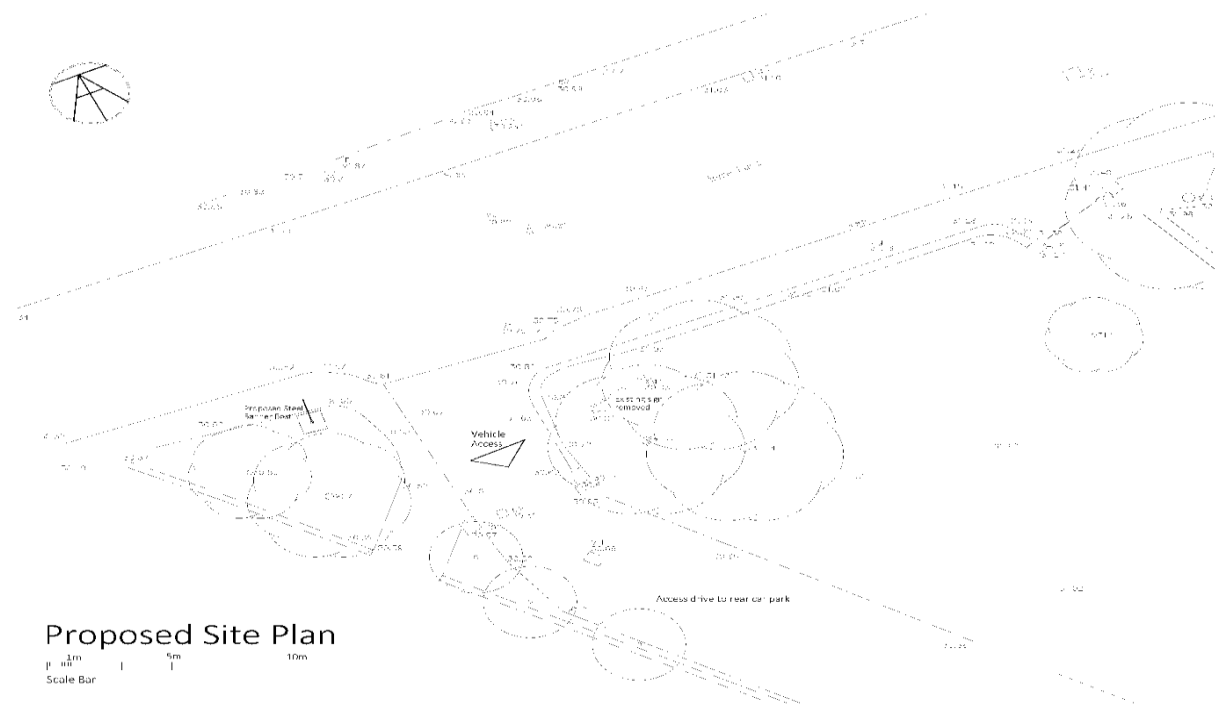
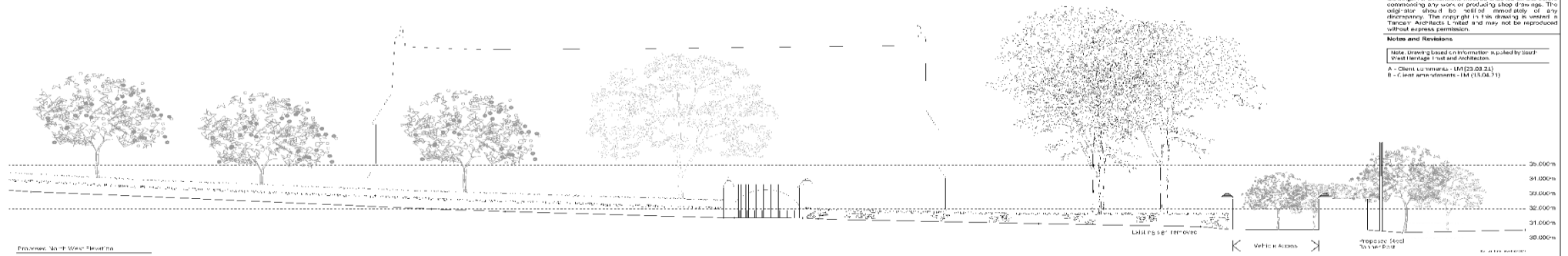
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Notes and Revisions

NOTE: Drawing based on information supplied by client. Exact heritage list and location.

