

Regulation Committee
Thursday 9 February 2023
2.00 pm Luttrell Room - County Hall,
Taunton



SUPPLEMENT TO THE AGENDA

To: The Members of the Regulation Committee

We are now able to enclose the **Case Officer presentations given at the meeting, covering agenda item 5 and agenda item 6.**

Published on 09 February 2023

Democratic Services, County Hall, Taunton, TA1 4DY

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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



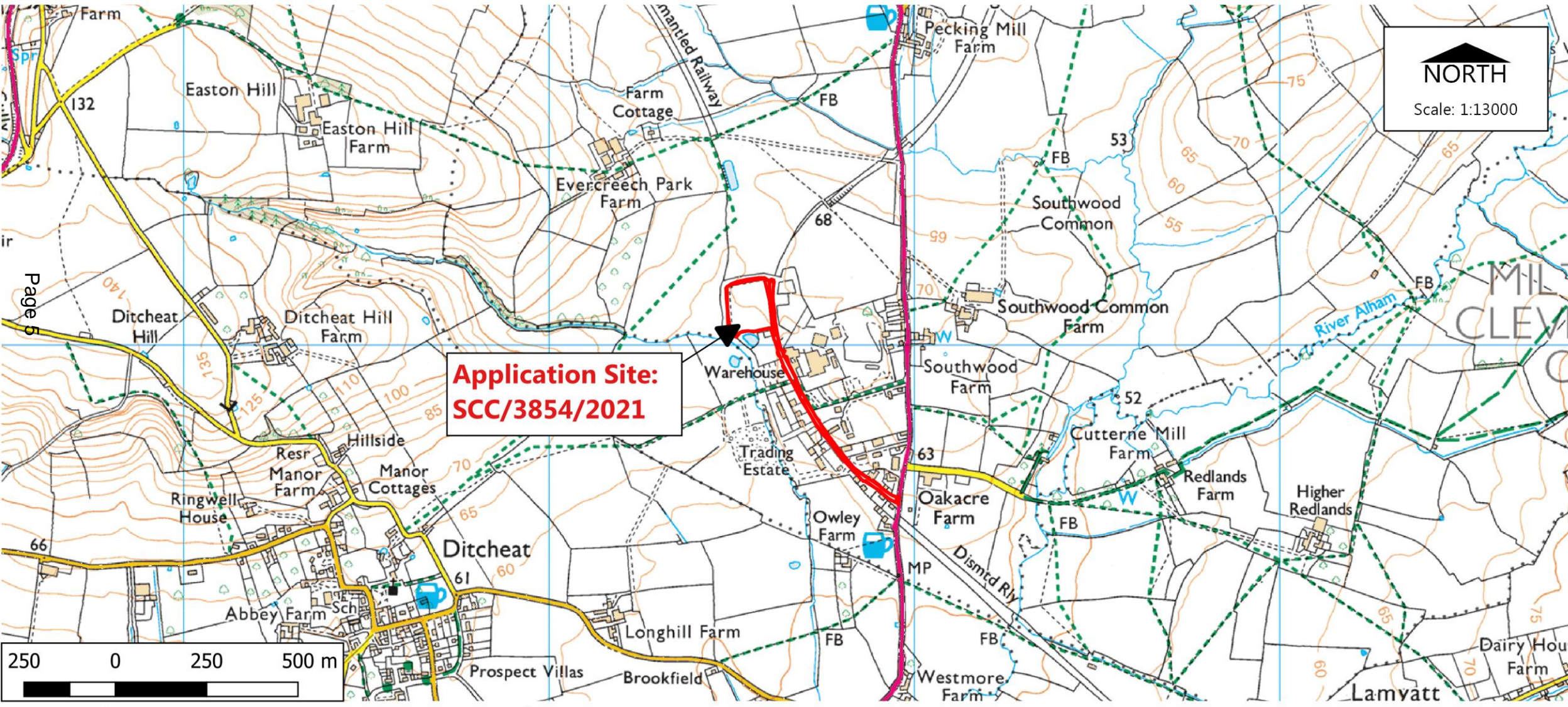


Item 5: Unit 22, Evercreech Junction, Shepton Mallet BA4 6NA

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)"



