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# REGULATION COMMITTEE

## HELD 9 FEBRUARY 2023

### SUMMARY OF DECISIONS

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This summary of decisions does not contain the full details of any planning decision and is **not** the formal decision notice. Applicants should await receipt of that notice. Details of the issues discussed and decisions taken at the meeting will be set out in the minutes, which the Committee will be asked to approve as a correct record at its next meeting.

**19 February 2023**

Item No.	Title
<b>3</b>	<b>Accuracy of the Minutes of the meeting held on 1 December 2022</b>
	<p>DECISION</p> <p>The Minutes of the previous meeting held on 1 December 2022 were accepted as accurate and signed.</p>
<b>4</b>	<b>Public Question Time</b>
	<p>DECISION</p> <p>The Chair advised that: -</p> <ul style="list-style-type: none"> <li>(a) a member of the public had submitted a statement as an objector and 2 agents had registered to speak in respect of agenda item 5 -application No. SCC/3854/2021</li> <li>(b) a member of the public had registered to speak (objector) in respect of agenda item 6 – application No. SCC/4015/2022 -</li> </ul> <p>The statements were considered as part of relevant agenda item.</p>
<b>5</b>	<b>Unit 22, Evercreech Junction, Shepton Mallet, Somerset BA4 6NA - Application SCC/3854/2021</b>
	<p>DECISION</p> <p>Section 73 application to vary conditions 2 (approved plans) and 3 (noise mitigation) 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)</p>

Item No.	Title
	<p>Applicant – BioConstruct</p> <p>Committee members had undertaken a site visit ahead of the meeting.</p> <p>The Committee RESOLVED:</p> <p>1. That planning permission be GRANTED, subject to the prior completion of a section 106 agreement to secure the financial provisions of the Travel Plan (highway works) (reason: In the interest of highway safety and the amenity of the local area), and to secure highway improvements and landscape works in line with the permissions granted in 2013, Reference 2013/2083 and 2017, Reference 2017/3147/CNT and the agreement dated 4 February 2015, and to the conditions set out in section 10 of the Report and to the following amendments: -</p> <p>(a) the additional condition: -  <b>Condition:</b> No further waste materials for processing shall be imported to the site following a period of 12 months from the date of this permission until such time as the right turn lane on the A371 (which is the subject of a s106 legal agreement) has been fully constructed, consolidated and surfaced to the satisfaction of the Local Planning Authority in accordance with the approved design and specification.  Reason: In the interests of highway safety.</p> <p>(b) That <b>Condition 6 (Highway Works)</b> set out in section 10 of the Report be replaced with the following: -  “Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority including.</p> <ul style="list-style-type: none"> <li>• Soft and hard measures to promote sustainable travel</li> <li>• Targets and safeguards by which to measure the success of the plan</li> <li>• A timetable for implementation of the measures</li> <li>• Monitoring regime of travel habits.</li> </ul> <p>The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented for a period of five years from the travel plan being approved.”</p> <p>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 – Planning and Development, Enforcement and Compliance.</p>
6	<p><b>Abbey Farm, Chilkwell Street, Glastonbury, Somerset, BA6 8DB - Application SCC/4015/2022</b></p>

Item No.	Title
	<p>DECISION Proposed new roadside sign. Applicant – South West Heritage Trust</p> <p>The Committee RESOLVED:</p> <ol style="list-style-type: none"> <li>1. That advertisement consent be GRANTED subject to conditions set out in section 10 of the report.</li> <li>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 – Planning and Development, Enforcement and Compliance.</li> </ol>
<b>7</b>	<b>Somerset Council Rights of Way Public Path Order Policy consultation</b>
	<p>DECISION The Committee RESOLVED to support the proposed changes to the Diversion Policy.</p>
<b>8</b>	<b>Briefing to Somerset Planning Committees - Somerset Statement of Community Involvement Consultation</b>
	<p>DECISION The Committee NOTED the briefing Report on the consultation on the draft Statement of Community Involvement (SCI) for the new Somerset Council. This sets out how the LPA will engage and consult with the community and stakeholders on planning matters.</p>