A - Client comments - 14/12/23 (03.21)

B - Client amendments - 14/12/23 (13.04.7)



TANDEM ARCHITECTS

Unit 5 East Street, Drayton, Somerset, TA10 0JB
 01454 811111

Client: **South West Heritage Trust**

Project: **Proposed Signage**
 Somerset (Listed) To Museum, Chilton Road, B&W 1008

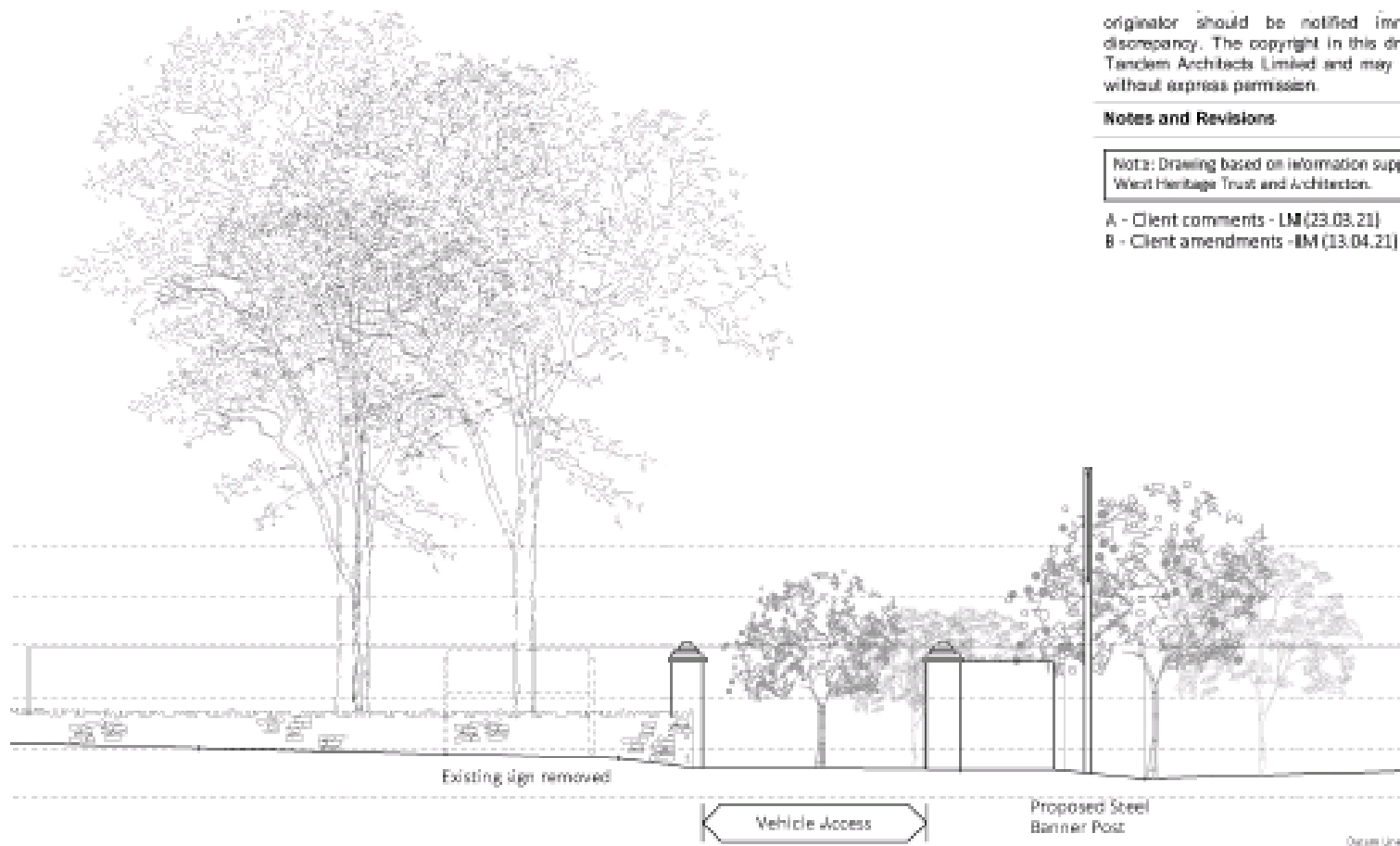
Location: **PROPOSED Site Plan and Elevations**