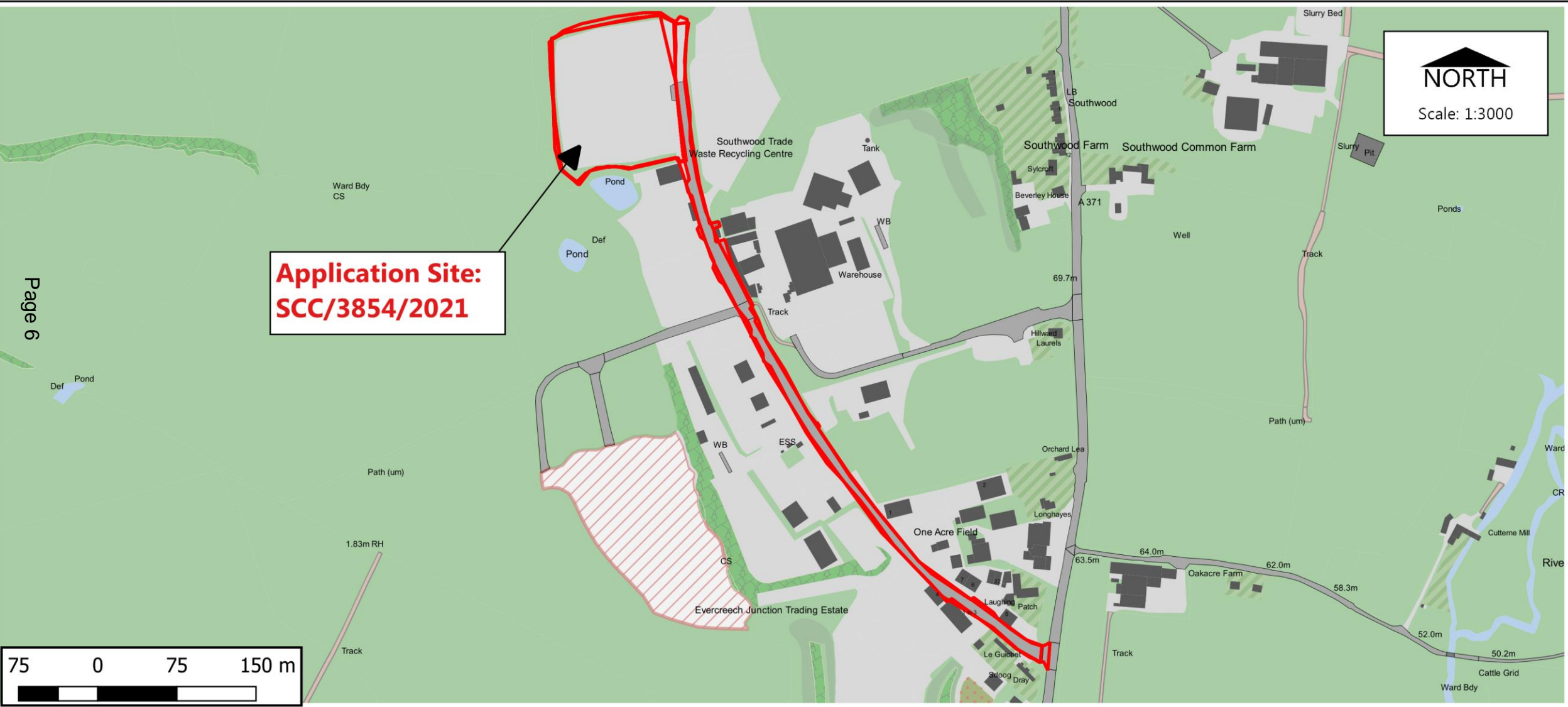

 Paul Hickson,
 Strategic Commissioning Manager
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Planning Control
 Drawn by: K Squire

Location Plan

Dated: 27/01/2023



Page 6



Paul Hickson,
Strategic Commissioning Manager
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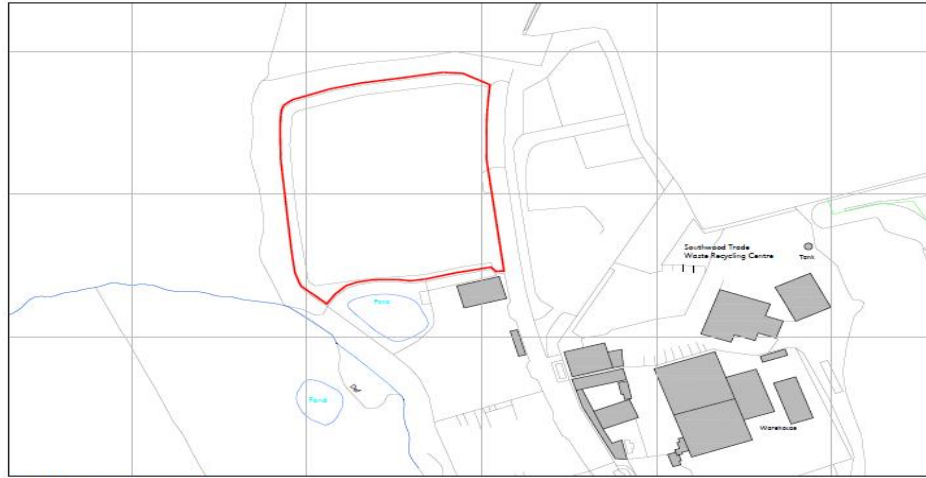
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Planning Control
 Drawn by: K Squire

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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FOR PLANNING				
A	08/07/21	MJP	QA1	Issued For Planning
B	13/06/21		QA1	Final Issue
Rev	Date	Rev	By	Description

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consulting engineers

Connaught Road, Abingdon, Oxford, OX11 2BW
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Email: plandesail@plandesail.co.uk www.plandesail.co.uk

civil / structural / environmental / surveying

Client
BioConstruct

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

Drawing Title
Site Location Plan



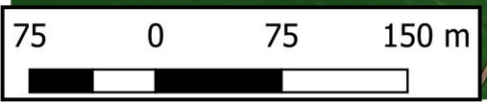
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Scale	1:1250	Date	As Noted (A1) June 2021	Drawn By	MJP
Drawing No.	26195/151	Rev.	A		





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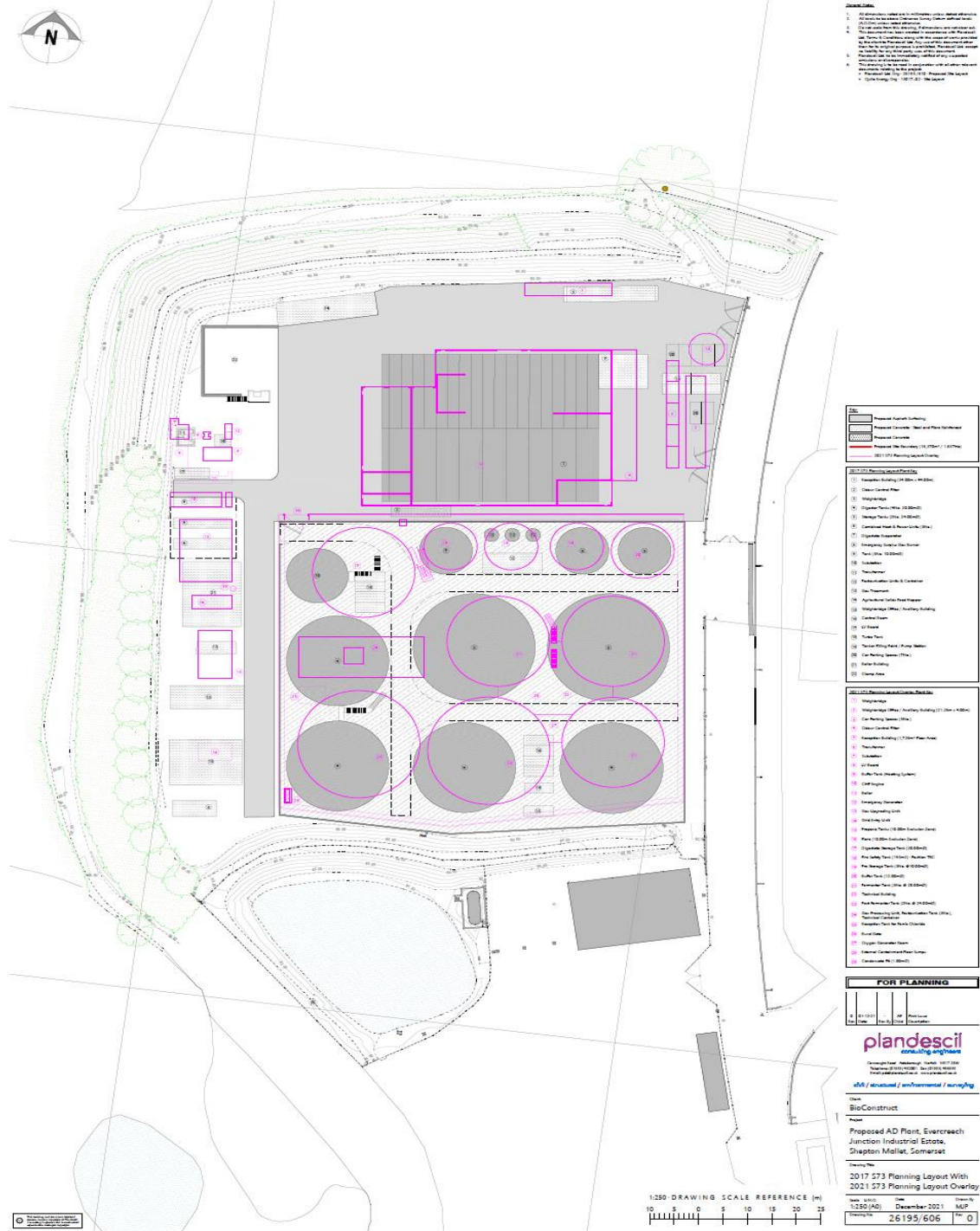

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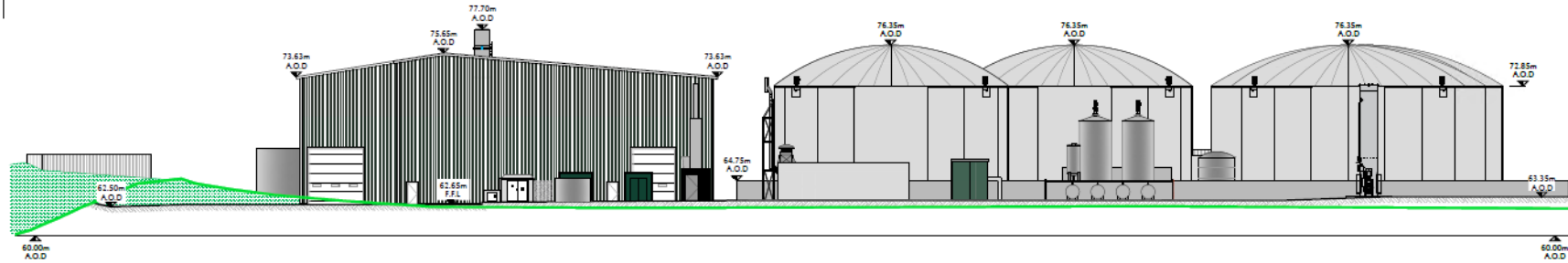
Aerial Plan
 Dated: 27/01/2023