Date	Drawn	Checked	Approved
14/12/23	122	B	MM

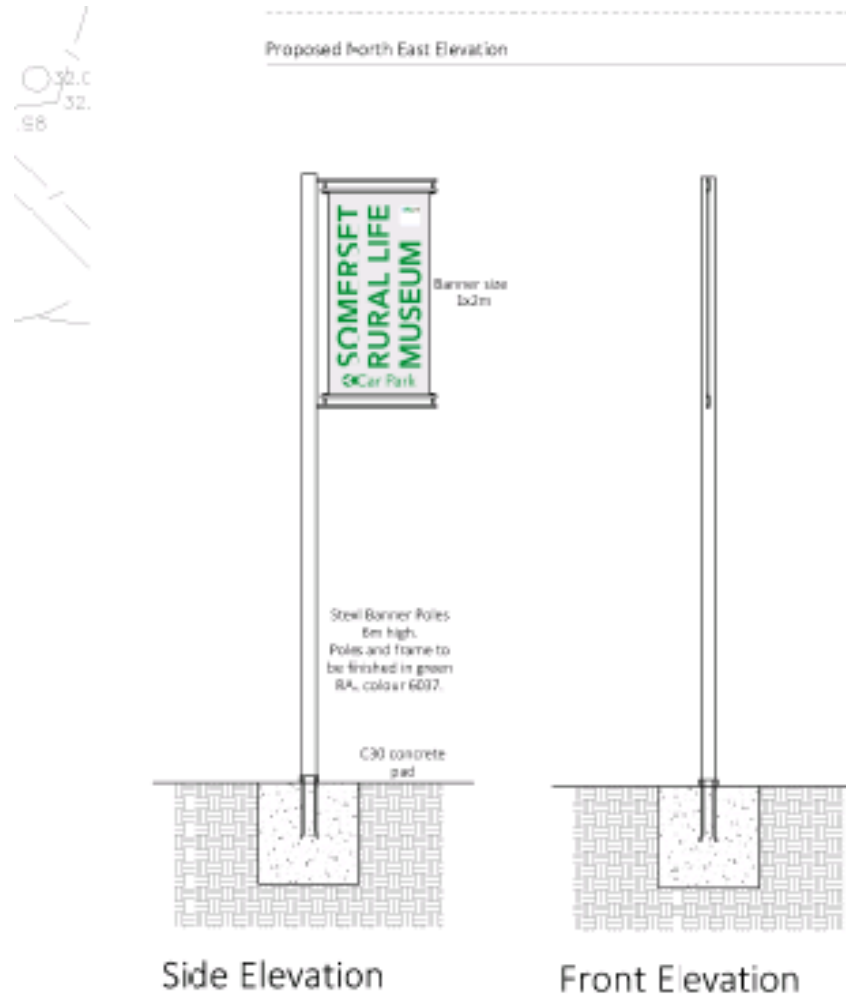
Sketch Scheme



Plan to show location of proposed new banner sign



Sign elevations 6m high max



Current Street View



Item 6: Key Issues

- Visual amenity
- Impact on Conservation Area
- Highway Safety





Item 6: Officers Recommendation

It is recommended that planning permission be GRANTED subject to conditions.



Response to questions

- 1) The letter went out with the address associated with the application
- 2) There are images of proposed signage with the dimensions are available on our portal as "proposed signage images"
- 3) No trees will be removed for the erection of the signpost, as confirmed by the agent.
- 4) Site Notice was posted on 27 September 2022 on the railings photographic proof submitted.