DWG 26195-606 Comparison of approved and proposed development

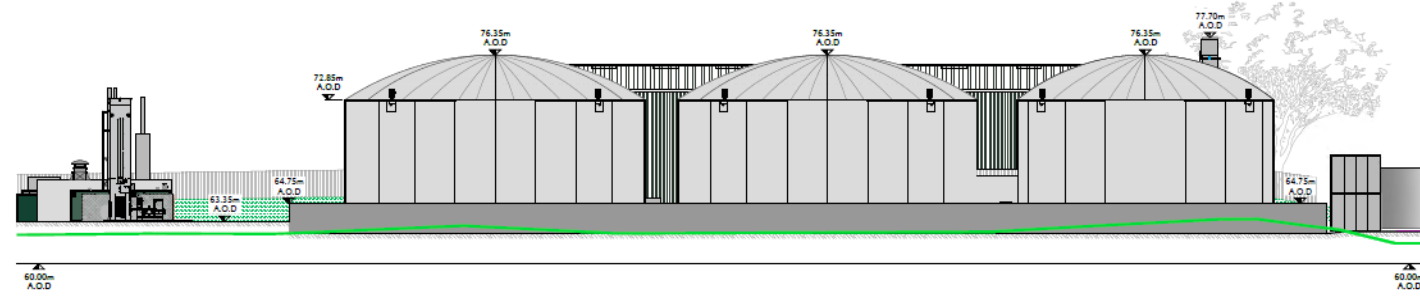


DWG 26195/640 Proposed Site Sections

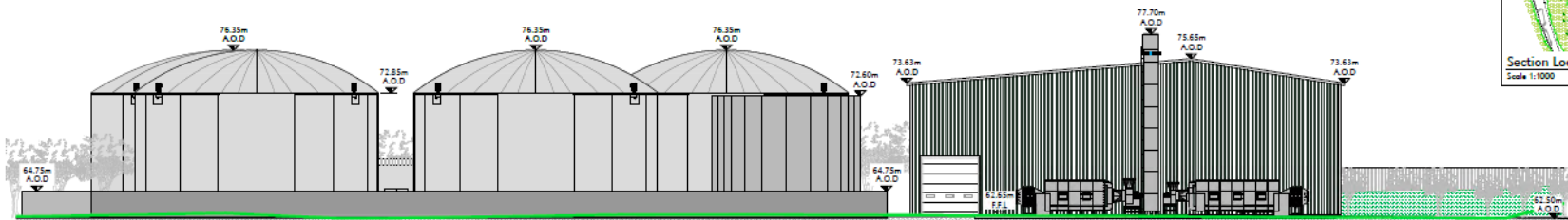
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Section A-A
Scale 1:200



Section B-B
Scale 1:200

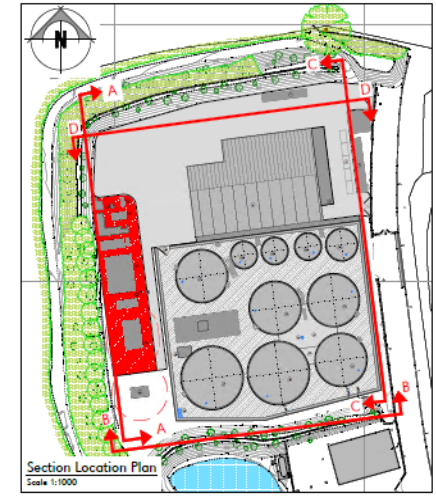


Section C-C
Scale 1:200



Section D-D
Scale 1:200

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



Section Location Plan
Scale 1:1000

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

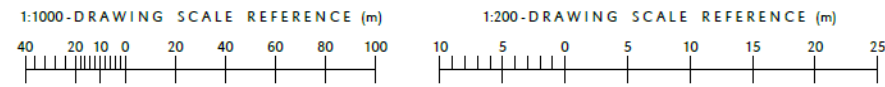
plandescil
consulting engineers

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Telephone: (01935) 452001 Fax: (01935) 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

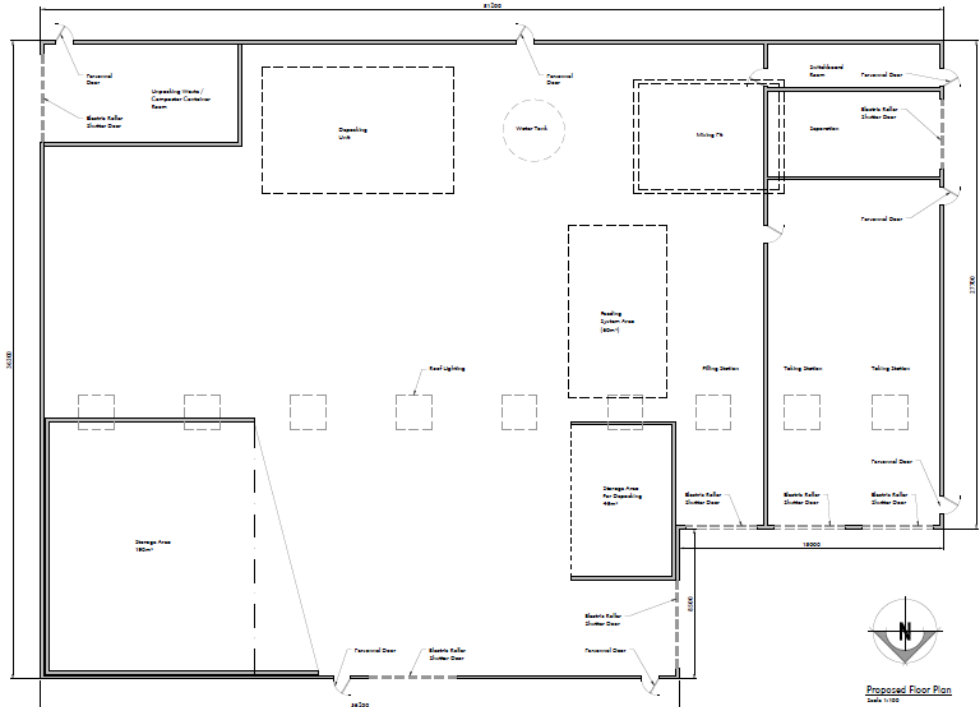
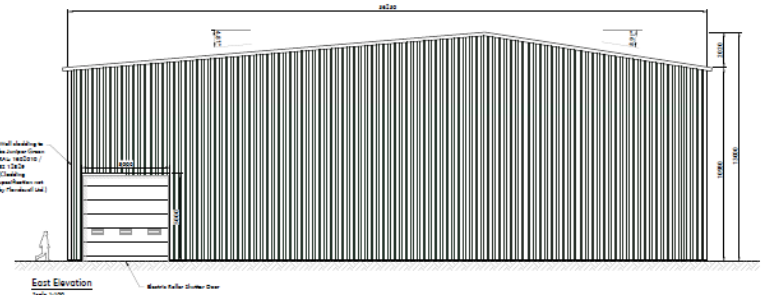
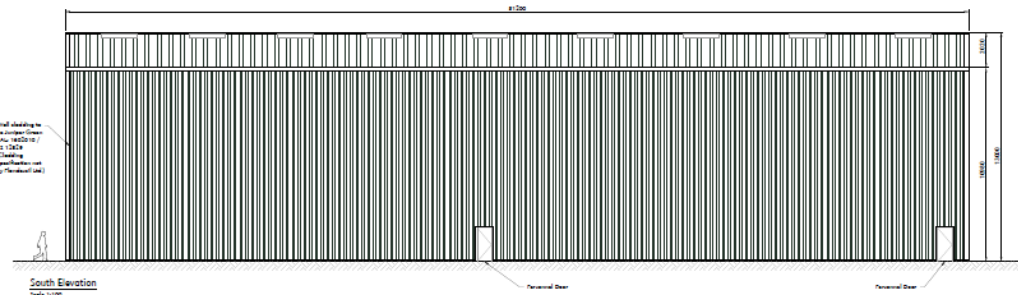
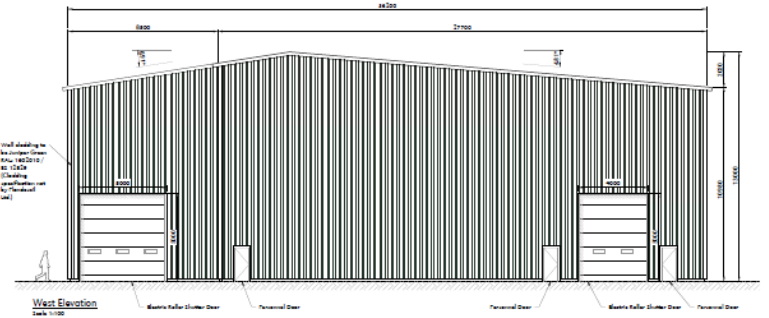
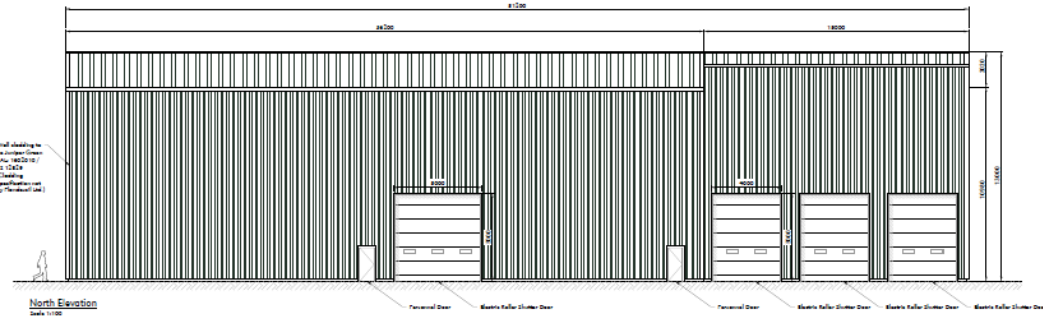


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Scale	U.N.O.	Date	Drawn By
As Noted (A1)		June 2021	MJP
Drawing No.	26195/640	Rev	D

DWG 2619/620 Reception building elevation and floor plan

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- GENERAL NOTES**
- All dimensions are to be taken unless stated otherwise.
 - All work to be done in accordance with current building codes.
 - All work to be done in accordance with current building codes.
 - The drawings have been prepared in accordance with the Building Act 2011 and the Building Regulations 2012.
 - 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 'Particulars' Drawing 2619/620 Proposed Site Layout.

FOR PLANNING

Ref	Description	Code	Notes
1	Site Plan	100	Site Plan
2	Site Plan	100	Site Plan
3	Site Plan	100	Site Plan

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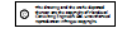
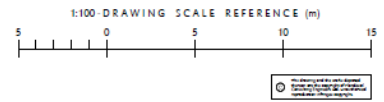
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civil / structural / environmental / surveying

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

Drawing Title: Proposed Reception Building Elevations & Floor Plan

Scale: 1:100 (AO) 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, Chilkwel Street, Glastonbury BA6 8DB

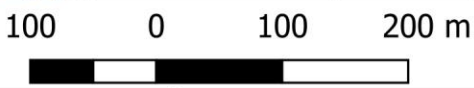
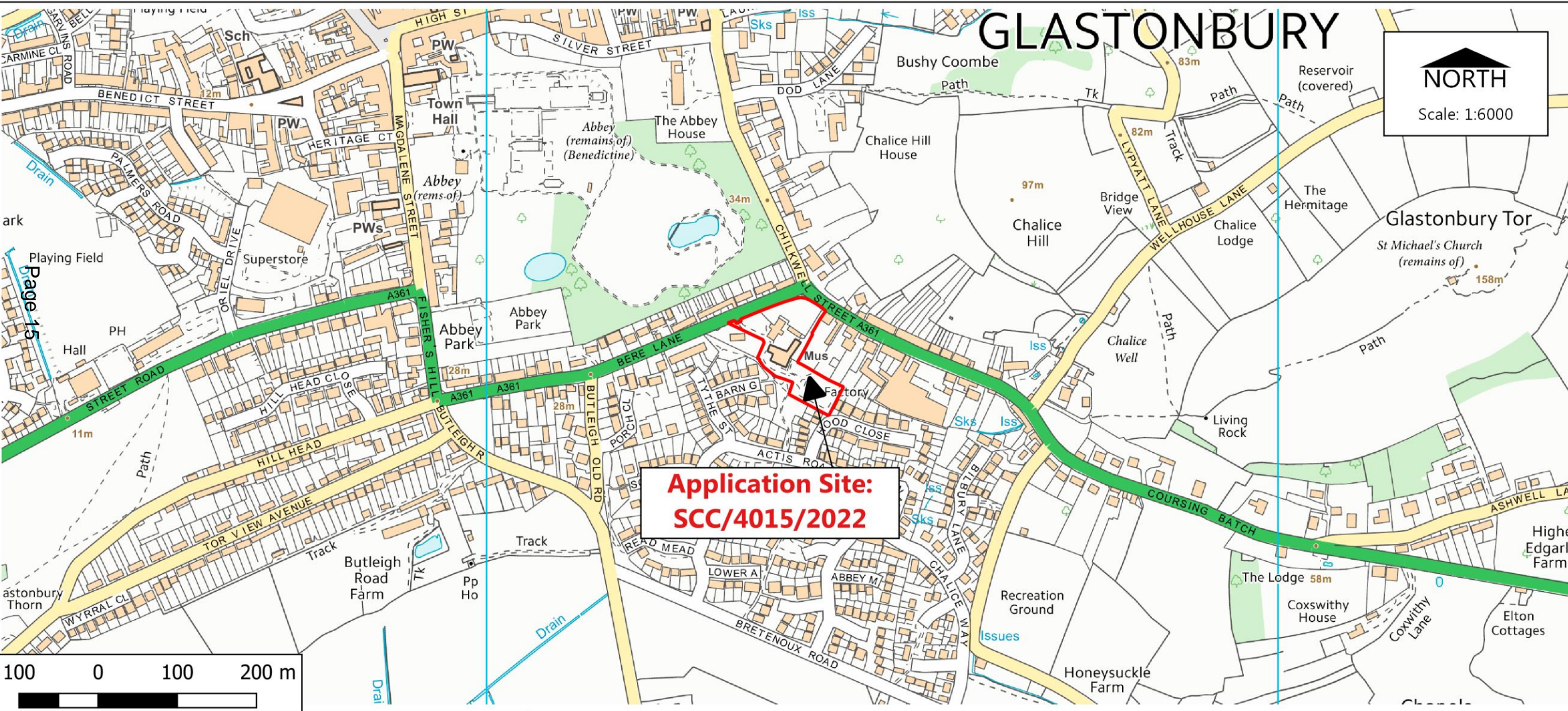
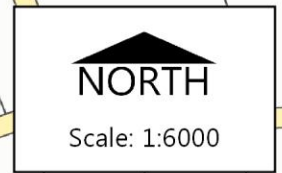
Application number: SCC/4015/2022

Application Proposal:

Proposed new roadside sign.



GLASTONBURY



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Planning Control
Drawn by: K Squire

Location Plan

Dated: 23/01/2023



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



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Planning Control
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

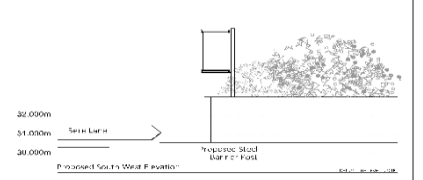
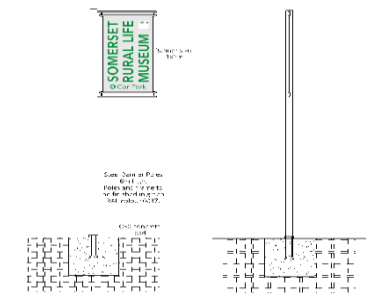
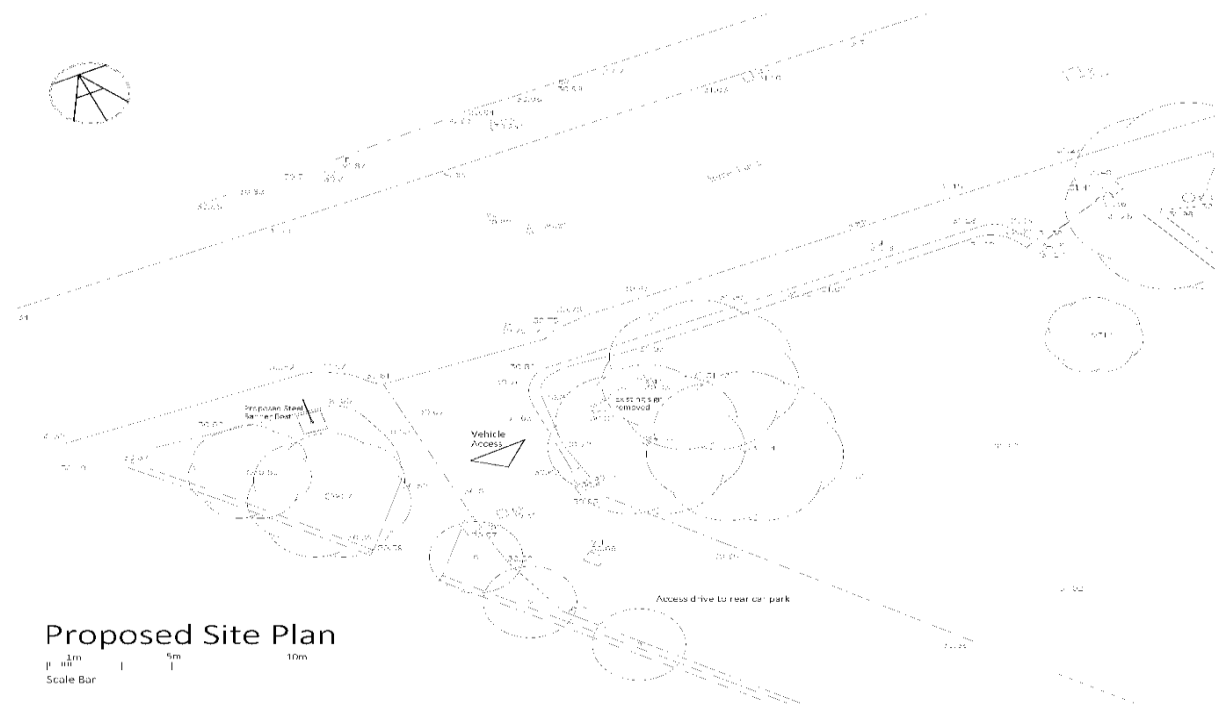
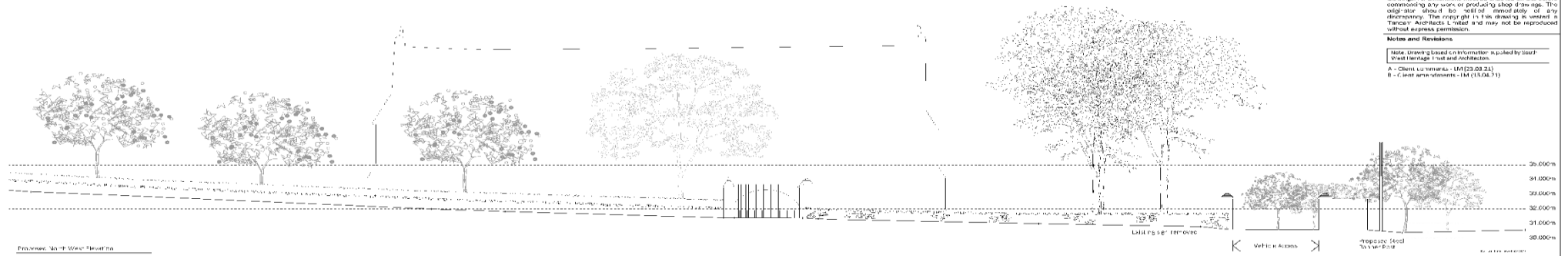
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Notes and Revisions

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)



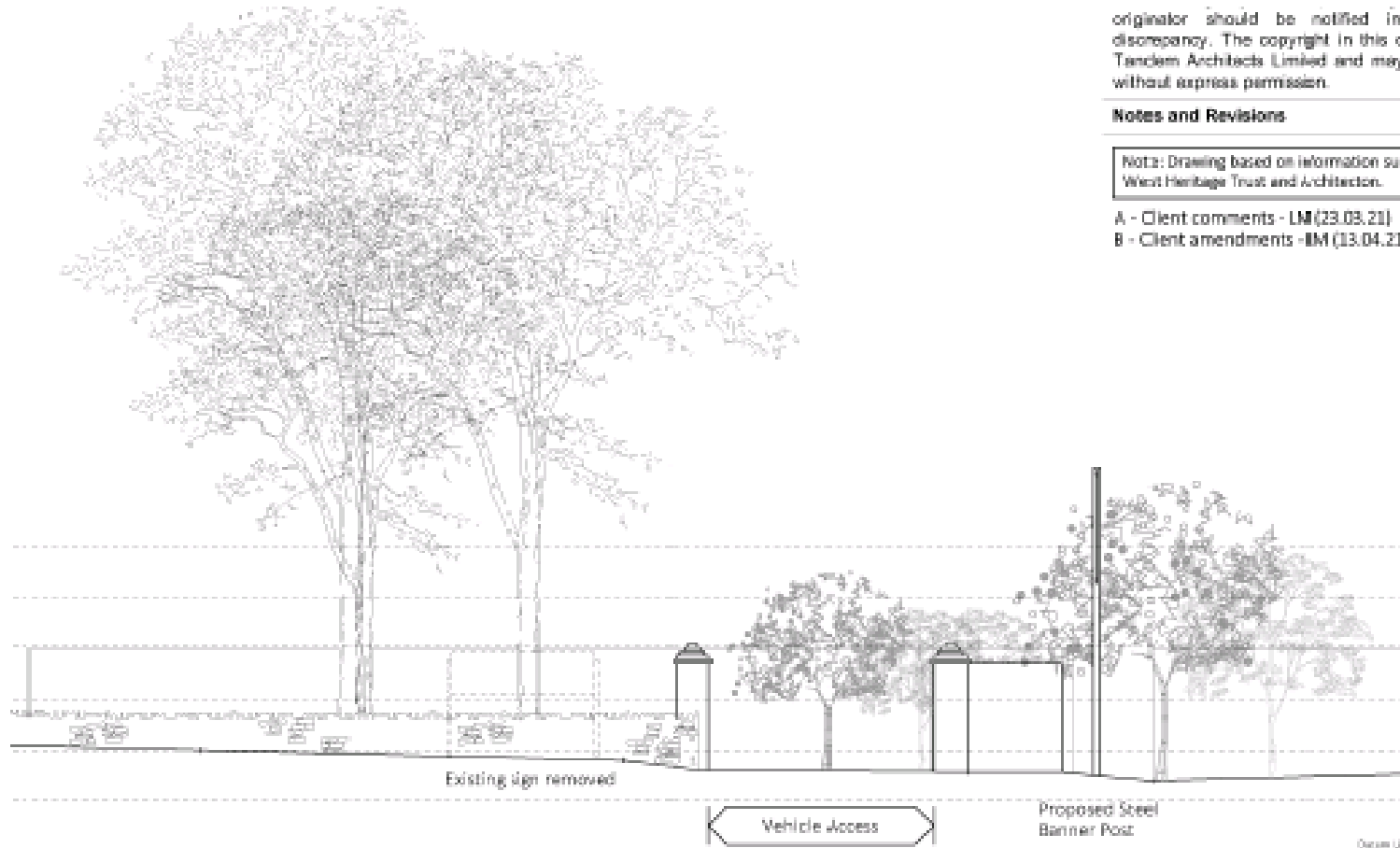
TANDEM
ARCHITECTS

Unit 5 East Street, Drayton, Somerset, TA10 0JB
 Client: **South West Heritage Trust**
 Project: **Proposed Signage**
 Somerset (Listed) To Museum, Chilton Road, B&W 1008
 Location: **PROPOSED Site Plan and Elevations**

DATE	FROM	ISSUED BY	REVISION
14/12/23	122	BT	PROPOSED
Sketch Scheme			



Plan to show location of proposed new banner sign



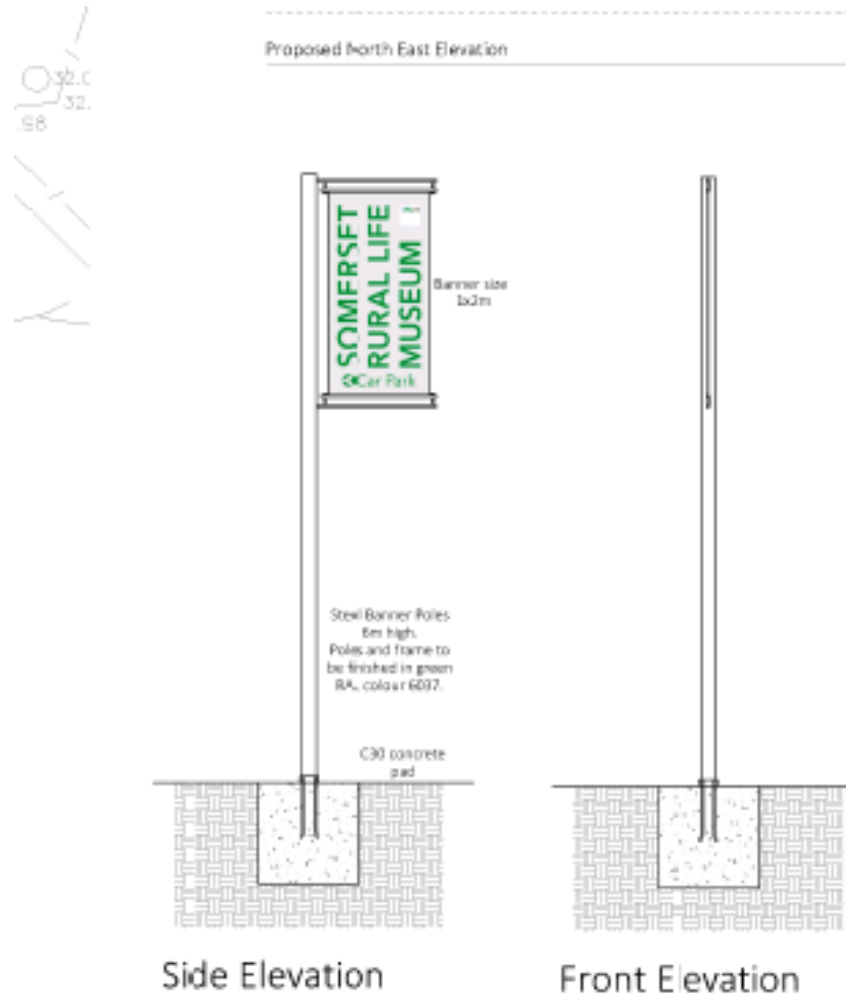
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Notes and Revisions

Notes: Drawing based on information supplied by West Heritage Trust and Architect.

- A - Client comments - LM (23.03.21)
- B - Client amendments - BM (13.04.21)

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.